

**GOLDSBORO CITY COUNCIL
REGULAR MEETING AGENDA
MONDAY, FEBRUARY 7, 2022**

(Please turn off, or silence, all cellphones upon entering the Council Chambers)

I. WORK SESSION-6:00 P.M. – COUNCIL CHAMBERS, 214 N. CENTER STREET

1. ROLL CALL

2. ADOPTION OF THE AGENDA

3. OLD BUSINESS

4. NEW BUSINESS

- a. FY20 Audit Update (Finance)
- b. ARPA State and Local Fiscal Recovery Funds Update (City Manager)
- c. GEC Departmental Oversight Change Proposal (Paramount)
- d. Boards and Commissions Discussion (City Clerk)

II. CALL TO ORDER – 7:00 P.M. – COUNCIL CHAMBERS, 214 N. CENTER STREET

Invocation (Archbishop Anthony Slater, Tehillah Church Ministries)
Pledge of Allegiance

III. ROLL CALL

IV. APPROVAL OF MINUTES

A. Minutes of the Work Session and Regular Meeting of January 24, 2022

V. PRESENTATIONS

B. Miniature Train Update (Kiwanis Club)

VI. PUBLIC COMMENT PERIOD

VII. CONSENT AGENDA ITEMS

- C. SU-16-21 County of Wayne – (Above-Ground Fuel Dispensing Facility) North side of Wayne Memorial Dr. and the northeast corner of Eighth and Humphry Streets (Planning)
- D. SU-17-21 Funky Fresh Donuts – South side of Cashwell Dr. between N. Spence Ave. and East gate Dr. (Planning)

VIII. ITEMS REQUIRING INDIVIDUAL ACTION

IX. CITY MANAGER'S REPORT

X. CEREMONIAL DOCUMENTS

E. Black History Month Proclamation

XI. MAYOR AND COUNCILMEMBERS' COMMENTS

XII. CLOSED SESSION

XIII. ADJOURN

City of Goldsboro
Fund Balances - Governmental Funds
Last Ten Fiscal Years

Table 3

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
General Fund										
Reserved	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Designated	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Unreserved, undesignated	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Nonspendable	\$ 185,985	\$ 258,178	\$ 214,187	\$ 337,269	\$ 651,278	\$ 589,493	\$ 564,291	\$ 606,124	\$ 187,925	\$ 257,212
Restricted	4,240,257	2,353,408	3,151,398	4,572,888	8,952,468	2,808,546	5,270,374	4,998,215	6,313,654	5,243,878
Committed	-	-	-	-	-	-	-	-	374,346	2,146,511
Assigned	-	67,869	-	-	-	-	-	-	778,842	12,964
Unassigned	4,246,716	6,902,667	4,710,346	645,905	6,625,432	7,587,797	7,811,928	6,670,426	3,132,854	1,423,993
Total General Fund	\$ 8,672,958	\$ 9,582,122	\$ 8,075,931	\$ 5,556,062	\$ 16,229,178	\$ 10,985,836	\$ 13,646,593	\$ 12,274,765	\$ 10,787,621	\$ 9,084,558
FB as % of General Fund Expend.	13.26%	18.17%	12.97%	10.03%	51.23%	19.30%	27.70%	20.71%	11.34%	9.38%
Other governmental funds										
Reserved	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Unreserved, reported in:										
Special revenue funds	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Capital projects funds	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Nonspendable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Restricted	3,206,228	2,899,947	426,930	-	-	236,958	2,690,689	234,493	5,489,659	3,557,159
Committed:										
Downtown Development	112,727	133,293	108,793	131,647	130,665	66,512	82,896	95,311	-	-
Economic Development	2,105,108	1,356,549	1,022,456	593,611	1,976,464	1,921,156	1,357,357	852,722	-	-
Cultural and Recreational	-	-	-	-	-	-	5,885,915	62,593	-	-
Assigned:										
Subsequent year's expenditures	262,421	276,892	346,828	180,485	24,850	-	-	-	24,000	-
Unassigned	-	-	-	-	-	-	-	-	(57,024)	-
Total other governmental funds	\$ 5,686,484	\$ 4,666,681	\$ 1,905,007	\$ 905,743	\$ 2,131,979	\$ 2,224,626	\$ 10,016,857	\$ 1,245,119	\$ 5,456,635	\$ 3,557,159

Note: Financial information was prepared on the modified accrual basis of accounting.

N/A - The presentation of fund balance changed in 2011 with the implementation of GASB 54.
As such, N/A marks the categories of fund balance that are no longer applicable.

Finance Co	Description	Amount	Taken
Capital One Public Funding LLC	Paramount Theatre & City Hall Annex Refunding	\$ 4,609,000.00	7/10/2014
Capital One Public Funding LLC	Transit Bldg (Gateway)/HVAC Police & Fire /Streetscape Ph II	\$ 4,558,000.00	7/10/2014
Wayne County	Intergovtl Agency Agrmt Wayne Co-Econ Development	\$ 636,876.00	10/16/2014
Depository Trust Company	Police Settlement (Series 2014) Taxable	\$ 1,705,000.00	11/25/2014
Sterling National Bank thru US B	WA Foster & GEC (Genl Fd & HUD Funds)	\$ 7,280,000.00	6/26/2015
Wayne County	Bryan Multi Sports Complex	\$ 3,000,000.00	3/16/2017
Depository Trust Company	Recreation \$3M (54.5455%)/ Streets \$2.5M(45.4545%) (Series 2017)	\$ 5,500,000.00	5/23/2017
Depository Trust Company	Street (22.7865%) & Sewer(77.2135%) Refunding (Series 2017)	\$ 1,691,415.00	5/23/2017
Musco Finance, LLC	Lighting Bryan Multi Sports Complex	\$ 515,000.00	1/5/2018
Zions Bank	Police Evidence Bldg/Fire Station #?? Renovation	\$ 5,300,000.00	8/1/2018
Depository Trust Company	Street Bonds (Series 2018)	\$ 4,500,000.00	8/14/2018
		\$ 39,295,291.00	

CITY OF GOLDSBORO
AGENDA MEMORANDUM
FEBRUARY 7, 2022 COUNCIL MEETING

SUBJECT: American Rescue Plan Act Coronavirus State and Local Fiscal Recovery Funds Final Guidance

BACKGROUND: In March 2021, the American Rescue Plan Act (ARPA) established the Coronavirus State and Local Fiscal Recovery Funds (SLFRF) to provide state, local, and Tribal governments with the resources needed to respond to the pandemic and its economic effects. On May 10, 2021, the U.S. Department of the Treasury issued the interim final rule implementing the SLFRF program. On May 17, 2021, the City Council of the City of Goldsboro accepted \$8,813,514 in ARPA grant funds that may be obligated through December 31, 2024. On June 21, 2021, the City Council adopted the Grant Project Fund for the ARP Special Revenue Fund (R1107) with expenditures of: \$1,664,500 for Lost Public Sector Revenue and \$2,558,994 for Water, Sewer, and Broadband Infrastructure as identified in the FY21-22 Budget; and \$4,590,020 for Contingency. On January 6, 2022, the U.S. Treasury issued the final rule implementing the ARPA statutory provisions on eligible and ineligible uses of SLFRF funding which provides broader flexibility and greater simplicity in the program.

DISCUSSION: One of the most significant changes in the final rule is a standard allowance for revenue loss of up to \$10 million, not to exceed the award amount for each recipient, for the provision of government services. Given this flexibility, staff recommend the full award of \$8,813,514 be applied to lost public sector revenue to fund general government services, primarily salary and benefits. The allowable expenditures would include any payroll for a legally authorized function of the government such as public safety, environmental health, recreation, administration, and public utilities. This will simplify the compliance requirements under Uniform Guidance, and replace tax and utility revenue that can then fund previously agreed water and sewer infrastructure and other expenditures as determined by Council under North Carolina law. If Council approves this change, the Finance Director will bring a project budget amendment to Council at the next meeting to amend the grant project related to the SLFRF award.

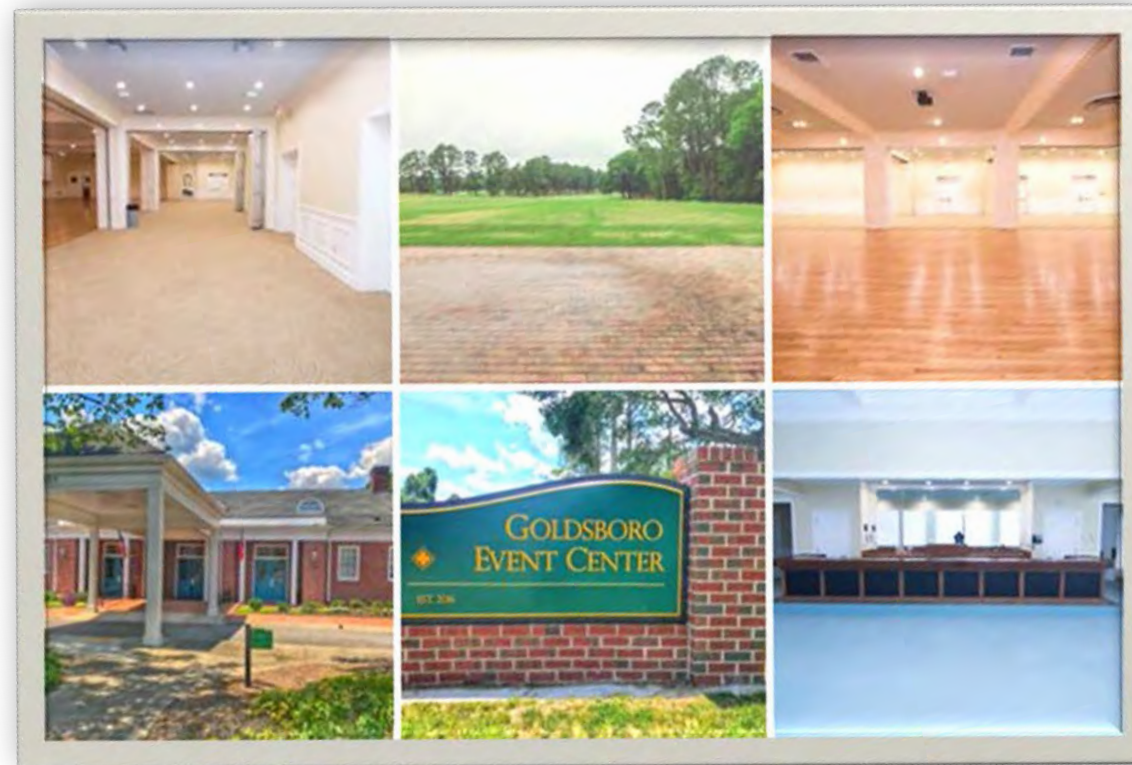
RECOMMENDATION: Council approve to utilize the standard allowance for revenue loss for the full SLFRF award of \$8,813,514.

Date: 5 Feb 2022



Timothy M. Salmon, City Manager

Goldsboro Event Center: Departmental Oversight



Event Center Facts and Stats

- Founded in 1950 as the Goldsboro Country Club; purchased and renovated by City in 2015.
- Operations transferred from Goldsboro Parks and Recreation to Paramount in 2016.
- Site includes 18-hole municipal golf course, pickle-ball courts, and clay tennis courts.
- Facility spaces include ballroom, dining room, bar, kitchen, patio, pro-shop and locker rooms
- Utilities, maintenance, and certain amenities are split between GEC and Goldsboro Golf Course (GGC) budgets.
- GEC is rented to the public for weddings, banquets, conferences, meetings, etc.
- GEC is available for City Department use at no charge, and may be used for City-sponsored community activities at the discretion of Dept. Head and City Manager.
- Prior to covid-19, GEC facility use had grown by an average of 20% each year.

