

MINUTES OF THE MEETING OF THE CITY COUNCIL HELD
JULY 13, 2020

WORK SESSION

The City Council of the City of Goldsboro, North Carolina, met in a Work Session in the Large Conference Room, City Hall Addition, 200 North Center Street, at 5:00 p.m. on July 13, 2020 with attendance as follows:

Present: Mayor Chuck Allen, Presiding
Mayor Pro Tem Bill Broadaway
Councilmember Antonio Williams
Councilmember Taj Polack
Councilmember Brandi Matthews
Councilmember David Ham
Councilmember Gene Aycock
Ron Lawrence, City Attorney
Tim Salmon, City Manager
Melissa Capps, City Clerk

Call to Order. The meeting was called to order by Mayor Allen at 5:00 p.m.

Adoption of the Agenda. Mayor Pro Tem Broadaway made a motion to approve the agenda. Councilmember Aycock stated I would like to add discussion about Juneteenth. Councilmember Williams stated I would like to add Pat Best track. Councilmember Polack seconded the motion. The motion passed unanimously.

Councilmember Williams stated I'll be removing myself because of the past issues that have taken place with the Community Relations Director. I ask that no votes be taken. Upon motion of Councilmember Matthews, seconded by Councilmember Polack and unanimously carried Councilmember Williams was removed from the discussion. Councilmember Williams left the room at 5:02 p.m.

HOME Program – Tiffany Garden's LIHTC Project. Ms. Shycole Simpson-Carter shared the city received a counter letter from the developer. Due to COVID and the market the developer has requested the following changes:

- 1 % - City's original interest rate offer was 2%
- Total development cost to approximately \$11,933,229 instead of \$12,175,981
- The number of units up to 80 instead of 84
- The units would comply with the HOME Rules and Regulations for affordability of 25 years versus 20 years.
- No deferral of payments – original offer was no payment for five years.
- We offered an extra 90 days and the developer says he does not need so a change of June 2021 instead of September 2021.

Ms. Simpson-Carter stated if you accept these changes he is presenting then we can execute the commitment letter; if you want to counter you can do so.

Councilmember Ham stated I would prefer 2%. Councilmember Polack, Matthews, and Aycock agreed to counter with 2%.

Councilmember Williams came back in at 5:10 p.m.

Council discussed. Councilmember Williams stated I feel we should keep it at 2%. Upon motion of Councilmember Ham, seconded by Mayor Pro Tem Broadaway and unanimously carried, Council accepted the changes with the exception of the 1%, keep at 2%.

Juneteenth Discussion. Councilmember Aycock stated I feel we should give consideration to making Juneteenth a city holiday.

Mayor Allen stated what I was hoping we could do and I'm fine with that, but I think the whole state is going to do something, let's wait to see what they do.

Councilmember Polack stated Wake County is going to talk about this tonight. I do not think a lot of people realize the importance of it, between the 13th and 14th amendment, which we know the 13th is the abolishment, and the 14th was the ratification of that, but there were three years in between that, once they were freed slaves, they were not an American citizen, it is almost the equivalence of our independence. I know we normally follow the recommendations from the western part of the state, so I think this would be good for us to be in the forefront of this movement.

Mayor Allen asked that the Clerk and Attorney work on a Resolution.

Councilmember Ham asked are you proposing a work holiday.

Councilmember Aycock stated I am saying we need to explore the issue and we need to know how much it will cost us and see what others are doing in the state. Right now let's just recognize it and then during the year, before it comes along, we can decide whether to make it a city holiday for employees. I'd like to do it, but we do not know about the budget.

Pat Best Track (Dillard Track). Councilmember Williams stated there has been many constituents that have expressed unsafe conditions about the track. We started a discussion last year, our Parks Director, Felicia and she stated we had some resources.

Ms. Felicia Brown, Parks & Recreation Director joined by Webex.

Councilmember Williams stated I was trying to bring everyone up to speed. We had a discussion, there was about \$50,000 available to restore the track, you had placed it out for bid, but there were no contractors that responded or showed interest. Where are we at right now?

Ms. Brown stated I am getting ready to release it to bid again to see if we get any prospects this go around. We have actually put it out for bid a couple of times.

Mayor Allen asked that Ms. Brown confirm the money available. Ms. Brown stated with grant funding and city match there is about \$50,000, but I will double check with Finance.

Mayor Allen asked that Ms. Brown confirm who owns the track.

Councilmember Williams asked that staff get an estimate to repair the track.

TC Coley Committee Discussion. Mr. Salmon asked if Council would consider whether the committee is still needed.

Council discussed. Mayor Pro Tem Broadaway made a motion to abolish the TC Coley Committee. The motion was seconded by Councilmember Aycock. Mayor Allen, Mayor Pro Tem Broadaway, Councilmembers Polack, Ham and Aycock voted in favor of the motion. Councilmembers Williams and Matthews voted against the motion. The motion carried 5:2.

Councilmember Williams stated there are needed repairs at the TC Coley Community Center.

Councilmember Ham stated I drove by TC Coley I noticed the meeting sheeting on the wall nearest Leslie Street had pulled away from brick and could cause some leaking. Ms. Brown stated thank you.

Councilmember Polack asked about an update on Ashford Boxing. Mr. Salmon stated no contract has been signed due to COVID-19.

Item L. FY 20-24 Consolidated Plan (ConPlan) and FY 20-21 Annual Action Plan. Upon motion of Councilmember Williams, seconded by Councilmember Polack and unanimously carried, Item L. Consolidated Plan (ConPlan) and FY 20-21 Annual Action Plan was moved from the Consent Agenda to Items Requiring Individual Action.

Consent Agenda Review. Each item on the Consent Agenda was reviewed. Additional discussion included:

Item F. US Dept. of Justice: 2020 Coronavirus Emergency Supplemental Funding Program. Total amount of funds should be \$108,628 instead of \$108,000. Chief West shared information regarding what will be purchased with these funds.

