

MINUTES OF MEETING OF MAYOR AND CITY COUNCIL HELD  
AUGUST 20, 2018

**WORK SESSION**

The Mayor and 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 August 20, 2018 with attendance as follows:

Present: Mayor Chuck Allen, Presiding  
Mayor Pro Tem David Ham  
Councilmember Antonio Williams (arrived at 5:04 p.m.)  
Councilmember Bill Broadaway  
Councilmember Mark Stevens  
Councilmember Bevan Foster  
Councilmember Gene Aycock  
Ron Lawrence, Attorney  
Scott Stevens, City Manager  
Melissa Corser, City Clerk  
LaToya Henry, Public Information Officer  
Jennifer Collins, Interim Planning Director  
Kaye Scott, Finance Director  
Mike West, Police Chief  
Patrick Lechner, Building Maintenance Superintendent  
Scott Barnard, P&R Director  
Felicia Brown, Assistant P&R Director  
Mike Wagner, Deputy Public Works Director – Utilities  
Bobby Croom, City Traffic Engineer  
Joe Dixon, Fire Chief  
Christie Langley, Administrative Assistant III  
Shycole Simpson-Carter, Community Relations Director  
Allen Anderson, Chief Building Inspector  
Marty Anderson, City Engineer  
Julie Metz, DGDC Director  
Scott Satterfield, Business & Property Development Specialist  
Joey Pitchford, Goldsboro News-Argus  
Ken Conners, News Director-Curtis Media Group East  
Carl Martin, Citizen  
Lonnie Casey, Citizen  
Shirley Edwards, Citizen  
Yvonna Moore, Citizen  
Amy Bauer, Citizen  
Jay Bauer, Citizen  
Kriquette Davis, YMCA  
Zach Lily, Citizen  
Sylvia Barnes, Citizen (arrived at 5:07 p.m.)  
Ravonda Jacobs, Citizen (arrived at 5:34 p.m.)

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

**Adoption of the Agenda.** Upon motion of Mayor Pro Tem Ham, seconded by Councilmember Stevens and unanimously carried, Council adopted the agenda.

**Sidewalk Fee in Lieu Discussion.** Ms. Jennifer Collins presented the following information:

- Currently \$15/LF for new development
- FY 16-17 - \$4,740.00
- Recommend Increase to \$20/LF based off current NCDOT estimates
- FY 16-17 increase of \$1,580.00 = \$6,320.00

Council discussed and consensus was to increase the fee in lieu to \$20/LF.

Ms. Collins shared previously Council discussed and approved to install sidewalks along Grantham Street near the bakery. This past Tuesday staff met with NCDOT about the bridge replacement over the railroad on Grantham Street (adjacent to bakery), the project has a construction let date of FY 2020 and in discussion with NCDOT at that meeting, the option of a road diet for the bridge was discussed. The project limits would include from the bridge to George Street. This would take the existing 4 lane section it is today and reduce to 3 lanes (2 travel lanes with a center turn lane) and would allow for sidewalks on both sides of Grantham Street. There would be a 70/30 cost share for the installation of sidewalk. It is staff's recommendation to do the 70/30 cost share so we can accommodate sidewalks on both sides of Grantham Street. Council agreed with staff's recommendation and discussed where to use the money previously appropriated for that section of sidewalk.

Councilmember Broadaway made a motion to install sidewalks on Spence Avenue from Royall Avenue to Mall Road. The motion was seconded by Councilmember Aycok. Mayor Allen, Mayor Pro Tem Ham, Councilmembers Broadaway, Stevens, and Aycok voted in favor of the motion. Councilmembers Williams and Foster voted against the motion. Mayor Allen stated the motion passed 5:2.

Council asked staff gather cost estimates for installation of sidewalks for portions of George Street and Herman Street.

**Responsible Demolition in the City of Goldsboro – Councilmember Foster.**

Councilmember Foster shared the contractor who has been handling the city's demolition work was fined by the state for illegal dumping. Councilmember Foster recommended the city not use this contractor in the future.

Mr. Anderson suggested adding a requirement to the RFQ to show dumping tickets prior to being paid.

Mr. Stevens shared information regarding bid requirements.

Council discussed. Councilmember Broadaway made a motion to add to the RFQ that the contractor must show dump tickets prior to getting paid. Councilmember Stevens seconded the motion. Mayor Allen, Mayor Pro Tem Ham, Councilmembers Broadaway, Stevens and Aycok voted in favor of the motion. Councilmembers Williams and Foster voted against the motion. Mayor Allen stated the motion passed 5:2.

**Golf Course Budget – Councilmember Foster.** Councilmember Foster shared concerns regarding losses incurred by the golf course. He asked that the audits for 2009-2014 be added to the city's website.

Upon motion of Councilmember Foster, seconded by Councilmember Williams and unanimously carried, Council requested staff add 2009-2014 audits to the City's website.