Proposal

Proposal:

- Oversight of the GEC to be transferred from Paramount Theatre to Golf Course – P&R.

Justification:

- The GEC will operate more efficiently and profitably if managed together with the GGC.
 - Maintenance, grounds keeping, and custodial staff can be shared throughout site and facility.
 - GEC activity can be more effectively aligned with increasing tournament and public use of GGC.
 - Finance Department will no longer need to split utility bills and vendor contracts between two departments.
- Budget Impact:
 - Reduced overhead, maintenance, and administration expense.
 - Increased revenue from additional bar and space rental activity. (expected 15-22% increase in revenue)
 - Community activities and programs can be explored for new revenue streams.

Current GEC Personnel

Currently Interviewing Applicants, Event Center Manager

- Seeking background combining hospitality, bar management, event coordination, marketing, etc.

Cassie (Jamie) Tyler, Patron Services and Operational Assistant (part-time permanent)

- Works both Paramount and GEC; Primary contact for Building Attendants, and front of house event support.

Multiple Part-time, event specific, Building Attendant and Bartending staff, shared across Department with Paramount.

Adam Twiss, Director of Paramount Theatre and Goldsboro Event Center

- Extensive background in performing arts production, hospitality, and event/venue management.

Proposed GEC Personnel

Obie Agbasi, Director of Golf (reports to Director of Parks and Recreation)

- Would now oversee GEC together with GGC
- Extensive experience in full-service facility management, including course, club house, and dining.

Kyle Hope, Clubhouse Manager (reports to Director of Golf)

- Maintains primary focus on customer service and operation of club house.
- Coordinates with and supports Event Center Manager with oversight of events and facility.

Interviewing Currently, Event Center Manager (reports to Director of Golf)

- Maintains primary focus on customer service, rental contracts, and operation of Event Center.
- Coordinates with and supports Clubhouse Manager with oversight of retail operation and facility.

Cassie (Jamie) Tyler, Patron Services and Operational Assistant (part-time-permanent)

- Would continue at GEC, coordinating event staff and supporting Managers and Director.

Financial Snapshot

Expenses:

- Average for non-covid19 year = \$140K
- Projected savings from consolidated staff, maintenance, ground-keeping, custodial, utilities, vendors = **\$15K**

Revenue:

- Average for non-covid19 year = \$70K (rental fees, bar and concessions sales)
- Projected increase from additional bar sales, space and amenity rentals = **\$10K**

City Use of Space:

- Average for non-covid19 year = \$55K
- We project little to no increase in fee-free City use of facility.

Budget Impact:

- No additions to staff salary or investments in facility and equipment would be required to make this change.
- Management team will seek value-adding amenities and modifications to be proposed in future budget years.

Projected Net Benefit from increased use and efficiency = \$25K in first year

MINUTES OF THE MEETING OF THE GOLDSBORO CITY COUNCIL
JANUARY 24, 2022

WORK SESSION

The City Council of the City of Goldsboro, North Carolina, met in a Work Session in the Council Chambers, City Hall, 214 North Center Street, at 5:00 p.m. on January 24, 2022.

Call to Order. Mayor Ham called the meeting to order at 5:00 p.m.

Roll Call.

Present: Mayor David Ham, Presiding
Mayor Pro Tem Taj Polack
Councilmember Bill Broadaway
Councilmember Brandi Matthews
Councilmember Charles Gaylor, IV
Ron Lawrence, City Attorney
Tim Salmon, City Manager
Laura Getz, City Clerk

Absent: Councilmember Hiawatha Jones
Councilmember Gene Aycock

Adoption of the Agenda. City Manager Tim Salmon requested to add One to One with Youth Inc., free Covid testing at T.C. Coley to the agenda. Mayor Ham stated if there is time after the work session items, the Closed Session will be held. Councilmember Gaylor made a motion to approve the agenda as amended. The motion was seconded by Mayor Pro Tem Polack. Mayor Ham, Mayor Pro Tem Polack, Councilmembers Broadaway, and Gaylor voted in favor of the motion. Councilmember Matthews did not vote, however, pursuant to NCGS G.S. 160A-75, Councilmember Matthews vote would be considered an affirmative vote. The motion passed 5:0 and the agenda was adopted.

New Business.

Fiscal Accountability Agreement between the City of Goldsboro and the Local Government Commission. Mayor Ham spoke concerning the agreement and requested Council to sign the letter after the work session.

Fire Department Retention Pay. Fire Chief Ron Stempien shared information concerning Fire Department retention and requested that Council authorize the temporary freeze of three full time positions to give a five percent raise to firefighters and fire engineers in an attempt to retain them. Councilmember Polack asked about procurement of equipment not being utilized. Catherine Gwynn, Finance Department shared the process of procurement. Mayor Ham inquired about budget revenue for the next year. Ms. Gwynn shared she would be projecting revenues in mid-March. City Manager Salmon requested Council support. Council gave support of the retention pay request.

2022 Council Retreat Discussion. Mayor Ham discussed the upcoming retreat on February 22-23, 2022 and asked if council had discussion topics to let the manager know. Mayor Pro Tem Polack requested a discussion concerning adding Juneteenth as a city holiday.

One to One with Youth Request. City Manager Salmon shared information concerning One to One with Youth, Inc. to request the authorization for Covid testing to be held at the T.C. Coley Center. Council gave a consensus to use the T.C. Coley Center for Covid testing.

Consent Agenda Review. Each item was reviewed. Additional discussions included the following:

Item J. Accept or Reject Initial Bid and Authorize Finance to Advertise for Upset Bids for 808 and 800 W. Grantham Street from Arista Development, LLC. Council agreed to accept the initial bid and authorize Finance to advertise for upset bids for 808 and 800 W. Grantham Street.

Item K. Professional Engineering On-Call Services for Asset Inventory and Assessment (AIA) for City of Goldsboro Drinking Water and Wastewater Systems. Bobby Croom, Engineering Director discussed the item in detail with the Mayor and Council.

Closed Session Held. Upon motion of Mayor Pro Tem Polack, seconded by Councilmember Gaylor and unanimously carried, Council convened into Closed Session to discuss an economic development issue, potential litigation and a personnel issue.

Council came out of Closed Session and recessed until the 7:00 pm regular meeting.

CITY COUNCIL MEETING

The City Council of the City of Goldsboro, North Carolina, met in regular session in Council Chambers, City Hall, 214 North Center Street, at 7:00 p.m. on January 24, 2022.

Mayor Ham called the meeting to order at 7:00 p.m.

Pastor Andy Stovall with the Bridge Church provided the invocation. The Pledge of Allegiance followed.

Roll Call.

Present: Mayor David Ham, Presiding
Mayor Pro Tem Taj Polack
Councilmember Bill Broadaway
Councilmember Brandi Matthews
Councilmember Charles Gaylor, IV

Absent: Councilmember Hiawatha Jones
Councilmember Gene Aycock

Approval of Minutes. Mayor Pro Tem Polack made a motion to approve the minutes of the Work Session and Regular Meeting of January 10, 2022. The motion was seconded by Councilmember Gaylor and unanimously carried.

Presentations.

Employee Performance Awards. Tim Salmon presented the following awards:

Employee of the Quarter. OFFICER JA'SHAWN FAIRE. Officer Faire and his brother founded Impact Teens of Goldsboro, a nonprofit organization created to fill an underlying need for gang intervention, conflict resolution, leadership development, and interpersonal skills. This program strives to provide events aimed at mental and spiritual growth, promoting unity as well as accountability, to develop a roadmap to success. The organization has launched the following programs: A Different World, LeadU Mentoring, Life Talk, Impact Giving (Annual Toy Drive, Food Drive, and Blood Drive), Garments 4 Hope, and the Adopt A Highway. These programs are aimed at keeping our city clean and vibrant, assisting in conflict resolution, putting a stop to bullying, and increasing pride in one's self as well as in the community in which one lives. In January 2020, Officer Faire also helped establish Hope for Goldsboro, to be a blessing to those in need during a rough patch in their life, through events such as feeding the homeless or filling up blessing boxes. Officer Faire has shown his drive and commitment to the community by selflessly serving those in need. Although a full-time employee who works rotating shifts, he still finds time to strive towards his goals and serve the citizens of Goldsboro. Officer Faire is an outstanding employee, always setting the bar higher for himself and others. Officer Faire's work ethic and accomplishments reflect well on himself and the City of Goldsboro.

Supervisor of the Quarter. MAJOR PAIGE LEARNARD. Major Paige Learnard has been with the Goldsboro Police Dept. for 29 years, and has worked her way up to Major of Operations. She goes above and beyond, no matter what position she holds, and promotes a tireless dedication to the Goldsboro Police Dept. and the City of Goldsboro. Major Learnard stays late most days to complete assignments and projects, and is on-call 24/7, answering questions or issues when they arise. She is very well respected by both her colleagues and her subordinates. Major Learnard gives advice and constructive criticism to motivate, encourage, and mentor in a way that employees are receptive and want to improve. Major Learnard's character is one that everyone would wish to have in any employee. She is honest and fair, kind and professional, positive and encouraging. Major Learnard recently went to another department to see their exemplary K-9 unit. She came back with new ideas on how to take Goldsboro's K-9 unit to the next level, and is working to try to make this happen. She is always looking for ways to improve the department. Major Learnard often cooks delicious dishes and goodies for the officers who are working on holidays, to make sure the officers know that they are not forgotten or taken for granted. She voluntarily came in on New Year's Eve to work the streets and help with the over-abundance of calls. It is so encouraging for the officers to have her support, and they recognize that she does so much more than what is expected. Major Learnard shows dedication and service on a daily basis, always setting the bar

higher for herself and others. Major Learnard’s work ethic and accomplishments reflect well on herself and the City of Goldsboro.

Employee of the Year. JAMIE METZ. As Computer Systems Administrator II in the Information Technology Department, Jamie significantly exceeded expectations by completing the additional duties of department finance obligations and administrative work while conducting her Computer System Administrator duties in an exemplary manner. Most importantly, she assisted with the fiscal year FY20-21 budget preparation and FY19-20 year end closeout that led to an increase in department funding to address the ever increasing IT needs of every City department. Additionally, during this period, Jamie worked diligently on her professional development achieving her Associates in Applied Science - Information Technology, IT Business Support. She also received a number of support and office system certificates to include: MS Office Specialist in Excel and Access, CompTIA Network+, and Fiber Optic Basics. She is awaiting the following certificates: CompTIA A+ Fundamentals, IT Business Support, Database Support, Hardware/Software Support, Operating Systems Support, Systems & Hardware, and Windows Operating Systems. Jamie’s exceptional dedication to the City, professionalism, and focus on internal customers—the City staff—is highly commendable. She is often overloaded with tasks and at times overworked, working extensive hours during the week and on weekends, but she always approaches her work with a smile, positive attitude, and competence that has made the IT department and other City departments better. Jamie Metz accomplishments reflect well on herself and the City of Goldsboro.

Supervisor of the Year. DAVID LEE AND BRAD HINNANT. When the City hosted the Raleigh LaxFest at the Bryan Multi-Sports Complex in November 2020, facility plumbing issues led the Complex Manager to personally call David for help. David was at the complex on Saturday night within 10 minutes, and had a VacTruck on site within 30 minutes. David stayed on site to keep the system operational until after 11:00 p.m. During the process, David assessed the cause of the problem and contacted a plumber. They were both promptly on site at 6:00 a.m. Sunday morning. David answers calls after hours every time, and continually shows up knowing what has to be done. David shows his elite competence and performs his duties with courtesy. He is a pleasure to work with and someone that can be called in any situation. David consistently strives to set the example, takes pride in his work and gives 100% all the time. David’s accomplishments reflect well upon himself and the City of Goldsboro.