Item H. Accept or Reject Initial Bid and Authorize Finance to Advertise for Upset Bids for 412 E. Walnut Street from Oliver Design Group, LLC. Councilmember Ham shared there is no registered company with the Secretary of State for Oliver Design Group, LLC. Council discussed. Councilmember Aycock moved that item H. Accept or Reject Initial Bid and Authorize Finance to Advertise for Upset Bids for 412 E. Walnut Street from Oliver Design Group, LLC from the consent agenda. Councilmember Matthews stated if it is going to be an issue just because they are not registered, I may be missing something, but I do not see anything wrong with someone wanting to buy property or land. Councilmember Williams stated we don't know much about this individual but he has made an offer we have agreed upon based on what was listed, we should not discriminate if they have other properties and have not done anything. Discussion continued. Attorney Lawrence stated if it is not a legal or valid entity, then you would really be selling it to nothing; the individual should really be the one buying it. Councilmember Polack stated my district is plagued with dilapidated property, I am not trying to prohibit anybody from purchasing property, but there has to be a level of accountability. Mayor Pro Tem Broadaway seconded the motion. Mayor Allen, Mayor Pro Tem Broadaway, Councilmembers Ham and Aycock voted in favor of the motion. Councilmembers Williams, Polack and Matthews voted against the motion. The motion carried 4:3.

Item I. Accept or Reject Initial Bid and Authorize Finance to Advertise for Upset Bids for 1005 S. Slocumb Street from Oliver Design Group, LLC (Finance). Councilmember Polack made a motion to talk to the individuals to see what their intentions are before we move forward with the rest of their items. Mayor Pro Tem Broadaway made a motion to review Item I. Accept or Reject Initial Bid and Authorize Finance to Advertise for Upset Bids for 1005 S. Slocumb Street from Oliver Design Group, LLC and Item J. Accept or Reject Bud and Authorize Finance to Advertise for Upset Bids for 211 S. Slocumb Street from Imari Olliver. The motion was seconded by Councilmember Polack. Mayor Allen, Mayor Pro Tem Broadaway, Councilmembers Polack, Ham and Aycock voted in favor of the motion. Councilmember Williams did not vote, however, pursuant to NCGS 160A-75, Councilmember Williams vote will be counted as an affirmative vote. Councilmember Matthews voted against the motion. The motion carried 6:1.

Item K. Authorization of Sale of Substandard Lots to Adjacent Property Owners under Session Law 2004-94 (Senate Bill 1370) for 917 Devereaux Street (Advance Management Enterprise, Inc.). Upon motion of Councilmember Williams, seconded by Councilmember Aycock and unanimously carried, Council amended the motion to accept the offer on 917 Devereaux Street.

Councilmember Williams stated I had a constituent contact me regarding pavement of Isler Street to Elm Street, it has not been paved in a while. I rode down and it is in really bad condition. Mr. Anderson stated I will have to look to see if it was on the list for paving and bring the list back before Council.

Closed Session Held. Upon motion of Councilmember Williams, seconded by Councilmember Polack, Council convened into Closed Session to discuss a personnel and real estate matter.

Council came out of closed session.

Councilmember Williams left the room at 6:24 p.m.

Item L. FY 20-24 Consolidated Plan (ConPlan) and FY 20-21 Annual Action Plan (AAP). Councilmember Polack asked why was there a big drop in rehab administration in 23. Ms. Simpson-Carter stated in the handouts, the reason you are seeing that change, the

rehabilitation is just for indirect costs, such as consultants, that tend is going down. Ms. Simpson-Carter stated as we begin to do more production of land banking, acquiring, dilapidated properties we are going to rehab, will determine that number.

There being no further business, the meeting recessed until the 7:00 p.m. meeting.

CITY COUNCIL MEETING

The City Council of the City of Goldsboro, North Carolina, met in regular session in Large Conference Room, City Hall Annex, 200 North Center Street, at 7:00 p.m. on July 13, 2020 with attendance as follows:

Present: Mayor Chuck Allen, Presiding
Mayor Pro Tem Bill Broadaway
Councilmember Antonio Williams
Councilmember Taj Polack
Councilmember Brandi Matthews
Councilmember David Ham
Councilmember Gene Aycock

The meeting was called to order by Mayor Allen at 7:00 p.m.

Mr. Timothy Salmon, City Manager provided the invocation. The Pledge of Allegiance followed.

Approval of Minutes. Mayor Pro Tem Broadaway made a motion to approve the Minutes of the Work Session and Regular Meeting of June 1, 2020 as submitted. The motion was seconded by Councilmember Ham. Councilmember Williams stated I noticed there were some comments made by local citizens and they were inaccurate. I would just like to notate that Mayor Allen, Mayor Pro Tem Broadaway, Councilmembers Polack, Ham and Aycock voted in favor of the motion. Councilmember Williams and Matthews voted against the motion. The motion passed 5:2.

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

1. Carl Martin shared information regarding Wayne Forward Housing Work Group. He also shared information regarding a letter from Legal Aid of North Carolina to Ms. Simpson-Carter concerning the CDBG Consolidated Annual Action Plan FY 20-24. Mr. Martin also shared concerns regarding the CDBG Consolidated Annual Action Plan.

Councilmember Williams asked what was the major flaws he saw regarding the plan. Mr. Martin replied the number one goal as I understand is fair and affordable housing; if you look at the plan, most of the monies are not going towards that purpose. Councilmember Williams stated you didn't see any allocation for the homeless and the facilities that care for the homeless population. Mr. Martin stated the amounts that are allocated for all the other aspects are relatively minor in compared to the major slice of public facilities and public services. Mr. Martin also shared concerns regarding COVID-19 funding and the need to provide masks.

2. Alicia Pierce shared concerns regarding the budget meeting held recently in which Councilmember Matthews was asking about the 17.5% increase and at that meeting Mayor Allen censored her voice. Ms. Pierce asked that the Mayor apologize to Councilmember Matthews for disregarding her final question. Ms. Pierce also shared concerns regarding the response to their questions and comments regarding the CDBG Consolidated Plan.

Councilmember Matthews asked about the process of responding to the comments received during the public hearing. Ms. Pierce shared during the Community Relations Commission's meeting Ms. Simpson-Carter shared those who spoke

during the public hearing would be receiving a response on Friday, July 10th and it was coming before Council on July 13th.

Councilmember Williams asked Ms. Pierce to tell him about her background. Ms. Pierce shared information regarding her experience as a budget analyst.

3. Bobby Jones shared concerns regarding COVID-19, Mr. George Floyd, racism, white supremacy and unjust policing.

Councilmember Williams stated thank you for coming here. I really respect you coming here.