Councilmember Foster stated the golf course has incurred as much as \$1.7 million in losses over the years and we need to fix that, as the area around the golf course has some of the worst poverty.

Council discussed staffing, number of members, budget and audited numbers for the golf course.

**Summer Feeding Program – Councilmember Foster.** Councilmember Foster shared he emailed Ms. Dana Ellis at the food bank. He stated he wanted to make sure it is just not her opinion that we are in compliance and to ask our attorney if he has looked at the federal regulations. Mr. Lawrence asked if Councilmember Foster he had received his email last week. Councilmember Foster stated he did. Mr. Lawrence stated in the first paragraph I stated, I am confident, never a guarantee though, that we are in compliance having reviewed 7CFR225, the federal regulations that govern the summer feeding program.

Councilmember Foster stated he has contacted the federal government and again he would ask our city attorney to be sure we really, really are in compliance.

Mr. Lawrence stated he felt Councilmember Foster may be skipping a step though, the USDA administers the program through the Food Bank of Eastern North Carolina. The Food Bank of Eastern North Carolina is the one that qualifies or does not qualify sites. The question really is, is the Food Bank of Eastern North Carolina is in compliance with federal law.

Councilmember Foster stated he is not questioning the site, what I am questioning is once we put it in our advertisement for summer camp, if we are providing a meal, that is a paid summer camp, there is no application for assistance, I question whether we are doing it legally, maybe we are. I would like to have a feeding site closer to my district.

Mr. Lawrence stated I think we are still in compliance otherwise, as well.

**Technology and the Future of Goldsboro and Social and Financial Economics in Goldsboro – Councilmember Stevens.** Councilmember Stevens asked his requested discussion items be moved to the first meeting in September.

**Summer Youth Employment 2019 – Councilmember Williams.** Councilmember Williams shared information regarding opportunity youths. He asked Council to approve more funding for the summer youth program. He stated the program should be growing every year.

Councilmember Williams requested a board be created with members from each district that would go out and would partner with businesses, these businesses would help by creating jobs for the youth. He stated he would like to see statistics on how this program has helped.

Councilmember Broadway stated he would like to hear the after action report for 2018.

**Historical Commission Discussion – Councilmember Williams.** Councilmember Williams stated he is the ex-officio for the Historic District Commission and has attended several meetings. There has been some unethical behavior and it has turned into a toxic setting. Councilmember Williams shared concerns regarding the chairman and his actions during recent meetings. Councilmember Williams read an email from a member of the commission, Ms. Ravonda Jacobs. Councilmember Williams played an excerpt from the last Historic District Commission meeting.

Councilmember Stevens asked if that was the entire recording, because he had heard the recording. He stated it seemed the board was at odds.

Mayor Allen shared after the meeting it was brought to his attention, he listened to the tapes and in the meantime, Mr. Lily requested to meet with me and he invited Mr. Jay Bauer and Councilmember Stevens. I ask Mr. Jennifer Collins and Mr. Ron Lawrence to be in the meeting. Mayor Allen stated he did ask Ms. Collins to bring someone in from the State Historic District Commission to brief the commission on what its purpose is, what members are supposed to do. Mayor Allen shared what he told Mr. Lily, that he felt it was a mistake to call a board member out in public, that Mr. Lily chastised Ms. Jacobs for coming to Council, but that it is anyone's right to come to Council, and I told him I felt like he did attack Ms. Jacobs inappropriately during the meeting and I felt he owed her and the commission an apology.

Councilmember Aycock commended Ms. Jacobs on keeping her composure.

Councilmember Stevens made a motion to remove all members. The motion did not receive a second.

Councilmember Williams stated he would like an investigation of the chairman.

Councilmember Foster made a motion to remove Mr. Zachery Lily from the Historic Board Commission. The motion was seconded by Councilmember Williams. Councilmembers Foster and Williams voted in favor of the motion. Mayor Allen, Mayor Pro Tem Ham, Councilmembers Broadaway, Stevens and Aycock voted against the motion. Mayor Allen stated the motion failed 2:5.

Mayor Allen stated he felt Council should give the Historic District Commission an opportunity to resolve the conflict. He stated he felt the Commission should look at removing Mr. Lily as Chairman, or Mr. Lily should resign.

Councilmember Broadaway made a motion to add a brief description with an item being requested to be added to the agenda by a fellow councilmember in order to allow the other members to be prepared to discuss the requested item. Councilmember Stevens seconded the motion. Mayor Allen, Mayor Pro Tem Ham, Councilmembers Broadaway, Stevens and Aycock voted in favor of the motion. Councilmember Williams and Foster voted against the motion. Mayor Allen stated the motion passed 5:2.

**NLC City Summit Conference Discussion.** Mayor Allen shared information regarding the upcoming NLC City Summit Conference to be held in Los Angeles, California. Mayor Allen shared the estimated cost to attend would be about \$3,000 per member and we have about \$15,000 in our travel budget. Council discussed budgeted travel expenses and past travel.