Brad goes above and beyond the call of duty every day. Having to adjust to a new way of life and operational procedures for the City due to COVID-19, Brad responded in a highly efficient, exceptionally timely, and utmost professional manner. Through every virtual meeting, adopting new ways of utilizing technology, Brad enabled the City Council, citizen boards, and employees to accomplish their mission with the transparency expected from local government. Brad has looked for quick solutions that are cost effective and able to be implemented on short notice, with minimal impact on the end users. He has been involved in all aspects of setup and operating the technology behind the scenes. Since October 1, 2020, IT staff have setup 264 virtual meetings, which includes Council and board meetings that are streamed live and staff meetings. Brad has worked extensive hours to ensure these meetings are supported by IT staff, has always proven to be adaptable and has maintained a positive attitude through it all. Brad Hinnant’s accomplishments reflect well on himself and the City of Goldsboro.

Public Hearings.
SU-16-21 County of Wayne – (Above-Ground Fuel Dispensing Facility) North side of Wayne Memorial Dr. and the northeast corner of Eighth and Humphry Streets. Public Hearing Held. The County of Wayne is requesting a Special Use Permit for the operation of an above-ground fuel dispensing facility to be located at 901 Eighth St. and within the General Industry (I-2) zoning district.

According to the City’s Unified Development Code and Section 5.5.4 Special Use Specific Regulations, an above-ground fuel dispensing facility (storage of flammable liquids) is a permitted use in the General Industry (I-2) zoning district only after the obtainment of a Special Use Permit approved by City Council.

- Frontage: 470.05 ft.
- Area: 3.45 acres or 150,118 sq. ft.
- Zoning: General Industry (I-2)

On November 1, 2021, the Goldsboro City Council concurred with the recommendation of the Planning Commission and approved a change of zone for the subject property from Office & Institutional (O&I-II) zoning district to General Industry (I-2) zoning district.

The site is owned by the County of Wayne and is formally known as Wayne Facility Services. More than half of the property currently serves as a fleet maintenance facility for County-owned vehicles and equipment. The remaining portion of property is undeveloped consisting of woodlands.

Approval criteria for the above-ground fuel dispensing facility (storage of flammable liquids) are as follows:

1. The proposed facility shall conform to the requirements of the Fire Prevention Codes of the North Carolina State Building Code, National Board of Fire Underwriters and the latest edition of the “Flammable and Combustible Liquids Code, NFPA 30” of the National Fire Protection Association.
2. A dike that forms a basin equal to the capacity of the largest tank shall surround all tanks constructed above the ground level. All tanks shall be located at least twenty-five feet from any property line or in accordance with Section 6.3.9, whichever is greater.
3. A security fence at least eight feet in height and three strands of barbed or razor wire shall surround all facilities used for the storage and handling of flammable materials.
4. If there is a yard area between the fence and the rear and side property lines, the area not used for customer and employee parking shall be planted with grass and have landscaping composed of large trees spaced not more than forty feet apart and not less than one row of shrubs thirty inches in height, spaced so that they will form a continuous visual and opaque screen six feet in height within three growing seasons.
5. If there is no yard area between the fence and property line, the area within ten feet of the inside of the fence shall have landscaping composed of large trees spaced not more than forty feet apart and not less than one row of UDO Article 5-97 06/07/2021 shrubs thirty inches in height, spaced so that they will form a continuous visual and opaque screen six feet in height within three growing seasons.
6. If the perimeter fence is greater than five hundred linear feet in length, the required planting is waived for the sections of the fence not adjacent to residentially zoned property or not visible from the public right-of-way.
7. The location, size and extent of tanks, pumps and other equipment, setbacks, screening and fencing may be modified as necessary to ensure public safety.

The submitted site plan indicates the proposed location of two above-ground fuel tanks shown between an existing County-owned communications tower, fleet maintenance facility and the southern property line. The site plan indicates the fuel dispensing facility will be gated and surrounded with security fencing as required by the City’s Unified Development Code.

Staff has been informed by County officials that one fuel tank will consist of 12,000 gallons of gasoline fuel and the other fuel tank will consist of 12,000 gallons of diesel fuel. Both fuel tanks will be provided with canopies for protection against elements of weather and 4ft. on-center steel bollards for protection against accidental vehicular collision.

Access to the site will be provided by a 20ft. wide driveway cut from Eighth St. along the southern property line. A 12ft. wide private access drive will allow County employees to enter the site for fuel dispensing purposes and exit the site through a terminus located at the intersection of Humphrey and Eighth St.

The proposed use does not require additional parking for the site.

Exterior sidewalks are not required for the site since the building or parking area is not expanded by more than 50% of the original building or parking area.

Interconnectivity has not been shown for the site. However, interconnectivity is not required due to the fact that incompatible land uses exist between the subject property and property directly to the east.

City water and sewer are available to serve the site. The site is not located in a Special Flood Hazard Area. City Engineering may require approval of storm water calculations and drainage plans prior to issuance of building permits.

A 50 ft. wide, Type D, landscape buffer is required surrounding the fuel dispensing facility. Staff is working with the applicant and site engineer to utilize existing vegetation to meet City landscape requirements.

Mayor Ham opened the public hearing. No one spoke and the public hearing was closed. No action necessary. The Planning Commission will have a recommendation for the Council’s meeting on February 7, 2022.

SU-17-21 Funky Fresh Donuts – South side of Cashwell Dr. between N. Spence Ave. and Eastgate Dr. Public Hearing Held. Funky Fresh Donuts is a made to order donuts, coffee, and pastry shop for dine-in or take-out service located in the Crossroads Plaza Shopping Center and addressed as 2830 Cashwell Drive. The business is requesting a Special Use Permit to expand and modify the existing business into a cocktail, dessert and coffee lounge.

According to the City’s Unified Development Code and Section 5.5.4 Special Use Specific Regulations, the proposed use would be classified as a Place of Entertainment with ABC permits in the Shopping Center (SC) zoning district. A Place of Entertainment with ABC permits is allowed in the Shopping Center (SC) zoning district only after the obtainment of a Special Use Permit approved by City Council.

- Frontage: 75 ft. (Tenant Space)
- Area: 13.05 acres or 568,255 sq. ft. (Shopping Center)
- Zoning: Shopping Center (SC)

Approval criteria for a Places of Entertainment with ABC are as follows:

1. No establishment shall be located within two hundred feet of any residentially zoned or developed property, church or school. Where the proposed establishment is separated from residentially zoned or developed property by a four-lane highway, the two hundred foot separation shall only apply to the properties along the sides and rear of the establishment. No establishment shall be located within one hundred and fifty feet of any other such establishment.
2. Outdoor activities associated with a place of entertainment must specifically be approved as part of any associated review and approval process. At the time of review, the reviewing body may impose conditions on outdoor activities as necessary to protect the public health, safety and welfare.
3. Upon complaint from any person, a public hearing may be scheduled to determine what additional conditions, if any, may be needed to protect the public health, safety and welfare. Upon a finding, that there has been an increase in the volume, intensity or frequency of the use or a use different than set forth in the special use permit, the reviewing body after the public hearing may modify, suspend or revoke the special use permit.

The applicant has submitted a modified floor plan that indicates the existing donut shop with in-dining facilities that accommodates up to 14 occupants including a walk-up order/pickup area, a kitchen, storage and restrooms for patrons of the business.

New leasable space on the floor plan shows a bar that will serve up to 8 occupants and a lounge area with tables and chairs that can seat fourteen 14 occupants. Storage areas for supplies and refrigerated/frozen goods, as well as, bathrooms are shown as new additions to the modified floor plan.

No additional requirements apply to the Special Use Permit request, however, approval is required from Wayne County’s Environmental Health Department pertaining to foodservice regulations and from City Inspections pertaining to compliance with the North Carolina State Building Code.

- Existing days/hours of operation: Tues.-Sat. 8am - 8pm
- Sunday 12Noon – 6pm

Proposed dessert bar and lounge: Tues.-Sat. 8am – 10pm

Mayor Ham opened the public hearing. No one spoke and the public hearing was closed. No action necessary. The Planning Commission will have a recommendation for the Council’s meeting on February 7, 2022.

Public Comment Period. Mayor Ham opened the public comment period and the following people spoke:

1. Dr. David L. Craig shared information regarding a document to the city manager from the NC Division of Water Resources.
2. Willie Baptiste shared concerns about a neighboring property and the safety of the neighborhood.
3. Carl Martin shared information regarding the Stormwater Utility Program. (Exhibit A).
4. Bevan Foster shared information regarding codes and permitting and the Inspections and Planning Department. He also shared information concerning landscaping requirements.

No one else spoke and the public comment period was closed.

Consent Agenda - Approved as Recommended. City Manager Tim Salmon presented the Consent Agenda. All items were considered to be routine and could be enacted simultaneously with one motion and a roll call vote. If a Councilmember so requested, any item(s) could be removed from the Consent Agenda and discussed and considered separately. In that event, the remaining item(s) on the Consent Agenda would be acted on with one motion and roll call vote. Councilmember Broadway moved the items on the Consent Agenda, Items E-L be approved as recommended by the City Manager and staff. The motion was seconded by Councilmember Gaylor and a roll call vote resulted in all members voting in favor of the motion.

Operating Budget Amendment FY21-22. Ordinance Adopted. Council adopted the FY21-22 operating budget at the June 18, 2021 Council meeting. The operating annual budget may be amended from time to time in order to adjust to current operating conditions.

Please find attached an ordinance amending the annual operating budget for fiscal year 2022 for the amount of appropriations necessary to fund a transfer out from the Stormwater Fund (15) into the Stormwater Capital Projects Fund (T2201) in the amount of \$640,000.00, and this will be funded with an appropriation of fund balance in the Stormwater Fund.

Also, included in the operating budget amendment is a transfer from the Utility Fund to fund the grant fees for the Viable Utility Reserve Program Asset Inventory and Assessment Grant Project Fund (AIA) (S1107) for \$4,500.00 and Viable Utility Reserve Program Multi-System Merger Regionalization Feasibility Study (MRF) Grant Project Fund (S1108) for \$1,500.00. This will be funded with an appropriation of fund balance from the Utility Fund of \$6,000.00.

Analysis of Appropriated Fund Balance (Operating Funds Only)		
Stormwater Fund		
Date	Description	Adopted
6/18/2021	Ord 2021-11 FY21-22 Adopted Budget	\$ -
8/2/2021	FY20-21 Purchase Order Rollovers	-
	Current Year Appropriations	\$ -
8/2/2021	Transfer to Stormwater Capital Projects Fund (T2201)	\$ 640,000.00
	Proposed	\$ 640,000.00
	Current Year with Proposed	\$ 640,000.00
Utility Fund		
Date	Description	Adopted
6/18/2021	Ord 2021-11 FY21-22 Adopted Budget	\$ -
8/2/2021	FY20-21 Purchase Order Rollovers	391,761.27
	Current Year Appropriations	\$ 391,761.27
1/24/2022	Transfer to Capital Projects (S1107 and S1108)	\$ 6,000.00
	Proposed	\$ 6,000.00
	Current Year with Proposed	\$ 397,761.27

It was recommended that Council adopt the following entitled FY21-22 Operating Budget amendment for the Stormwater Fund and Utility Fund. Consent Agenda Approval. Broadway/Gaylor (5 Ayes)

ORDINANCE NO. 2022-3 “AN ORDINANCE AMENDING THE BUDGET ORDINANCE OF THE CITY OF GOLDSBORO FOR THE 2021-22 FISCAL YEAR”

Grant Project Budget Amendment for the Stormwater Capital Projects Fund (T2201). Ordinance Adopted. At the January 10, 2022 council meeting, City Council was presented with a brief history and an update on the Stormwater Fund from inception to date, including a discussion about the capital projects that the revenues were anticipated to fund. A professional engineering agreement with CDM Smith, Inc. was authorized to be executed with a total cost not exceed \$1,567,900 for the contract period, and not to exceed \$1,100,000 in FY22. The Vine Street project was also approved which will be completed with City force labor.