4. Imari Olliver stated she is not a part of the Oliver Design Corp. and Item J. Accept or Reject Initial Bid and Authorize Finance to Advertise for Upset Bids for 211 S. Slocumb Street from Imari Olliver was her individual offer to purchase 211 S. Slocum Street.

Councilmember Williams stated sorry that happened.

Upon motion of Councilmember Williams, seconded by Councilmember Polack and unanimously carried Council accepted the offer on 211 S. Slocumb Street and adopted the following entitled resolution authorizing Finance to advertise for upset bids.

RESOLUTION NO. 2020-44 "RESOLUTION AUTHORIZING UPSET BID PROCESS"

5. Donna Stevenson shared she sent an email to Council on Sunday and expressed concerns regarding Team Goldsboro Facebook's page and racism.

Mayor Allen shared someone did a public records request and then it was posted to Team Goldsboro's Facebook page. Mayor Allen shared we do not have authority to take down Team Goldsboro's page.

Councilmember Matthews stated I did read your email. You were questioning about how they gained access to emails and Mayor Allen explained. Councilmember Matthews asked is there a policy in place that notifies Council when their emails have been requested.

Mayor Allen stated if you are going to send our emails out, you could tell us.

Councilmember Williams stated normally they would, Melissa would send us an email stating someone has requested your emails, I do not mind that and recently no one has notified me at all. My problem is I have requested emails from the city manager and I have not received those emails.

Discussion continued regarding Freedom of Information Act, public records request, and notifying Council when their emails are requested.

6. Sharon Matthews expressed concerns on how Mayor Allen treated her daughter during the budget meeting and how no one on the board has addressed it. She also asked Councilmember Williams about his email request. She shared concerns regarding public records requests.

Mayor Allen stated Councilmember Williams requested volumes of emails. Whoever requested the email between Brandi and I was one email.

Public records requests, procedures and Team Goldsboro's public records requests were discussed.

7. Constance Coram expressed concerns regarding the budget, rate hike for the water, the lack of an audit, transparency, finance department hiring from Lenoir County and Friends of Seymour, Ms. Shycole Simpson-Carter, disrespect by Mayor Allen to Councilmember Matthews.
8. Thomas Rice shared information regarding MLFL and a project he would like the city to participate in regarding homelessness.
9. Gentleman with MLFL shared he was homeless and spoke on homelessness.
10. Kim Vick shared she is a student, is homeless and shared information regarding a tiny home project.

Councilmember Williams stated I am proud of you, he also suggested she contact Wages or Community Relations.

Councilmember Polack shared he is working on tiny homes.

11. Henry Battle shared concerns regarding properties he own at 1302 George Street, 1304 George Street, 312 James Street and asked for paperwork related to those properties.
12. Matt Whittle stated he is a part of Wayne Forward and expressed concerns regarding the Consolidated Plan. He also shared information regarding the need to create a comprehensive plan that addresses affordable housing and development, bringing in stakeholders and asked Council to consider adding additional staffing to Community Development and Relations.
13. Devin stated I live on Patrick Street. He stated he has noticed crime has gone down but expressed concerns regarding noise, prostitution and panhandlers in his neighborhood. He stated he also has noticed some racial tension.

Council suggested he call the Police when needed. Mayor Allen stated we are looking into that area. Councilmember Polack shared concerns regarding gatherings of more than 25 people and needs to be enforced more as it is aiding in the spread of COVID.

14. Yvonnia Moore expressed concerns regarding the minutes of June 1, 2020 and asked that they be amended. She stated she spoke about COVID-19, businesses suffering downtown, George Floyd, and racism. Ms. Moore spoke on Juneteenth, Council's actions, a letter written by Councilmember Aycock, how Mayor Allen spoke to Councilmember Matthews at the budget meeting, apologizing to Councilmember Williams on how he has been treated, body language and the City of Goldsboro becoming morally bankrupt.

No one else spoke and the public comment period closed.

Mayor Allen stepped out at 8:34 p.m.

CU-5-20 Kiapo Copeland (110 E. Mulberry Street) – Subject property is located on the north side of E. Mulberry Street between Center Street and John Street. Public Hearing Held. The applicant is requesting a Conditional Use Permit to allow the operation of a Place of Entertainment (Paint and Play) with ABC for Brown Bagging.

Frontage: 58.33 ft.
 Depth: 89.55 ft.
 Area: 5,099 sq. ft.
 Zoning: Central Business District (CBD)

The applicant has proposed to up-fit an existing one-story 1,749 sq. ft. concrete commercial building for the operation of a Paint and Play facility.

Since the site is located within the Historic District, any exterior improvements to the building will be required to receive a Certificate of Appropriateness from the Historic District Commission.

The property was previously occupied as a church.

As previously stated, the applicant request to operate a Paint and Play facility within an existing building and allow customers the option of brown bagging at the facility. Activities such as painting lessons and paint parties will be available on-site. Brown bagging would be limited to a 6-pack of beer or 1-bottle of wine per customer.

The applicant's floor plan indicates a painting area to include no more than 6 tables to accommodate a maximum of 15 occupants including an office space and a restroom.

Days/hours of Operation: Tuesday – Saturday
7:00 p.m. – 11:00 p.m.

Employees: 1

The Unified Development Ordinance specifies that required parking standards would not apply in the Central Business District within an area bounded by the south side of Ash Street, the east side George Street, the north side of Chestnut Street and the west side of William Street. Since the subject site is located within this area, no off-street parking is required.

Refuse Collection: The applicant will utilize roll-out carts for garbage collection purposes.

Mayor Pro Tem Broadaway opened the public hearing and the following person spoke after being properly sworn in:

Mayor Allen returned at 8:36 p.m.

Kiapo Copeland stated first I would like to commend everyone in here doing good work for the city. I have been watching some videos of y'all work and y'all do have a stressful job. I would like to bring a paint and play, like art to downtown since there is a lot of art stuff downtown. It is going to be setup to where I will have a max of 12 to 15 people and it will be brown bagging. I will not be selling alcohol, but if someone would like to bring a beer or a wine that would be up to them; their choice. Does anyone have any questions?