Attached is an ordinance amending the Stormwater Capital Project Fund for the amount of appropriations necessary to fund the Storm Drainage Mapping and GIS Overlay project, and the Vine Street project. This will be funded with a revenue appropriation of Transfer from the Stormwater Fund and a reduction of the Contingency line item.

It was recommended that Council adopt the following entitled amendment to the Stormwater Capital Project Fund (T2201). Consent Agenda Approval. Broadaway/Gaylor (5 Ayes)

ORDIANNCE 2022-4 “AN ORDINANCE AMENDING THE GRANT PROJECT FUND FOR THE STORMWATER CAPITAL PROJECT FUND (T2201)”

Authorization of sale of jointly owned property for 306 N. Carolina St. (Ballard) and 611 & 613 E. Spruce St. (Ross). Resolutions Adopted. Wayne County has requested concurrence by the City Council for jointly owned city/county-owned property at 306 N. Carolina St. and 611 & 613 E. Spruce Street which was obtained through tax foreclosure. The County conducted the sale under the upset bid process (NCGS §160A-269), and approved at the December 21, 2021 meeting.

- 306 N. Carolina Street
 - Buyer: LaShauna Reid Ballard (adjoining property owner)
 - Sales Price: \$2,000.00
 - Bid Deposit: \$100.00 (5% of purchase price)
 - Tax Value: \$3,900.00 Pin #: 2599775683
- 611 & 613 E. Spruce Street
 - Buyer: Stephanie Ross
 - Sales Price: \$2,400.00
 - Bid Deposit: \$120.00 (5% of purchase price)
 - Combined Tax Value: \$5,140.00 Pin #: 3509049269 & 3509140217

It was recommended that Council adopt the following entitled resolutions declaring the properties surplus and authorizing City officials to execute instruments necessary to transfer ownership for 306 N. Carolina St. (Ballard) and 611 & 613 E. Spruce St. (Ross). Consent Agenda Approval. Broadaway/Gaylor (5 Ayes)

RESOLUTION NO. 2022-3 “RESOLUTION AUTHORIZING SALE OF SURPLUS REAL PROPERTY UNDER NCGS § 160A-269’

RESOLUTION NO. 2022-4 “RESOLUTION AUTHORIZING SALE OF SURPLUS REAL PROPERTY UNDER NCGS § 160A-269”

Establishing a Grant Project Fund Ordinance - NC Department of Environmental Quality Division of Water Infrastructure Viable Utility Reserve Asset Inventory and Assessment (AIA) Project No. AIA-D-VUR-0004 and AIA-W-VUR-0004 (S1107). Resolution and Ordinance Adopted. City Council authorized staff to apply for the North Carolina Department of Environmental Quality Division of Water Infrastructure Viable Utility Reserve Study Grant at the June 7, 2021 council meeting.

On September 16, 2021, the City received a Letter of Intent to Fund Asset Inventory and Assessment Grant Water AIA (Project No. AIA-D-VUR-0004) for \$150,000. There is a 1.5% grant fee (\$2,250.00) that will also need to be paid by the City.

On September 16, 2021, the City received a Letter of Intent to Fund Asset Inventory and Assessment Grant Wastewater AIA (Project No. AIA-W-VUR-0004) for \$150,000. There is a 1.5% grant fee (\$2,250.00) that will also need to be paid by the City.

Attached is a resolution for the City Council to accept both grant awards. Also, attached is an ordinance to create a grant project fund to appropriate the revenues and expenditures so that the City may begin fulfilling the terms of the grant, and this will be funded with state grant revenue and a transfer from the Utility Fund.

It was recommended that Council adopt the following entitled resolution to accept the grants from the NC Department of Environmental Quality Division of Water Infrastructure for the Viable Utility Reserve Asset Inventory and Assessment (AIA) Project No. AIA-D-VUR-0004 and AIA-W-VUR-0004 (S1107) and adopt the following entitled ordinance to establish the grant capital project fund for the same. Consent Agenda Approval. Broadaway/Gaylor (5 Ayes)

RESOLUTION NO. 2022-5 “A RESOLUTION AUTHORIZING THE CITY OF GOLDSBORO TO ACCEPT A GRANT FROM THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL QUALITY DIVISION OF WATER INFRASTRUCTURE FOR THE VIABLE UTILITY RESERVE PROGRAMASSET INVENTORY AND ASSESSMENT (AIA) (Project No. AIA-D-VUR-0004 AND AIA-W-VUR-0004) (S1107)”

ORDINANCE NO. 2022-5 “AN ORDINANCE ESTABLISHING THE GRANT PROJECT FUND FOR THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL QUALITY DIVISION OF WATER INFRASTRUCTURE FOR THE VIABLE UTILITY RESERVE PROGRAM ASSET INVENTORY AND ASSESSMENT (AIA) (Project No. AIA-D-VUR-0004 AND AIA-W-VUR-0004) (S1107)”

Establishing a Grant Project Fund Ordinance - NC Department of Environmental Quality Division of Water Infrastructure Viable Utility Reserve Multi-System Merger/Regionalization Feasibility (MRF) Study (S1108). Resolution and Ordinance Adopted. City Council authorized staff to apply for the North Carolina Department of Environmental Quality Division of Water Infrastructure Viable Utility Reserve Study Grant at the June 7, 2021 council meeting.

On January 13, 2022, the City received a Letter of Intent to Fund the Wayne County Partnership MRF (Project No. MRF-M-VUR-0001) for \$100,000. There is a 1.5% grant fee that will also need to be paid by the City.

Attached is a resolution for the City Council to accept the grant award. Also, attached is an ordinance to create a grant project fund to appropriate the revenues and expenditures so that the City may begin fulfilling the terms of the grant, and this will be funded with state grant revenue and a transfer from the Utility Fund.

It was recommended that Council adopt the following entitled resolution to accept the grant from the NC Department of Environmental Quality Division of Water Infrastructure for the Viable Utility Reserve Multi-System Merger/Regionalization Feasibility (MRF) Study (S1108) and adopt the following entitled ordinance to establish the grant capital project fund for the same. Consent Agenda Approval. Broadaway/Gaylor (5 Ayes)

RESOLUTION NO. 2022-6 “A RESOLUTION AUTHORIZING THE CITY OF GOLDSBORO TO ACCEPT A GRANT FROM NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL QUALITY DIVISION OF WATER INFRASTRUCTURE FOR THE VIABLE UTILITY RESERVE PROGRAM (Project No. MRF-M-VUR-001)”

ORDINANCE NO. 2022-6 “AN ORDINANCE ESTABLISHING THE GRANT PROJECT FUND FOR THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL QUALITY DIVISION OF WATER INFRASTRUCTURE FOR THE VIABLE UTILITY RESERVE PROGRAM MULTI-SYSTEM MERGER REGIONALIZATION FEASIBILITY STUDY (MRF) (Project No. MRF-M-VUR-001) (S1108)”

Accept or Reject Initial Bid and Authorize Finance to Advertise for Upset Bids for 808 and 800 W. Grantham Street from Arista Development, LLC. Resolution Adopted. Staff has received an offer to purchase city owned property. Council must either accept or reject the offer, and if accepted authorize advertisement for upset bids (G.S. 160A-266 and 160A-269).

The following offer has been received:
Offeror: Arista Development, LLC
Offer: \$800,000.00
Bid Deposit: \$40,000.00

Parcels included in Offer:

1. 808 W. Grantham Street (4.41 acres)
Parcel #: 58793 Pin #: 2690603842
Tax Value: \$681,000.00 Zoning: HB-Highway Business

2. 800 W. Grantham Street (0.11 acres)
- Parcel #: 48596Pin #: 2690613087
- Tax Value: \$2,500.00Zoning: HB-Highway Business

The offer is at least 50% of the tax value of the property. The bid deposit of 5% has been received in the form of a cashier’s check drawn on an out of state bank. The offeror has additional terms and conditions that entity wishes to negotiate if it is the winning high bidder for the property. The resolution has been drafted to allow for City staff to negotiate the final agreement, and for the Mayor to execute the final contract and/or deed for closing if the original offeror is the winning high bidder.

Offeror is a duly organized company registered with the Massachusetts Secretary of State. It has not been authorized to transact business in the State of North Carolina.

Please note, there are CDBG funds that were expended to demolish and clean up the olds Gold’s Inn Hotel in 2014 in the amount of \$250,971.00. These funds would be reimbursed to the CDBG fund and utilized for allowable type expenditures related to that special revenue fund. Any remaining proceeds at closing would be credited to the General Fund.

It was recommended that Council accept or reject an offer on 808 and 800 W. Grantham Street parcel 2690603842 and 2690613087. If accepted, adopt the following entitled resolution authorizing Finance to advertise for upset bids. Consent Agenda Approval. Broadaway/Gaylor (5 Ayes)

RESOLUTION NO. 2022-7 “RESOLUTION AUTHORIZING UPSET BID PROCESS”

Professional Engineering On-Call Services for Asset Inventory and Assessment (AIA) for City of Goldsboro Drinking Water and Wastewater Systems. Resolution Adopted. The Engineering Department provided a request for qualifications concerning professional on-call engineering services. The proposals addressed furnishing professional engineering services for various engineering projects (Water Treatment & Distribution, Wastewater Treatment & Distribution, Stormwater, Transportation, and Construction Inspection).

At the June 7, 2021 City Council Meeting, The Wooten Company, CDM Smith, and WithersRavenel were selected for each category of engineering services for current and future projects.

Staff requested WithersRavenel provide cost in reference to AIA for City of Goldsboro Drinking Water and Wastewater Systems.

WithersRavenel engineering services detailed as follows:

Project Management		\$20,000
Flow Monitoring		\$75,000
Sewer Model Update		\$30,000
Asset Management Plan Development		\$25,000
City of Goldsboro Sewer AIA	=	\$150,000
Project Management		\$20,000
Field Services		\$40,000
Water Model		\$60,000
Asset Management Plan Development		\$30,000
City of Goldsboro Water AIA	=	\$150,000
Total	=	\$300,000

We have reviewed the financing of this project with the Finance Director and determined that funds are available from the Viable Utility Reserve grant program in the capital project budgets (S1107 and W1114) which contain sufficient monies to authorize professional engineering services with WithersRavenel for the Water and Wastewater AIA Study.

It was recommend that Council adopt the following entitled Resolution authorizing the City Manager to execute a Professional Services Agreement with WithersRavenel pertaining to Asset Inventory and Assessment for City

of Goldsboro Drinking Water and Wastewater Systems for an amount not to exceed \$300,000. Consent Agenda Approval. Broadaway/Gaylor (5 Ayes)

RESOLUTION NO. 2022-8 "RESOLUTION AUTHORIZING THE EXECUTION OF PROFESSIONAL ENGINEERING SERVICES AGREEMENT WITH WITHERS/RAVENEL FOR ASSET INVENTORY AND ASSESSMENT FOR CITY OF GOLDSBORO DRINKING WATER AND WASTEWATER SYSTEMS"

Departmental Monthly Reports. Accepted as Information. The various departmental reports for December 2021 were submitted for Council approval. It was recommended that Council accept the reports as information. Consent Agenda Approval. Broadaway/Gaylor (5 Ayes)

End of Consent Agenda.

City Manager's Report. Tim Salmon shared comments regarding the recent MLK Celebration that was conducted on Facebook and shared the 2020 CAPER Assessment response will be added to the website. He also thanked the Public Works and Parks and Recreation Department for their response to the winter storm.

Mayor and Councilmembers' Comments.

Councilmember Broadaway congratulated the winners announced tonight and the Public Works staff for their work during the snowstorm.

Mayor Pro Tem Polack shared that Jarran Reed, one of Goldsboro's own with the Kansas City Chiefs is one-step closer to advancing to the Super Bowl. He also cautioned everyone concerning the virus.


Councilmember Matthews had no comment.


Councilmember Gaylor congratulated employees recognized tonight. He also shared comments regarding Public Works employees. He also shared information concerning the City of Goldsboro audits.

Mayor Ham shared appreciation to the Fire, Police and Public Works Departments and the citizens during the recent weather event.

The meeting adjourned at 7:54 p.m.




David Ham
Mayor


Laura Getz, MMC/NCCMC
City Clerk

20220124 Public Comments

- In the last council work session Rick Fletcher, Director of Public works, gave a presentation regarding the Stormwater Utility Program
- In it, he talked about the Stormwater Stakeholder Committee, the city established in 2017 to serve in an advisory capacity,
- And, how they held five meeting to discuss the state of our deteriorating storm water drainage system, and the need to raise revenue for repairs to maintain the system.
- They agreed additional revenue was needed, and they recommended that council assess a \$4.50 monthly fee for residential water users, and that rates for commercial users be increased.
- With the revenue generated from the \$4.50 monthly fee, they recommended that the **mapping & engineering assessment** should be **done first**, or in conjunction with the ramp-up period, that would involve hiring additional personnel, purchasing equipment, etc.
- In Mr. Fletcher's report he indicates the revenues received from the rate increase that began in July 2017 through the end of FY 2021, have been used to increase staffing, to purchase equipment, and to do ditch maintenance/mowing, pipe repairs
- He presented a wish list of projects for completion in the future, and at the top of the list is \$3 million to do the **mapping and engineering assessment**, none of which has been done to date, even though that was the first item that the Stormwater Stakeholder Committee recommended the fees be spent on.
- The city has collected over \$6 million in revenue since 7/1/2017.
- What puzzles me is, **why** was the mapping and an engineering assessment not the first things that \$6 million was on, in conjunction with hiring and purchasing of equipment?
- I'm also puzzled by **why** council, over the past 5 years, hasn't questioned why none of the public works funding you approved, went towards the **mapping and an engineering assessment**.
- Has anyone on council noticed the revenue numbers reported by Mr. Fletcher for the past four FYs?
- In the first year when the resident users paid 12 months and commercial users paid fees for only two of the 12 months, revenues were \$1,347,184.
- In the second year of fee revenues, when there were 12 months of fees paid from residents and commercial users, the revenues only increased about \$160,000 to \$1,505,829.
- That means the additional revenue received from the commercial users in FY ending in 2019, only generated an additional \$160,000 in revenues over FY ending 2018? (See the number on the Stormwater Utility Budget Summary slide.)
- Looks to me like those revenue numbers reported from FY 2019 (\$1,505,829), 2020 (\$1,603,335) & 2021 (\$1,591,589) are either incorrect, or the commercial users aren't paying their fair share in fees.
- One last thing.
 - Has council received any further reports or recommendations since 2017 from the Stormwater Stakeholder Committee, on the stormwater maintenance performed by the city staff, and have they determined if the city should be doing more?
 - If not, you should have, because according to the information on the website for Public Works, about the Stormwater Shareholder Committee, they should have been meeting monthly since 2017.

UPDATE: MiniatureTrain Replacement Project Herman Park

Monday, February 7, 2022

Chip Craig

Kiwanis Club of Goldsboro





Kiwanis Miniature Train at Herman Park



An iconic tradition
in Goldsboro NC

Kiwanis Club of Goldsboro & City of Goldsboro Continuing the Miniature Train Tradition

On August 16, 2021, City Council authorized the Kiwanis Club of Goldsboro to:

- 1) Initiate a fund-raising campaign to replace the existing train and to upgrade the train experience at Herman Park.**
- 2) Use the Train's reserve funds to make a down-payment on the new train.**
- 3) Work with City staff to work with us on design of the upgraded experience.**
- 4) Apply proceeds from sale of the old train to the Train replacement project.**

End of 67th Regular Season – Oct 31, 2021



Over 12,000 riders in 2021 – a record.



Groundbreaking – Nov 4, 2021 – C O L D !





GOLDSBORO'S OWN POLAR EXPRESS 2021

Kiwaniis Miniature Train Rides
A family tradition since 1955

Santa's Train Schedule @ Herman Park:

Fri-Sat, Dec 3-4, 4-8 pm
Thurs-Sat, Dec 9-11, 5-8 pm
Thurs-Sat, Dec 16-18, 5-8 pm

\$1 /ticket

These are the last rides on
the 1953 train!



photo by The Cain Gallery

All Aboard for a New Train!
Purchase a brick today. For more info, visit
www.goldsborotrain2022.com



'53 Train RETIRED DEC 18, 2021



COST BUDGETS

Original (Aug '21) & Current (Feb '22)

ORIGINAL

\$110,000 NEW miniature train

- Includes Delivery & Set-Up by Miniature Train Fabricator in Texas
- 9 months lead time; for 2022 season

\$ 10,000 for proposed brick Train Station Apron

\$ 30,000 for proposed Train Platform construction**

\$150,000 TOTAL ESTIMATED COST

** added as sufficient funds are raised

CURRENT

\$110,000 NEW miniature train

- Includes Delivery & Set-Up by Miniature Train Fabricator in Texas
- 9 months lead time; for 2022 season

\$ 24,000 for proposed brick Train Station Apron

\$ 68,000 for proposed Train Platform construction**

\$202,000 TOTAL ESTIMATED COST

** still in design phase; materials

FUNDING for UPGRADES:

Original (Aug '21) & Current (Feb '22)

ORIGINAL

\$ 50,000	Funds from Club's Train Legacy Account
\$ 25,000	Est Funds (donated by the city) if City sells the old train
<u>\$ 75,000</u>	Funds raised from local businesses and private citizens and funds received at the train station itself
<u>\$150,000</u>	Total estimated funds available

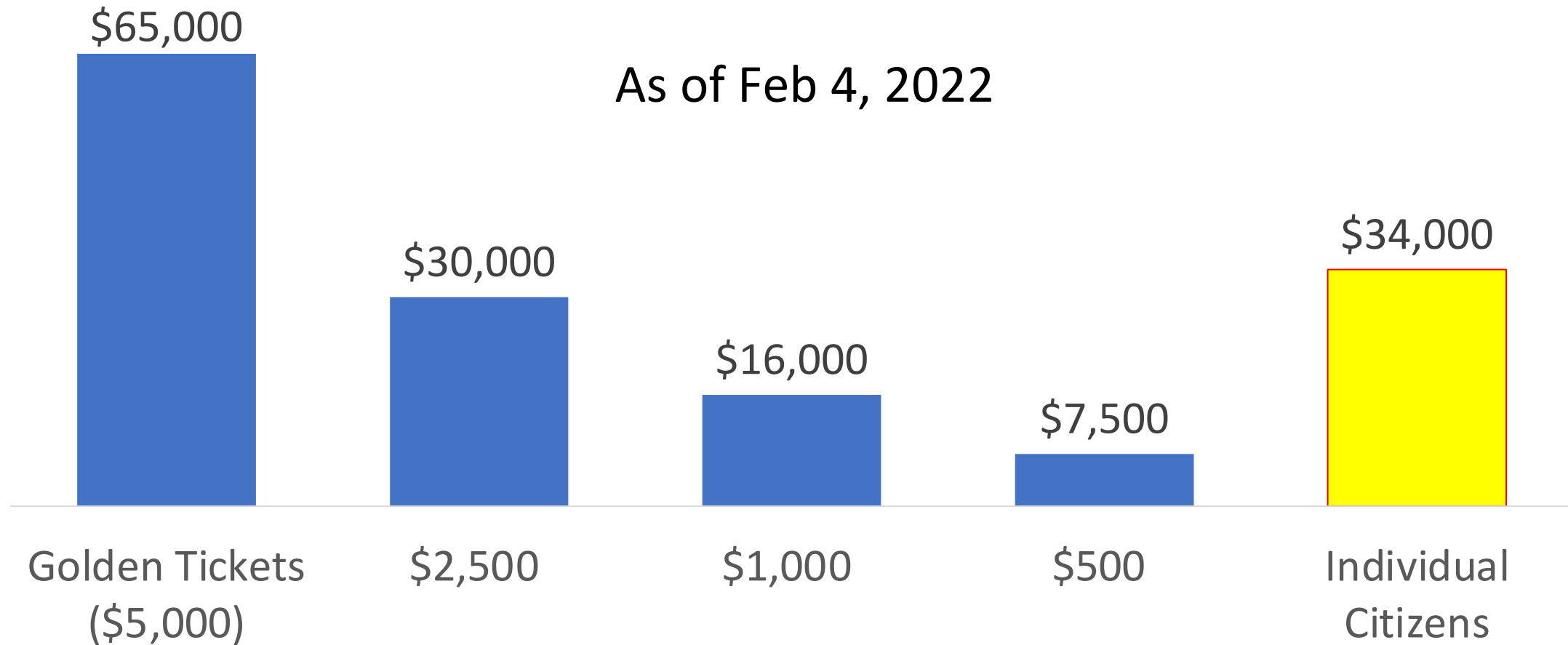
CURRENT

\$ 50,000	Funds from Club's Train Legacy Account
\$ 0	Est Funds (donated by the city) if City sells the old train
<u>\$ 152,500</u>	CASH Funds donated by companies and citizens
<u>\$202,000</u>	Total estimated funds available for upgrades

Does NOT include value of "Gifts in Kind"

Fundraising Update: \$152,500 Cash Donations

Campaign for the next 70 years' train experience



Community Gifts in Kind

Difficult to put actual value, but it is of SIGNIFICANT value

- The “Construction Coalition” Partners are donating their talents, expertise and labor for construction and improvements.
- Magnifies what can be done in upgrades since donated funds will be used primarily to purchase materials at a discount.
- A group has committed to going to Lufkin, Texas to pick up the train and transport it to Goldsboro saving us \$5,000 in transportation costs

“Construction Coalition Partners”

- Goldsboro Builders Supply
- TA Loving Company
- JSmith Civil, LLC
- Wayne Electric Company
- Seegars Fence
- Smith Engineering and Design
- BE Jones Civil Engineering

What Will Happen to Cash Funds Donated?