Councilmember Polack stated like a wine and design. Mr. Copeland stated exactly. Councilmember Polack stated that will be a nice addition.

Councilmember Williams stated I appreciate you just stepping into the arena with a business here in downtown. We welcome any business. Welcome to the community.

Mayor Allen stated thank you and good luck.

No one else spoke and the public hearing was closed. No action necessary. The Planning Commission will have a recommendation for the Council meeting on August 3, 2020.

Consent Agenda - Approved as Recommended. City Manager, Timothy 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. Mayor Pro Tem Broadaway moved the items on the Consent Agenda, Items C, D, E, F, G, K, M and N be approved as recommended by the City Manager and staff. The motion was seconded by Councilmember Polack and a roll call vote resulted in all members voting in favor of the motion. The items on the Consent Agenda were as follows:

CU-04-20 Ace Hardware and Flex Space – East side of Mollie Drive between Miles Lane and Southeast Drive. Approved. The applicant requests a Conditional Use Permit for retail sales to include outside storage. In conjunction with the request, the applicant is asking for

separate site plan approval for the construction of a 21,105 sq. ft. multi-tenant commercial center.

According to the City's Unified Development Code, commercial developments incorporating retail sales of less than 30,000 sq. ft. with outdoor storage require a Conditional Use Permit. Separate site plan approval is required and shall be approved by City Council.

The subject property consist of two private lots. These lots were approved by City Council on November 7, 2005 as part of a 14-lot preliminary subdivision plat proposed for commercial development and formally known as Southeast Commercial Park.

Lot #8:

Frontage: 177 ft.
Depth: 217.5 ft. (avg.)
Area: 50,240 sq. ft., or 1.15 acres
Zoning: General Business

Lot #9:

Frontage: 150 ft.
Depth: 291 ft. (avg.)
Area: 41,983 sq. ft. or 0.96 acres
Zoning: General Business

Currently, the subject properties referenced above are clear and vacant.

The submitted site plan indicates the recombination of two private lots for the construction of a single-story, 21,105 sq. ft. metal building used for commercial development. Ace Hardware intends to occupy 11,025 sq. ft. of commercial building space. The hardware store proposes to occupy an additional 3,937 sq. ft. for outside retail sales and storage.

Hours of Operation: 7:30 a. m. to 6:30 p. m.
(Monday – Saturday)

No. of Employees: 5

The remaining 6,143 sq. ft. of commercial tenant space will be divided into five (5) separate tenant spaces for rent or lease. At this time, there are no proposed uses for the (flex) spaces.

Two 24 ft. wide curb cuts are proposed off Mollie Drive and are adjacent to the northern and southern property lines. A 24 ft. wide access drive provides access to parking spaces located at the front and rear of the site, as well as, loading and unloading zones for on-site commercial businesses.

Parking for the proposed hardware store requires 1 space per 500 sq. ft. of gross floor area. Parking for the remaining commercial retail spaces requires 1 space per 250 sq. ft. of gross floor area. A total of 42 parking spaces are required for the site. 46 parking spaces have been provided to include 2 van accessible handicap parking spaces. In addition to parking, the submitted site plan proposes a 12 ft. wide stacking lane sufficient for 4 vehicles along the northern building wall should a tenant opt to provide pick up window services in the future.

7 Autumn Blaze Maples are proposed as street trees along Mollie Drive. A Type A, 5 ft. wide buffer is proposed along the northern and southern property lines consisting of Blaze Maples and Variegated Privets. Snow Goose Flowering Cherries and Dwarf Yaupons will serve as vehicular surface area plantings.

An existing Type C, 20 ft. wide landscape buffer is required and present along the eastern property line adjacent to residentially-zoned property.

Currently, the owner is in the process of choosing exterior building components for the proposed commercial multi-tenant space. One option utilizes brick-veneer walls, masonry column supports, sloped metal roofs over entryways and aluminum thermal windows. The second option

utilizes projected and recessed brick-veneer walls and EIFS wall panels and aluminum thermal windows. Staff will ensure that commercial design guidelines are incorporated into the construction of the commercial building.

Existing 5 ft. wide exterior sidewalks are shown on the submitted site plan. The applicant shows interior sidewalks leading from the parking lot to the building entrances through sloped walkways and handicap ramps.

Commercial lighting plans have not been submitted. However, all exterior lighting improvements proposed for the site shall be in accordance with the City's commercial lighting design standards.

The property is not located within a Special Flood Hazard area. Water is available to serve the property and is provided by Eastern Wayne Sanitary District. City sewer is available to serve the property. Storm water calculations and drainage plans have not been submitted. Commercial building permits cannot be issued until all City engineering requirements have been satisfied.

The site falls within the 70-74 day-night average sound level (DNL) noise zone of Seymour Johnson Air Force Base. Base officials have indicated that a noise level reduction (NLR) of 25 decibels is required for the proposed commercial development to be compatible within the noise zone.

A solid waste commercial dumpster enclosure has been provided for tenants of the commercial center and is shown along the southeastern property line located behind the proposed hardware store. The dumpster will be located in a coral and screened from off-site views in accordance with City standards.

Interconnectivity has not been identified on the site plan. The applicant believes that interconnectivity would be impractical due to location of an underground storm sewer along the southern property line. The applicant is requesting a modification of the interconnectivity requirement along the southern property line. Staff is working with the developer to provide interconnectivity along the northern property line.

As previously stated, the applicant is requesting a modification of interconnectivity due to the location of an underground storm sewer along the southern property line.

At the public hearing held on June 15, 2020, no one appeared to speak for or against this request. The Planning Commission, at their meeting held on June 29, 2020, recommended approval of the Conditional Use Permit with modification to interconnectivity along the southern property line.

It was recommended City Council accept the recommendation of the Planning Commission and:

- (1) Adopt an Order approving the Conditional Use Permit for retail sales to include outside storage. In conjunction with the request, the applicant is asking for separate site plan approval for the construction of a 21,105 sq. ft. multi-tenant commercial center within the General Business District (GB) zoning district.
- (2) Approve the Conditional Use permit with the following modification;
 - a) Modification of the interconnectivity requirement along the southern property line. Consent Agenda Approval. Broadaway/Polack (7 Ayes)

Z-3-20 Adamsville Gateway Center, LLC. – East side of S. Berkeley Boulevard between E. Elm Street and East Street. Ordinance Adopted. On December 9, 1986, City Council approved a rezoning change from Neighborhood Business (NB) to General Business Conditional District (GBCD) limiting the subject property to the following permitted uses in the General Business zoning district: retail sales, appliance installation and repairs, barber shops, pawn shops, restaurants, bakeries and apparel tailoring/alterations.