- 100% WILL be spent on purchasing the new train and upgrades
- No donated cash funds will be used to replenish the reserve fund
- None of the funds have been used for promotional expenses or by the Kiwanis Club for any expenses for this campaign
 - Promotional expenses were covered by other funds and gifts in kind
 - Costs of groundbreaking and future Grand Opening events covered by other funds

Phase I: New Train

Swannee River Railroad Company, Lufkin TX

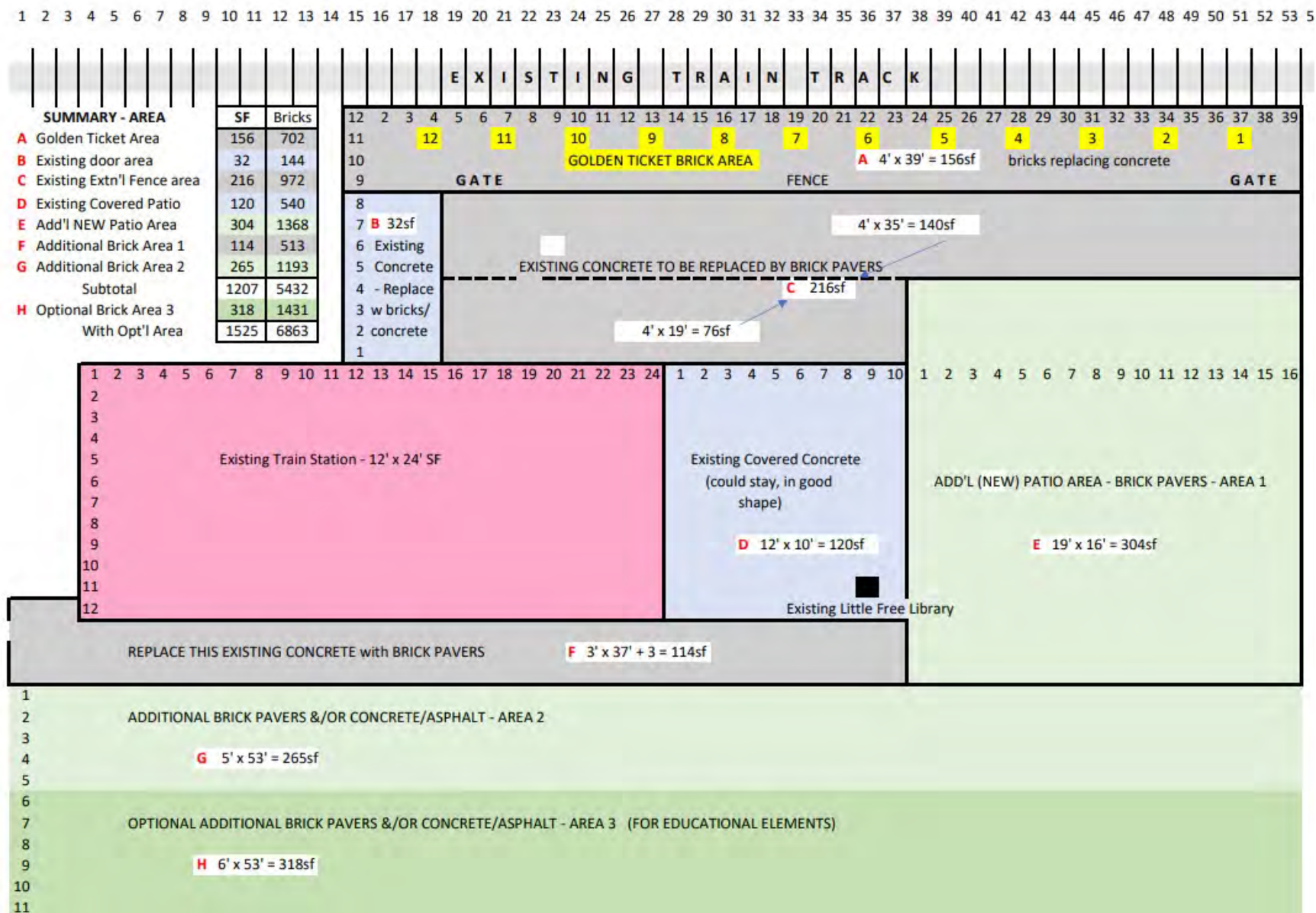


PHASE 2 – EXPANSION of PATIO with FUND-RAISING BRICKS

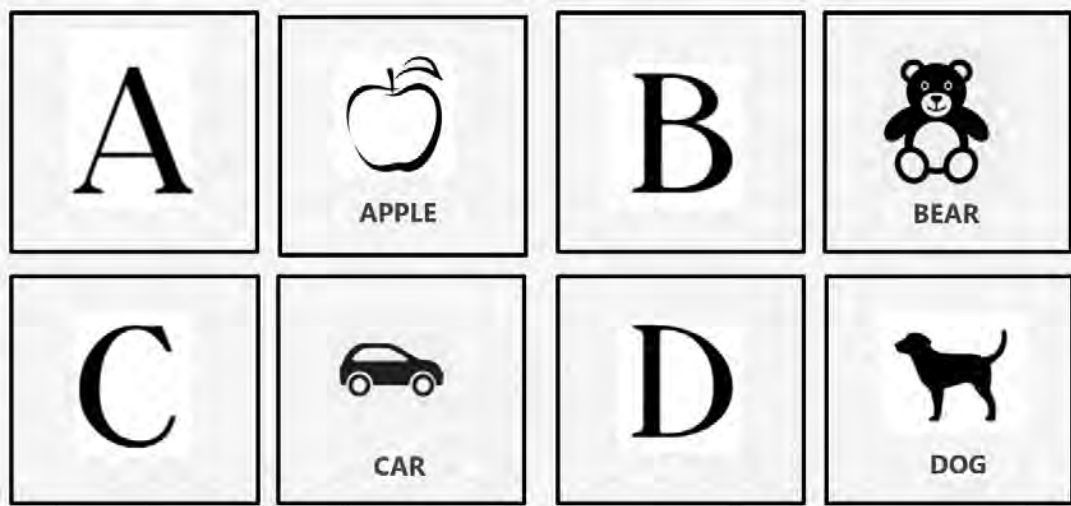
Train
Tracks

Train
Station

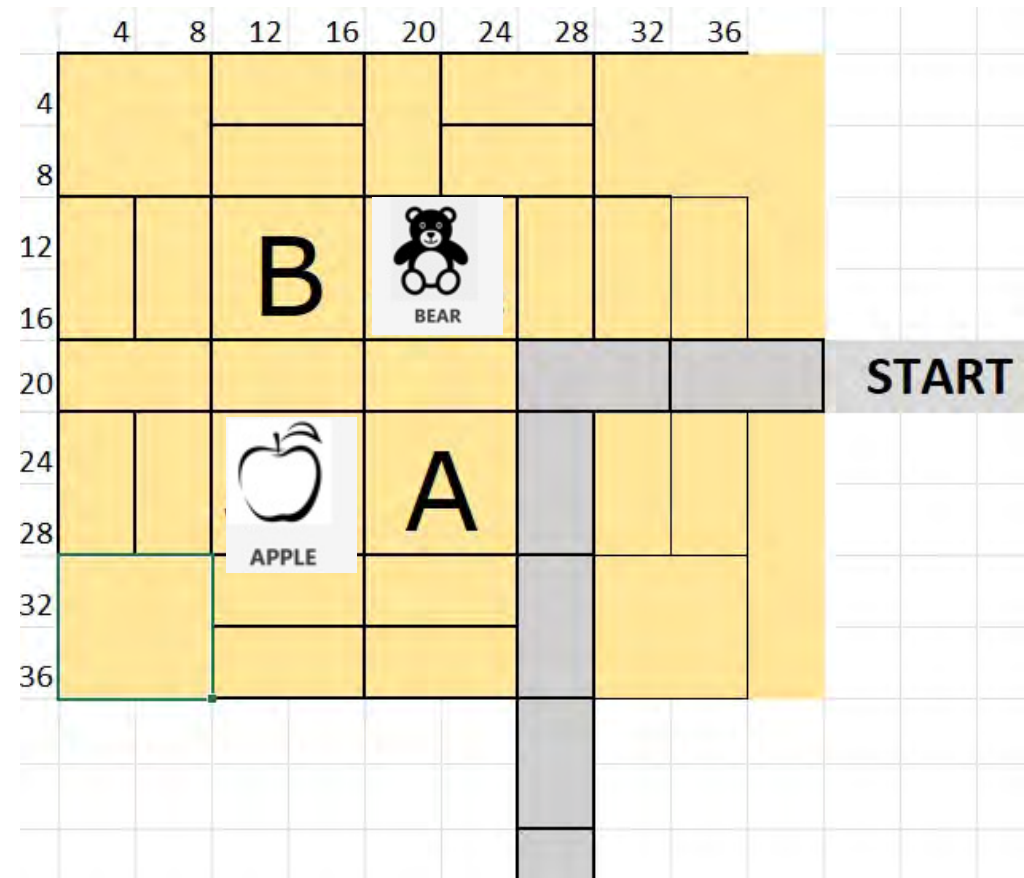
Brick Patio
(Gray &
Green)



Phase 2: 583 individual bricks were sold; generous donors added 140 “literacy bricks” (alphabet & #s)



The City is adding ADA-compliant sidewalk access to the new train patio, that also allows more opportunity to visit the train.







Phase 3: Improvements: Platform area





What is future of the 1953 Train?

- The Old Train is being sold by the City as surplus equipment.
- The train is currently on www.govdeals.com auction site.
 - Auction will close on Feb 16.
 - Minimum bid is \$20,000.
 - Proceeds from the sale will be used to replenish the Train Reserve Fund, for future capital needs (such as rails)

What's Ahead:

Feb & Mar 2022:

Design Phase - City, Construction Partners & KC of GB finalize plan for construction of Improvements

Late March 2022:

New Miniature Train arrives

April 2022:

Brick Patio is installed
New Train goes into service

Summer 2022:

Improvements to Platform & Train Station are completed

A blue and yellow Kiwanis train engine is positioned on tracks in a park setting. The train is decorated with several American flags. In the background, there is a playground with red and blue equipment, and a building. The sun is shining through the trees, creating a warm, golden light. A blue text box is overlaid on the right side of the image.

Thank you

- Train supporters for making this campaign successful, and
- Kiwanis members who have volunteered their time to make the train a unique Goldsboro tradition since 1955.

[www.goldsborotrain 2022.com](http://www.goldsborotrain2022.com)

The
CainGallery



**CITY OF GOLDSBORO
AGENDA MEMORANDUM
FEBRUARY 7, 2022 COUNCIL MEETING**

SUBJECT: SU-16-21 County of Wayne – (Above-Ground Fuel Dispensing Facility) North side of Wayne Memorial Dr. and the northeast corner of Eighth and Humphry Streets.

BACKGROUND: The County of Wayne is requesting a Special Use Permit for the operation of an above-ground fuel dispensing facility to be located at 901 Eighth St. and within the General Industry (I-2) zoning district.

According to the City’s Unified Development Code and Section 5.5.4 Special Use Specific Regulations, an above-ground fuel dispensing facility (storage of flammable liquids) is a permitted use in the General Industry (I-2) zoning district only after the obtainment of a Special Use Permit approved by City Council.

Frontage: 470.05 ft.
Area: 3.45 acres or 150,118 sq. ft.
Zoning: General Industry (I-2)

On November 1, 2021, the Goldsboro City Council concurred with the recommendation of the Planning Commission and approved a change of zone for the subject property from Office & Institutional (O&I-II) zoning district to General Industry (I-2) zoning district.

Existing Use: The site is owned by the County of Wayne and is formally known as Wayne Facility Services. More than half of the property currently serves as a fleet maintenance facility for County-owned vehicles and equipment. The remaining portion of property is undeveloped consisting of woodlands.

Approval criteria for the above-ground fuel dispensing facility (storage of flammable liquids) are as follows:

1. The proposed facility shall conform to the requirements of the Fire Prevention Codes of the North Carolina State Building Code, National Board of Fire Underwriters and the latest edition of the “Flammable and Combustible Liquids Code, NFPA 30” of the National Fire Protection Association.
2. A dike that forms a basin equal to the capacity of the largest tank shall surround all tanks constructed above the ground

level. All tanks shall be located at least twenty-five feet from any property line or in accordance with Section 6.3.9, whichever is greater.