In recent months, the owner of the commercial multi-tenant center has had several inquiries regarding potential uses that were not approved as uses for the site, however, are permitted uses within the General Business zoning district.

A zoning change is requested by the owner in order to maximize the use and marketability of his commercial property. The owner is requesting the following uses to be added as permitted uses for the site: pet grooming, laundromats/dry cleaning (personal), health spas, tanning salons, fitness centers, martial arts studios, nail salons, copying/printing services, offices to include business, medical and professional and travel agencies.

Surrounding Zoning:

North: General Business (GB)

South: Property owned by SJAFB

East: Property owned by SJAFB

West: General Business Conditional District (GBCD) and Shopping Center (SC)

As previously stated, the owner is requesting a zoning change from General Business Conditional District (GBCD) to General Business Conditional District (GBCD) to amend the permitted uses allowed for the site. Separate site plan approval is required.

The following uses are requested by the owner to be added to the list of permitted uses approved for the site: pet grooming, laundromats/dry cleaning (personal), health spas, tanning salons, fitness centers, martial arts studios, nail salons, copying/printing services, offices to include business, medical and professional and travel agencies.

The submitted site plan indicates an existing 6,965 sq. ft., single-story, brick-veneer and concrete block commercial building. Currently, the commercial building is separated into seven (7) tenant spaces. If the rezoning is approved, new uses must meet building code regulations as regulated by the North Carolina State Building Code.

At this time, no other changes to parking or landscaping are required for the site.

No outside storage is proposed. Any outdoor storage proposed in the future must receive City Council approval.

The City's Comprehensive Land-Use Plan recommends commercial development for the property.

The property is not located within a Special Flood-Hazard Area.

The site is not located in an Accident Potential Zone (APZ) or within the Noise Overlay District of Seymour Johnson Air Force Base. Since the property was adjacent to SJAFB, City officials contacted Base officials for comment. According to Base officials, the proposed uses requested by the owner to be added to the list of permitted uses for the site pose no commercial development concerns or hazard to flight operations.

At the public hearing held on June 15, 2020, the applicant came forward to speak in favor of the request and no one appeared to speak against the request.

The Planning Commission, at their meeting held on June 29, 2020, recommended approval of the amended change of zone request General Business Conditional District (GBCD) to allow the following uses to be added as permitted uses for the site: pet grooming, laundromats/dry cleaning (personal), health spas, tanning salons, fitness centers, martial arts studios, nail salons, copying/printing services, offices to include business, medical and professional and travel agencies.

It was recommended Council accept the recommendation of the Planning Commission and:

1. Finding the request consistent with the City's adopted Comprehensive Land Use Plan and;

2. Adopt an Ordinance amending the zoning General Business Conditional District (GBCD) to allow the following uses:
 - a. Pet grooming
 - b. Laundromats/dry cleaning (personal)
 - c. Health spas
 - d. Tanning salons
 - e. Fitness centers
 - f. Martial arts studios
 - g. Nail salons
 - h. Copying/printing services
 - i. Offices to include business, medical and professional and travel agencies. Consent Agenda Approval.
Broadaway/Polack (7 Ayes)

ORDINANCE NO. 2020-17 “AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT ORDINANCE OF THE CITY OF GOLDSBORO, NORTH CAROLINA CODE OF ORDINANCES”

SITE-13-20 Site and Landscape Plan – Wood-Mac (Retail Sales). Approved. The property is located on the northeast corner of North Berkeley Boulevard and East New Hope Road.

Frontage: 300 ft. (Berkeley Boulevard)
398 ft. (East New Hope Road)
Area: 1.297 Acres
Zoning: General Business Conditional District

On November 4, 2013, the City Council approved a rezoning request for this property from O&I-1 to General Business Conditional District. At that time, no use for the property was proposed. As a Conditional District zone, a site plan for any use, including those, which would normally require a Conditional Use Permit, would have to be approved by the City Council prior to development.

On June 2, 2014 and December 4, 2017, City Council approved conditional use permits and associated site plans for the operation of two used car sales establishments. On March 2, 2020, City Council approved site and landscape plans for retail sales associated with hemp products.

Approval for both used car lots and retail sales included a modification of the street tree and vehicular surface buffer to allow existing plant material to serve in these capacities. In addition, a modification of the sidewalks and fee in lieu requirement for both street frontages was approved by Council.

Originally, the site was served by three curb cuts, however, the southernmost driveway on Berkeley Boulevard was closed and appropriate landscaping was installed.

The owner of the property is in the process of selling the entire site and will continue to do so until the property is sold.

Now, the applicant wishes to operate an ice cream and shaved ice business and wishes to utilize the same site and landscape plan, previously approved for the two used car lots and retail sales establishment.

Days/Hours of Operation: Mon.-Sat.: 12Noon-9 pm
Sunday: 1-9 pm
Employees: 2

Parking for retail sales, small non-durable goods, is based on 1 space per 250 sq. ft. of gross floor space of the facility. 6 spaces are required. 21 parking spaces have been provided to include 1 handicap accessible parking space.

According to the City's current UDO, the proposed development is not an intensification of use and the location is not recommended for sidewalks in accordance with the City's Recommended Pedestrian Facilities plan. As such, sidewalks are not required.

There are no exterior improvements proposed for the existing facility. Any interior renovations will require a commercial building permit and compliance with the North Carolina State Building Code.

No other changes to the parking or landscaping are proposed.

The Planning Commission, at their meeting held on June 29, 2020, recommended approval of the Site and Landscape plan.

It was recommended Council accept the recommendation of the Planning Commission and approve the Site and Landscape plan. Consent Agenda Approval. Broadaway/Polack (7 Ayes)

US Dept. of Justice: 2020 Coronavirus Emergency Supplemental Funding Program Grant. Resolution Adopted. The Goldsboro Police Department has been notified that Federal grant funds are available from the 2020 Coronavirus Emergency Supplemental Funding Program. The total amount of funds available is \$108,628.00 for preventing, preparing for and responding to the coronavirus.