3. A security fence at least eight feet in height and three strands of barbed or razor wire shall surround all facilities used for the storage and handling of flammable materials.
4. If there is a yard area between the fence and the rear and side property lines, the area not used for customer and employee parking shall be planted with grass and have landscaping composed of large trees spaced not more than forty feet apart and not less than one row of shrubs thirty inches in height, spaced so that they will form a continuous visual and opaque screen six feet in height within three growing seasons.
5. If there is no yard area between the fence and property line, the area within ten feet of the inside of the fence shall have landscaping composed of large trees spaced not more than forty feet apart and not less than one row of UDO Article 5-97 06/07/2021 shrubs thirty inches in height, spaced so that they will form a continuous visual and opaque screen six feet in height within three growing seasons.
6. If the perimeter fence is greater than five hundred linear feet in length, the required planting is waived for the sections of the fence not adjacent to residentially zoned property or not visible from the public right-of-way.
7. The location, size and extent of tanks, pumps and other equipment, setbacks, screening and fencing may be modified as necessary to ensure public safety.

DISCUSSION:

The submitted site plan indicates the proposed location of two above-ground fuel tanks shown between an existing County-owned communications tower, fleet maintenance facility and the southern property line. The site plan indicates the fuel dispensing facility will be gated and surrounded with security fencing as required by the City's Unified Development Code.

Staff has been informed by County officials that one fuel tank will consist of 12,000 gallons of gasoline fuel and the other fuel tank will consist of 12,000 gallons of diesel fuel. Both fuel tanks will be provided with canopies for protection against elements of

weather and 4ft. on-center steel bollards for protection against accidental vehicular collision.

Access: Access to the site will be provided by a 20ft. wide driveway cut from Eighth St. along the southern property line. A 12ft. wide private access drive will allow County employees to enter the site for fuel dispensing purposes and exit the site through a terminus located at the intersection of Humphrey and Eighth St.

Parking: The proposed use does not require additional parking for the site.

Sidewalks: Exterior sidewalks are not required for the site since the building or parking area is not expanded by more than 50% of the original building or parking area.

Interconnectivity: Interconnectivity has not been shown for the site. However, interconnectivity is not required due to the fact that incompatible land uses exist between the subject property and property directly to the east.

Engineering: City water and sewer are available to serve the site. The site is not located in a Special Flood Hazard Area. City Engineering may require approval of storm water calculations and drainage plans prior to issuance of building permits.

Landscaping: A 50 ft. wide, Type D, landscape buffer is required surrounding the fuel dispensing facility. Staff is working with the applicant and site engineer to utilize existing vegetation to meet City landscape requirements.

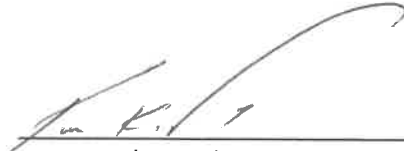
At the public hearing held on January 24, 2022, no one appeared to speak for or against the request.

On January 31, 2022 the Planning Commission recommended to approve the Special Use Permit #SU-16-21 for the construction of an above-ground fuel dispensing facility at 901 Eighth Street and located within the General Industry (I-2) zoning district.

RECOMMENDATION: By motion, accept the recommendation of the Planning Commission and;

- 1) Approve an Order approving the Special Use Permit #SU-16-21 for the construction of an above-ground fuel dispensing facility at 901 Eighth Street and located within the General Industry (I-2) zoning district.

Date: 2/2/22


Kenny Talton, Planning Director

Date: 2/2/22


Tim Salmon, City Manager

**SU-16-21 COUNTY OF WAYNE
SPECIAL USE PERMIT
REQUEST: THE OPERATION OF AN ABOVE GROUND FUEL DISPENSING**



SPECIAL USE REQUEST:

CASE NO: SU-16-2021
REQUEST: THE OPERATION OF AN ABOVE GROUND FUEL DISPENSING FACILITY
APPLICANT: COUNTY OF WAYNE
OWNER: COUNTY OF WAYNE
LOCATION: 905 EIGHTH STREET

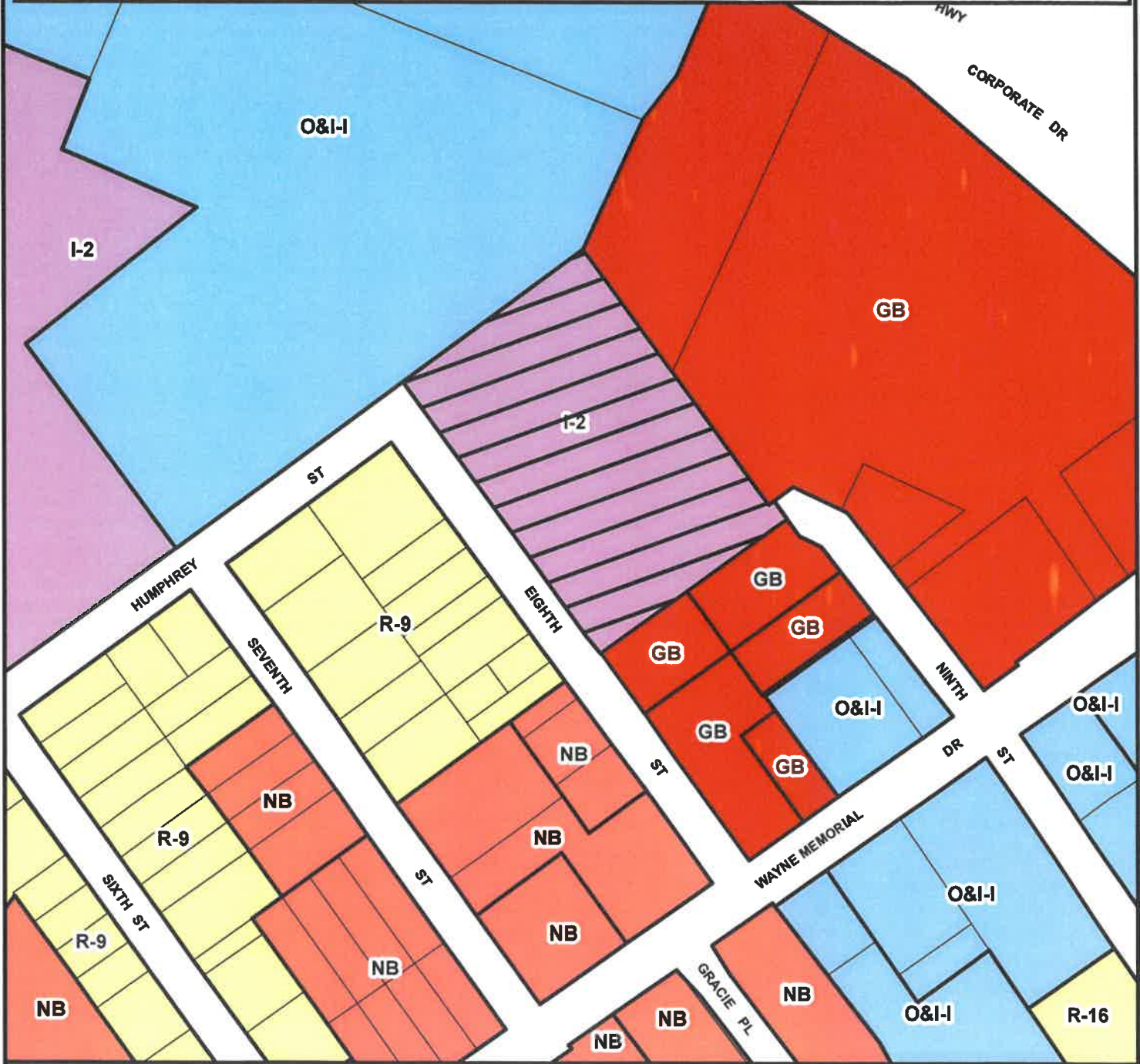


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**SU-16-21 COUNTY OF WAYNE
SPECIAL USE PERMIT
REQUEST: THE OPERATION OF AN ABOVE GROUND FUEL DISPENSING**



SPECIAL USE REQUEST:

CASE NO: SU-16-2021
REQUEST: THE OPERATION OF AN ABOVE GROUND FUEL DISPENSING FACILITY
APPLICANT: COUNTY OF WAYNE
OWNER: COUNTY OF WAYNE
LOCATION: 905 EIGHTH STREET



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**CITY OF GOLDSBORO
ORDER APPROVING A SPECIAL USE PERMIT**

The City Council of the City of Goldsboro, North Carolina, having held a public hearing on **January 24, 2022** to consider the following Special Use Permit application number:

SU-16-21 County of Wayne (Above-ground Fuel Dispensing Facility/Storage of Flammable Liquids) – North side of Wayne Memorial Dr. and the northeast corner of Eighth and Humphry Streets.

To approve the request for a Special Use Permit #**SU-16-21** for the operation of an above-ground fuel dispensing facility at 901 Eighth Street, Goldsboro, North Carolina and located in the General Industry (I-2) zoning district, having heard all the evidence and arguments presented and reports from City Officials, and having received recommendation for approval from the Goldsboro Planning Commission pertaining to said application, makes the following findings of fact.

FINDINGS OF FACT

The City Council makes the **CONCLUSION** that the proposed use **does** satisfy the general conditions imposed on the Council in its deliberations for issuing a Special Use Permit under Sections 2.4.10 Special Use Permits and Section 5.5.4 Special Use Specific Regulations and as follows:

1. The permit request **IS** within its review authority according to 5.4 Table of Permitted Uses;
2. The application **IS** complete;
3. The development **WILL** comply with the requirements of the Unified Development Code;
4. The development **WILL NOT** materially endanger the public health or welfare;
5. The development **WILL NOT** substantially injure the beneficial use of adjoining or abutting property;
6. The development **WILL** be in harmony with existing development and uses within the area in which it is located; or
7. The development **WILL** be in general conformity with the Comprehensive Plan, Thoroughfare Plan or other plan officially adopted by Council.

Based upon the foregoing **FINDINGS OF FACT**, the City Council makes the **CONCLUSION** that the proposed use **DOES** satisfy the general conditions imposed on the Council in its deliberations for issuing a Special Use Permit under Section 2.4.10 and Section 5.5.4 Special Use Specific Regulations of the City of Goldsboro Zoning Ordinance with the following stipulations of **Special Use Permit #SU-16-21**:


1. The proposed facility shall conform to the requirements of the Fire Prevention Codes of the North Carolina State Building Code, National Board of Fire Underwriters and the latest edition of the "Flammable and Combustible Liquids Code, NFPA 30" of the National Fire Protection Association.
2. A dike that forms a basin equal to the capacity of the largest tank shall surround all tanks constructed above the ground level. All tanks shall be located at least twenty-five feet from any property line or in accordance with Section 6.3.9, whichever is greater.
3. A security fence at least eight feet in height and three strands of barbed or razor wire shall surround all facilities used for the storage and handling of flammable materials.
4. If there is a yard area between the fence and the rear and side property lines, the area not used for customer and employee parking shall be planted with grass and have landscaping composed of large trees spaced not more than forty feet apart and not less than one row of shrubs thirty inches in height, spaced so that they will form a continuous visual and opaque screen six feet in height within three growing seasons.
5. If there is no yard area between the fence and property line, the area within ten feet of the inside of the fence shall have landscaping composed of large trees spaced not more than forty feet apart and not less than one row of UDO Article 5-97 06/07/2021 shrubs thirty inches in height, spaced so that they will form a continuous visual and opaque screen six feet in height within three growing seasons.
6. If the perimeter fence is greater than five hundred linear feet in length, the required painting is waived for the sections of the fence not adjacent to residentially zoned property or not visible from the public right-of-way.
7. The location, size and extent of tanks, pumps and other equipment, setbacks, screening and fencing may be modified as necessary to ensure public safety.