The Goldsboro Police Department has agreed to purchase personal protective equipment (PPE) for officers and employees, including masks, gloves, as well as disinfectants, sanitizers, thermometers, portable wash stations in order to effectively sanitize work areas and provide personal protection.

The Goldsboro Police Department is also eligible to purchase a law enforcement Utility Vehicle for use in patrolling the City's greenways, bicycle trails and parks due to the increase in residents utilizing these areas more frequently, as they abide by stay-at-home and social distancing recommendations. The greenways and many areas of the City's twelve (12) parks are inaccessible by patrol vehicles. This will increase citizen safety and ensuring social distancing. Additionally, the Goldsboro Police Department will be able to purchase traffic cones and a utility trailer for transporting traffic cones to needed locations. There has been an increased use of traffic cones in business areas that require vehicle and customer traffic control due to restricted business operations.

It is recommended the following entitled resolution be adopted supporting the Police Department acceptance of this grant. Consent Agenda Approval. Broadaway/Polack (7 Ayes)

RESOLUTION NO. 2020-43 "A RESOLUTION SUPPORTING THE U.S. DEPARTMENT OF JUSTICE 2020 CORONAVIRUS EMERGENCY SUPPLEMENTAL FUNDING PROGRAM APPLICATION"

Establishing a Special Revenue Fund Ordinance – BJA FY20 Coronavirus Emergency Supplemental Funding Program (2020-VD-BX-1476) (P3106). Ordinance Adopted. In May, 2020 the City applied for funding for personal protective equipment (PPE) for officers and employees, equipment and supplies related to the Coronavirus pandemic.

On June 8, 2020, the City received notification of award for \$108,628 from the Department of Justice Office of Justice Programs "BJA FY20 Coronavirus Emergency Supplemental Funding Program". There is no local match required for this grant.

G.S. §159-13.2 allows for the adoption of a grant project that is financed in whole or in part by revenues received from the federal and/or State government for operating or capital purposes as defined by the grant contract.

It is recommended the following entitled Special Revenue Fund Ordinance for the BJA FY20 Coronavirus Emergency Supplemental Funding Program Grant (P3106) be adopted for \$108,628.00. Consent Agenda Approval. Broadaway/Polack (7 Ayes)

ORDINANCE NO. 2020-18 “AN ORDINANCE ESTABLISHING A SPECIAL REVENUE PROJECT FOR THE BJA FY20 CORONAVIRUS EMERGENCY SUPPLEMENTAL FUNDING PROGRAM”

Authorization of Sale of Substandard Lots to Adjacent Property Owners under Session Law 2004-94 (Senate Bill 1370) for 917 Deveraux Street (Advance Management Enterprise, Inc.). Resolution Adopted. Staff has received an offer to purchase on a city/county-owned properties deemed substandard lots. Council must either accept or reject the offer, and if accepted authorize City officials to execute instruments necessary to transfer ownership. (Session Law 2004-94 Senate Bill 1370)

The following offer has been received:

917 Deveraux Street

Offeror: Advance Management Enterprise, Inc.

Offer: \$1.00

Bid Deposit: \$1.00

Parcel #: 34054

Pin #: 3509013160

Tax Value: \$2,710.00

Zoning: R-6

This is a substandard lot sale, therefore the minimum offer is \$1.00. The Planning Department notified the adjacent property owners, and no other offers have been received.

It is recommended the City Council accept the offer on 917 Deveraux Street and adopt the following entitled resolution authorizing City officials to execute instruments necessary to transfer ownership to Advance Management, Inc. upon concurrence by Wayne County Board of Commissioners. Consent Agenda Approval. Broadaway/Polack (7 Ayes)

RESOLUTION NO. 2020-45 “RESOLUTION AUTHORIZING SALE OF SURPLUS SUBSTANDARD REAL PROPERTY UNDER SESSION LAW 2004-94 SENATE BILL 1370”

Contract Award – 2020 Wastewater System Improvements Formal Bid No. 2020-003. Resolution Adopted. On Thursday, June 11, 2020, three (3) sealed bids were received for 2020 Wastewater System Improvements.

The proposed project consists of the removal and replacement of approximately 1,800 linear feet of existing sanitary sewer mains by cured in place piping (CIPP), pipe bursting and/or open cut for SJAFB sanitary sewer outfall improvements and includes Glen Oak Drive sanitary sewer outfall connection.

Vortex Services, LLC submitted the low bid for this project for a total cost of \$370,597.40. The bids received for this project are tabulated as follows:

<u>Name of Bidder</u>	<u>Amount of Bid</u>
Vortex Services, LLC Greenville, SC	\$ 370,597.40
NAPM Columbia, SC	\$ 454,550.00
AM-Liner East, Inc. Berryville, VA	\$ 546,186.00

The bids for this project have been reviewed by the Engineering Department, checked for accuracy, and found to be in order. We have reviewed the financing of this project with the Finance Director and determined that funds are available in Sewer Bonds.

The bid proposal for City projects require contractors to submit references and describe work of a similar nature to wastewater system improvements. Staff checked the three references provided by Vortex Services and received a good report from one company. The second and third references could not be reached.

It was recommended the City Council adopt the following entitled resolution authorizing the Mayor and City Clerk to execute a contract for \$370,597.40 with Vortex Services, LLC for the 2020 Wastewater System Improvements Project. Consent Agenda Approval. Broadaway/Polack (7 Ayes)

RESOLUTION NO. 2020-46 “RESOLUTION AWARDING AND AUTHORIZING THE EXECUTION OF A CONTRACT FOR 2020 WASTEWATER SYSTEM IMPROVEMENTS PROJECT FORMAL BID NO. 2020-003”

Departmental Monthly Reports. Accepted as Information. The various departmental reports for June 2020 were submitted for the Council’s approval. It was recommended Council accept the reports as information. Consent Agenda Approval. Broadaway/Polack (7 Ayes)

End of Consent Agenda.

FY20-24 Consolidated Plan (ConPlan) and FY20-21 Annual Action Plan (AAP). Approved. The FY20-24 ConPlan and FY20-21 AAP identifies the needs of lower-income persons in the locality and the proposed actions to be taken to serve those needs. A draft FY20-24 ConPlan and the FY20-21 AAP were made available for review and comment on May 27, 2020 until 5:00 p.m. on June 25, 2020. An advertisement was published in the Goldsboro News Argus on May 12, 2020, relative to the holding of a May 22, 2020 virtual public meeting before the Commission on Community Relations and Development. An advertisement was also published on May 15, 2020 relative to the FY20-24 ConPlan and FY20-21 AAP regarding the availability for a thirty-day review and comment period, and a final advertisement was published on May 30, 2020 relative to the holding of a June 15, 2020 public hearing before City Council.

Goldsboro’s draft FY20-24 ConPlan and the FY20-21 AAP were made available for review and comment on May 27, 2020 until 5:00 p.m. on June 25, 2020. The FY20-24 ConPlan and FY20-21 AAP will outline the proposed use of funds Goldsboro is expected to receive: **\$351,137** from CDBG, **\$237,076** from HOME, **\$206,554** from CDBG-CV and any other funding to be used in conjunction with these three grants. Goldsboro expects to receive **\$1,369,863** in CDBG; **\$1,348,095** in HOME; and **\$400,000** in Urgent Repair (URP) funds over the remainder of FY20-24 ConPlan.

Additionally, the City will have available in FY20-21 approximately **\$180,123** in prior year CDBG funds and **\$525,028** in prior year HOME funds (prior year balances as of February 1, 2020) along with program income of **\$3,120** in CDBG and **\$4,048** in HOME. Due to the restrictive use of funds placed on the HOME program to focus on projects and/or activities designed exclusively to create affordable housing for LMI households, the City has historically each year carried over a substantial amount of prior years’ HOME funds when it has not undertaken large development projects.

Comments received at June 15, 2020 public hearing held before City Council, from the May 22, 2020 virtual public meeting held before the Commission on Community Relations and Development, and during the thirty-day review and comment period will be incorporated as part of Goldsboro’s final version of the FY20-24 ConPlan and FY20-21 AAP to be sent to HUD on or before July 15, 2020.

City Council action is needed to approve FY20-24 ConPlan and FY20-21 AAP and to accept FY20-21 allocation of funds by the United States Department of Housing and Urban Development (HUD) from the Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) Programs.

Councilmember Williams made a motion to not approve the draft FY20-24 Consolidated Plan (ConPlan) and FY 2021- Annual Action. The motion was seconded by Councilmember Matthews. Councilmembers Williams, Polack and Matthews voted in favor of the motion. Mayor Allen, Mayor Pro Tem Broadway, Councilmembers Ham and Aycok voted against the motion. The motion failed 3:4.

Councilmember Ham made a motion to approve as presented:

1. Approve the draft FY20-24 Consolidated Plan (ConPlan) and FY20-21 Annual Action Plan (AAP) presented during City Council's Regular Meeting of June 15, 2020 with all comments received during the Citizen Participation process and Goldsboro's response incorporated into the final submission to HUD.
2. Accept FY20-21 allocation of funds by HUD **\$351,137** from CDBG, **\$237,076** from HOME, and **\$206,554** from CDBG-CV.
3. Authorize the Mayor and staff to execute and file the FY20-24 ConPlan and FY20-21 AAP, along with the required Certifications, the SF-424, and Grant Agreements that are required to receive CDBG and HOME funding for and on behalf of the City of Goldsboro, and to make necessary changes to those documents where required by HUD.

The motion was seconded by Mayor Pro Tem Broadaway.

Councilmember Matthews stated how can we rightfully approve this considering the information we were just provided; we have not had time to consider Matthew Whittle and Carl Martin and all these people who came and spoke. If they were supposed to have their comments responded to and that didn't happen, how can we approve it.

Mayor Allen stated first it is very fluid and you can change it when you need to.

Councilmember Matthews stated often times we say that Mayor Allen and then nothing every changes.

Mayor Allen stated the ability to change it is there if four want to change it.

Councilmember Ham stated in Mr. Martin's presentation he spoke that the ConPlan did not address affordable housing, there is 16 items in the ConPlan that are directly contributed to housing.

Mayor Allen called for a vote. Mayor Allen, Mayor Pro Tem Broadaway, Councilmembers Ham and Aycock voted in favor of the motion to approve it. Councilmembers Williams, Polack and Matthews voted against it. The motion passed 4:3.

City Manager's Report. Mr. Timothy Salmon stated I would like to thank the GPD, Police Department for its community policing efforts. If you go to our city's website, you will see Chief West put together a Use of Force policy and CALEA update for citizens. You can find that in the information that was posted on June 25th. You also see information on their strategic plan which talks about strengths, weaknesses, opportunities and threats and other CALEA execution on how we are adding to our professionalism of our force. I recommend those for people who are concerned with our policing actions. I would also like to remind people about COVID-19; there are 2000 cases in Wayne County to date about 90% of those have recovered; we are seventh in the state for the total number of COVID cases and third for the number of cases per 10,000 people. Please continue to wait 6 feet apart, where your mask and wash your hands.

Mayor and Councilmembers' Reports and Recommendations.

Councilmember Aycock stated no comment.

Councilmember Ham stated no comment.

Councilmember Matthews stated the budget meeting a few weeks back created a lot of chatter that I think needs to be addressed by me specifically. Me asking questions should in no way come as a surprise to anyone. I made it very clear during the campaign and what District 4 and Goldsboro could expect from me as their councilwoman. During my campaign there were five words that you heard me speak on every platform, energize, engage, educate, challenge and