Upon motion made by Councilmember Aycock and seconded by Councilmember Gaylor, the Council approved the applicant's request for a Special Use Permit for the operation of an above-ground fuel dispensing facility at 901 Eighth Street, Goldsboro, North Carolina and located in the General Industry (I-2) zoning district.


Therefore, because the City Council concludes that all of the general conditions precedent to the issuance of a SPECIAL USE PERMIT have **BEEN** satisfied,

IT IS ORDERED that the application for the issuance of a SPECIAL USE PERMIT be **APPROVED**.

Thus ordered this 7th day of February, 2022.



David Ham, Mayor



Ronald T. Lawrence, City Attorney

**CITY OF GOLDSBORO
AGENDA MEMORANDUM
FEBRUARY 7, 2022 COUNCIL MEETING**

SUBJECT: SU-17-21 Funky Fresh Donuts – South side of Cashwell Dr.
between N. Spence Ave. and Eastgate Dr.

BACKGROUND: Funky Fresh Donuts is a made to order donuts, coffee, and pastry shop for dine-in or take-out service located in the Crossroads Plaza Shopping Center and addressed as 2830 Cashwell Drive. The business is requesting a Special Use Permit to expand and modify the existing business into a cocktail, dessert and coffee lounge.

According to the City's Unified Development Code and Section 5.5.4 Special Use Specific Regulations, the proposed use would be classified as a Place of Entertainment with ABC permits in the Shopping Center (SC) zoning district. A Place of Entertainment with ABC permits is allowed in the Shopping Center (SC) zoning district only after the obtainment of a Special Use Permit approved by City Council.

Frontage: 75 ft. (Tenant Space)
Area: 13.05 acres or 568,255 sq. ft. (Shopping Center)
Zoning: Shopping Center (SC)

Approval criteria for a Places of Entertainment with ABC are as follows:

1. No establishment shall be located within two hundred feet of any residentially zoned or developed property, church or school. Where the proposed establishment is separated from residentially zoned or developed property by a four-lane highway, the two hundred foot separation shall only apply to the properties along the sides and rear of the establishment. No establishment shall be located within one hundred and fifty feet of any other such establishment.
2. Outdoor activities associated with a place of entertainment must specifically be approved as part of any associated review and approval process. At the time of review, the reviewing body may impose conditions on outdoor activities as necessary to protect the public health, safety and welfare.

3. Upon complaint from any person, a public hearing may be scheduled to determine what additional conditions, if any, may be needed to protect the public health, safety and welfare. Upon a finding, that there has been an increase in the volume, intensity or frequency of the use or a use different than set forth in the special use permit, the reviewing body after the public hearing may modify, suspend or revoke the special use permit.

DISCUSSION:

The applicant has submitted a modified floor plan that indicates the existing donut shop with in-dining facilities that accommodates up to 14 occupants including a walk-up order/pickup area, a kitchen, storage and restrooms for patrons of the business.

New leasable space on the floor plan shows a bar that will serve up to 8 occupants and a lounge area with tables and chairs that can seat fourteen 14 occupants. Storage areas for supplies and refrigerated/frozen goods, as well as, bathrooms are shown as new additions to the modified floor plan.

No additional requirements apply to the Special Use Permit request, however, approval is required from Wayne County's Environmental Health Department pertaining to foodservice regulations and from City Inspections pertaining to compliance with the North Carolina State Building Code.

Existing days/hours of operation: Tues.-Sat. 8am - 8pm
Sunday 12Noon – 6pm

Proposed dessert bar and lounge: Tues.-Sat. 8am – 10pm

At the public hearing on January 24, 2022, no one appeared to speak for or against the request.

The Planning Commission recommended approval of Special Use Permit SU#-17-21 for a Place of Entertainment with ABC permits in the Shopping Center (SC) zoning district.

RECOMMENDATION: By motion, accept the recommendation of the Planning Commission and;


- 1) Approve the Special Use Permit SU#-17-21 for the operation of a Place of Entertainment with ABC permits at 2830 Cashwell

Drive, Goldsboro, NC and located in the Shopping Center (SC) zoning district.

Date: 2/2/22


Kenny Talton, Planning Director

Date: 2/2/22


Tim Salmon, City Manager

**SU-17-21 FUNKY FRESH
SPECIAL USE PERMIT
REQUEST: THE OPERATION OF A PLACE OF ENTERTAINMENT WITH ABC
PERMIT WITHIN THE SHOOPING CENTER ZONING DISTRICT**



SPECIAL USE REQUEST:

CASE NO: SU-17-2021
REQUEST: THE OPERATION OF A PLACE OF ENTERTAINMENT WITH ABC PERMIT WITHIN THE SHOOPING CENTER ZONING DISTRICT
APPLICANT: FUNKY FRESH
OWNER: BL GOLDSBORO LLC & GC GOLDSBORO LLC
LOCATION: 2830 CASHWELL DRIVE

0 100 200 400 Feet



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**SU-17-21 FUNKY FRESH
SPECIAL USE PERMIT
REQUEST: THE OPERATION OF A PLACE OF ENTERTAINMENT WITH ABC
PERMIT WITHIN THE SHOOPING CENTER ZONING DISTRICT**



SPECIAL USE REQUEST:

CASE NO: SU-17-2021
REQUEST: THE OPERATION OF A PLACE OF ENTERTAINMENT WITH ABC
PERMIT WITHIN THE SHOOPING CENTER ZONING DISTRICT
APPLICANT: FUNKY FRESH
OWNER: BL GOLDSBORO LLC & GC GOLDSBORO LLC
LOCATION: 2830 CASHWELL DRIVE



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**CITY OF GOLDSBORO
ORDER APPROVING A SPECIAL USE PERMIT**

The City Council of the City of Goldsboro, North Carolina, having held a public hearing on **January 24, 2022** to consider the following Special Use Permit application number:

SU-17-21 Funky Fresh Donuts (Place of Entertainment with ABC Permit) – South side of Cashwell Dr. between n. Spence Ave. and Eastgate Dr.

To approve the request for a Special Use Permit #**SU-17-21** for the operation of a Place of Entertainment with ABC Permit at 2830 Cashwell Dr., Goldsboro, North Carolina and located in the Shopping Center (SC) zoning district, having heard all the evidence and arguments presented and reports from City Officials, and having received recommendation for approval from the Goldsboro Planning Commission pertaining to said application, makes the following findings of fact.

FINDINGS OF FACT

The City Council makes the **CONCLUSION** that the proposed use **does** satisfy the general conditions imposed on the Council in its deliberations for issuing a Special Use Permit under Sections 2.4.10 Special Use Permits and Section 5.5.4 Special Use Specific Regulations and as follows:

1. The permit request **IS** within its review authority according to 5.4 Table of Permitted Uses;
2. The application **IS** complete;
3. The development **WILL** comply with the requirements of the Unified Development Code;
4. The development **WILL NOT** materially endanger the public health or welfare;
5. The development **WILL NOT** substantially injure the beneficial use of adjoining or abutting property;
6. The development **WILL** be in harmony with existing development and uses within the area in which it is located; or
7. The development **WILL** be in general conformity with the Comprehensive Plan, Thoroughfare Plan or other plan officially adopted by Council.

Based upon the foregoing **FINDINGS OF FACT**, the City Council makes the **CONCLUSION** that the proposed use **DOES** satisfy the general conditions imposed on the Council in its deliberations for issuing a Special Use Permit under Section 2.4.10 and Section 5.5.4 Special Use Specific Regulations of the City of Goldsboro Zoning Ordinance with the following stipulations of **Special Use Permit #SU-17-21**:


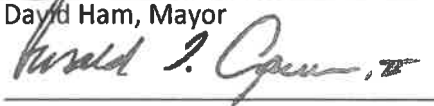
1. No establishment shall be located within two hundred feet of any residentially zoned or developed property, church or school. Where the proposed establishment is separated from residentially zoned or developed property by a four-lane highway, the two hundred foot separation shall only apply to the properties along the sides and rear of the establishment. No establishment shall be located within one hundred and fifty feet of any other such establishment.
2. Outdoor activities associated with a place of entertainment must specifically be approved as part of any associated review and approval process. At the time of review, the reviewing body may impose conditions on outdoor activities as necessary to protect the public health, safety and welfare.
3. Upon complaint from any person, a public hearing may be scheduled to determine what additional conditions, if any, may be needed to protect the public health, safety and welfare. Upon a finding, that there has been an increase in the volume, intensity or frequency of the use or a use different than set forth in the special use permit, the reviewing body after the public hearing may modify, suspend or revoke the special use permit.

Upon motion made by Councilmember Aycock and seconded by Councilmember Gaylor, the Council approved the applicant's request for a Special Use Permit for the operation of a Place of Entertainment with ABC Permit at 2830 Cashwell Dr., Goldsboro, North Carolina and located in the Shopping Center (SC) zoning district.

Therefore, because the City Council concludes that all of the general conditions precedent to the issuance of a SPECIAL USE PERMIT have **BEEN** satisfied,

IT IS ORDERED that the application for the issuance of a SPECIAL USE PERMIT be **APPROVED**.

Thus ordered this 7th day of February, 2022.


David Ham, Mayor

Ronald T. Lawrence, City Attorney

***BLACK HISTORY MONTH
 PROCLAMATION***

200 North Center Street, 27530
 P 919.580.4362

WHEREAS, the 2022 theme for National Black History Month is “Black Health and Wellness,” recognizing Black scholars and practitioners of Western and alternative medicine, past and present, who have made advances in medical fields and care daily for the bodies, minds, and emotional states of people of their communities; and

WHEREAS, during Black History Month, we celebrate the many achievements and contributions made by African Americans to our medical, economic, cultural, spiritual and political development; and

WHEREAS, Dr. Carter G. Woodson, known as the father of Black History, initiated Negro History Week in February 1926; and for many years, the second week of February, chosen to coincide with the birthdays of Frederick Douglass and Abraham Lincoln, was celebrated by African Americans in the United States; and

WHEREAS, in 1976, Negro History Week was expanded and became established as Black History Month, and is now celebrated all over North America; and

WHEREAS, Black History Month is a time for all Americans to remember the stories and teachings of those who helped build our nation, advanced the cause of civil rights and strengthened families and communities.

WHEREAS, African Americans have made significant contributions as leaders at the highest levels of the medicine, military, business, education, law, government, the arts, sports, and religion; and

WHEREAS, the City of Goldsboro’s Commission on Community Relations and Development has committed to working within all layers of the community to promote understanding, enhance knowledge, and seek opportunity for change in the face of this community scourge; and

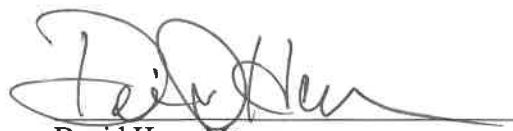
NOW, THEREFORE, I, David Ham, Mayor of the City of Goldsboro, North Carolina, do hereby proclaim the month of February 2022 as

BLACK HISTORY MONTH

in the City of Goldsboro and encourage all citizens to observe this month by participating and supporting all festivities celebrating the proud heritage of African Americans.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City of Goldsboro, North Carolina, this 7th day of February, 2022.




 David Ham, Mayor