create. I meant those words then and I mean them even more now. Our proposed budget was released and I spent hours upon hours reading and researching. It didn't take very long for there to be some cause for concern, a lot of red flags and a lot of questions. I even went so far to encourage my District 4 residents to get involved because this proposal will definitely affect them as well as all of our residents. The drastic increase in water and sewer rates should raise questions. We are cutting department funding we are freezing needed positions and unable to purchase needed equipment to do city business, should raise questions. Paying out \$60-\$80,000 to a certain group only a few councilmembers have privy to know about while our front line supporting agencies have to take cuts, should raise questions. Let me pause to say again I am well aware of the economic impact of Seymour Johnson Air Force Base and their significance. Let me say again that was never my question. It was never my comment. It was never my concern. I also stated as a city, we should in fact support our air men and women and their families. And million dollar violations surrounding Case Farms considering there has been an issue surrounding a conflict of interest that has been brought up by former councilmember last year, should raise questions. Our Finance Director's comments about the money and departments and I consider her to be a subject matter expert, should raise questions. There is much cause for concern and I'm not sure how many of our residents have been in charge for making millions of dollars but this is my first experience which I took very seriously and I deserved more compassion and understanding from our city leadership. Now what I do understand sometimes asking certain questions may be uncomfortable for those when they have personal invested interest with the topic at hand, however, that in no way should warrant the disrespect I received from the Mayor. Mayor Allen, I came before this City Council a year ago to speak on several issues and I addressed you specifically. I spoke about your disrespect towards certain women who came to the podium. A year later that is felt in real time towards myself and our Finance Director during our budget meeting. I will in no way accept or overlook that blatant disrespect from you or any member of this council. I will be respected. I saw a huge push for members of this board when censuring a seated councilmember based off some allegations. So I asked this board, what happens now amotion, censorship, removing your voting privileges, or calling for your immediate dismissal from this board, what will be your accountability Mayor Allen. Because as the leader of the city that kind of behavior cannot be dismissed. Many times you and I have disagreed on record and off record, each time I respected your position. You need to respect mine and there is no compromise on this. Have personally come to you and asked you what can we do to strengthen the board together. I talked to you many times about the personal feeling certain councilmembers have against one another and how it's affecting the work that we were elected to do. I have begged you to ask your friends to pull the plug on Team Goldsboro. I shared with you the damage it is causing and you have seen the many citizens' requests and concerns. I told you that city employees participate and how much bad representation it is on the city. Rather you or anyone else likes it or not I will stand by and stand firm on everything I have said to you. Your influence and loyalty from your circle is like anything I have ever seen. You and I both agreed this group was created in support of you, surely they can dismantle in support of you as well. I simply asked you to do the right thing. Our residents are being affected, they are being verbally attacked and threatened online and I was recently verbally attacked inside of the shopping store by a page supporter and contributor, what more has to happen, considering the climate we are in now this has to stop and let me be very clear to Mark and your team, the email that you posted was not the first time I had mentioned Team Goldsboro, the involvement of the city's Community Relations Director or the Mayor and his influence as it relates to your page. I met with the city manager within a month of me being sworn in to discuss this very issue. So the narrative that you tried to create that says I was wanting to silence a group or infringe on the First Amendment rights is absurd. Let's iron out this wrinkle now, freedom of speech does not mean freedom of consequences. If you want to say what real leadership looks like look over at our Wayne County Sheriff office, an employee used her freedom of speech and she was fired. Speaking of silencing though Mayor Allen, when you abused your power to silence me, when you banged your gavel while I was talking you also silenced the three hundred thousand plus residents that I represent in District 4 and not only do I and the residents I represent deserve an apology anyone and everyone that was offended by your behavior deserves an apology. As I said in my email and I'll say it now I expect more from you as our city's leader I will not sit in this seat idle just to gain popularity. I have greater work to do. To this board are you really listening, are you listening to the people you were elected to serve. Thank you tremendously to those people who showed up today specifically in support of me, that spoke up that use your voice, it does matter. We have work to do, I encourage that we do it together, thank you.

Councilmember Polack stated I want to give a shout out to a nine year old named Eli Wilson, for his unselfish act of putting together a tie dye spin on masks as well as t-shirts during COVID-19 pandemic. Since June, 50 to 100 orders have been placed weekly and on June 29th he has donated \$300 of proceeds to the United Way. Tie Dye by Eli on Facebook is a way to get in contact. I also want to recognize the consist efforts of the Seventh Day Adventist Church, at the intersection of Lee and East Mulberry Street that ensures I can deliver food weekly to the elderly at Waynesborough House.

Mayor Pro Tem Broadaway stated I would like to thank all of our first responders and the Police Department they have been doing a great job. I would like to thank all the citizens who are wearing masks and keeping social distancing. We are a long way out of this COVID-19, we have got to all stay together and support each other.

Councilmember Williams stated first I would like to say Brandy I'm sorry for what happened in our budget meeting. You do not deserve it. You said that you did a lot of homework, we did a lot of homework pertaining to the budget and it is not easy. I would hope of course our Mayor would apologize, you deserve to be apologize so we can move forward. A couple of things that have been on my mind, there was a news reporter here and he had wrote that I should have knew who Friends of Seymour was and I just tell him do some true investigation before you say what I should have known. I say to him, call me before you print something and maybe I could elaborate or explain a little bit more. If you want to see the information we can go back from fiscal year 2015 all the way to fiscal year 19 – 20. I can show you all the books I kept all of our budget books, there is no Friends of Seymour anywhere. So I would hope that you would retract what you said about me knowing about Friends of Seymour. How could I know about Friends of Seymour when I was never invited to be on the board in all the years I've been here? How could I know about Friends of Seymour when our Mayor after the second day of the budget admitted that he was on that board as well as Councilmember Broadaway? I wouldn't know if I was not in the club, how could I know if no one took me under their wing and said hey I want to let you get involved in this. The other issue that I have was because I asked our city attorney if there was a conflict of interest and he sent me something which I received today and we always mention Ms. Frayda Bluestein, but I do not see any details, what I read says quite the opposite that any public official involved in administrating a contract, if he or she oversees the performance of the contract or has authority to make decisions, they are prohibited from voting. This is statute, but I cannot get any honest answer from our city attorney from the people sitting on this board, so I am talking about transparency here. We trust people who have these positions but they are not being honest with you. We have a city attorney whose contract has ran out, he had a year contract it has not come before this board nor has this board said anything nor has he said anything. Where's the transparency, where's the honesty. Why hasn't our city manager address that because you are too busy addressing issues about nonsense instead of handling business properly. Then we just made a settlement with Shycole Simpson-Carter and our city attorney states that we can't tell the public, its public dollars. I guess I'll be censored because I'm explaining this, well if you censor me make sure you censor our Mayor for his actions. That's all I got. Good night.

There being no further business, the meeting adjourned at 8:57 p.m.

Chuck Allen
Mayor

Melissa Capps, MMC/NCCMC
City Clerk