Councilmember Foster suggested a \$2,000 limit. Council consensus was reached at a \$2,000 limit.

**City Hall Maintenance.** Mr. Allen Anderson presented the following information:

Carpet Replacement – City Hall Annex

- Original Carpet installed in 2005 (13 years old)
- Area #1           Goldsboro City Hall, Lobby,  
Hallways and Conference  
Room 1<sup>st</sup> and 2<sup>nd</sup> Floor  
(Excluding City Manager’s Office)
 

ABBEY Carpet:	\$12,823.87
Premiere Carpets:	\$19,460.53
Johnson One Carpet Floor & Home:	\$20,468.66
- Area #2           Goldsboro City Hall  
Whole Building 1<sup>st</sup> and 2<sup>nd</sup> Floor  
(Excluding City Manager’s Office)
 

ABBEY Carpet:	\$61,086.53
Premiere Carpets:	\$50,278.44
Johnson One Carpet Floor & Home:	\$61,205.39

Mr. Anderson stated staff would recommend Council consider replacing the carpet in area #1 with ABBEY Carpet at an estimated cost of \$12,823.87. Council consensus was reached and Council agreed staff could move forward.

Mr. Patrick Lechner presented the following information:

City Hall Columns & Water Fountain Restoration

214 N. Center Street Historic City Hall

Columns and Side Wall Restoration

- Over 12 yrs. since last repair
  - 2005 when the City Hall Annex was built
- Badly cracking
  - Continually getting worse
  - Allowing water into columns
- A main focal point

- Lights up downtown
- Public announcements/Events
- DGDC's "Say yes!"

Recommended Restoration & Repairs for City Hall

Scope of Work

- All columns and a portion of side wall will be scraped and cleaned down to original surfaces.
- Cracks will be repaired.
- Flexible mesh will be applied to prevent future cracking.
- Columns and side walls will be waterproofed and color matched to existing color and texture

Timeframe

- Start date
  - Late September
- Completion
  - Before lights up Nov. 20th
  - Will confirm with contractor

Cost

\$17,000 - \$22,000

Water Fountain Restoration & Repair

- Over 12 yrs. since installation
  - Fountain was installed in 2005 when City Hall Annex was built
- Badly cracking and leaking around outer base
  - Water is beginning to seep through sides and staining
- Another focal point and a popular portrait location
  - Proms
  - DGDC's "Say yes!"

Items to be Replaced

- Blossom Jet
- Diffusion Plate Access panel
- Diffusion Plate For Blossom Jet
- Crystal Bowl & Pedestal
- Wire Strapping
- 48" Foundation
- Two Foundation Tops
- Two Foundation Access Panels
- Three Floor Plates

Recommended Restoration & Repairs for Water Fountain

Scope of Work

- Drain fountain
- Wash and clean
- Install new parts

Timeframe

- Start date
  - First of Spring next year
  - Give time for material to acclimate

Cost

\$6,100

Councilmember Foster asked if these costs for repairs were included in the budget. Mr. Stevens replied no sir we would come back to Council with a budget amendment.

Councilmember Broadway made a motion to approve the needed repairs to City Hall and the fountain. Councilmember Stevens seconded the motion. Mayor Allen, Mayor

Pro Tem Ham, Councilmembers Broadaway, Stevens and Aycock voted in favor of the motion. Councilmember Williams and Foster voted against the motion. Mayor Allen stated the motion passed 5:2.

Council also discussed areas maintained/mowed by DOT and possibly taking over those areas and seeking reimbursement.

Items g. Fire Department Reorganization and h. 2018-19 Public Art Recommendations was deferred until a later time to allow time to review the consent agenda.

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

**Item M. Authorization of Agreement for District 6 Park Master Plan.** Councilmember Williams shared information regarding Vision 35. Mayor Allen suggested staff work to see if they can get the price reduced to \$10,000.

Upon motion of Councilmember Aycock, seconded by Councilmember Stevens and unanimously carried, Council removed Item M. Authorization of Agreement for District 6 Park Master Plan from the Consent Agenda.

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

## **CITY COUNCIL MEETING**

The Mayor and 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 August 20, 2018 with attendance as follows:

Present: Mayor Chuck Allen, Presiding  
Mayor Pro Tem David Ham  
Councilmember Antonio Williams  
Councilmember Bill Broadaway  
Councilmember Mark Stevens  
Councilmember Bevan Foster  
Councilmember Gene Aycock

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

Pastor DJ Coles with Seymour Johnson Air Force Base Chapel provided the invocation. The Pledge to the Flag followed.

**2018-19 Public Art Recommendations.** Ms. Julie Thompson reviewed the following information:

### **Background**

- Center Street Design and Roundabouts
- Options
  - Purchase Art
  - Lease Art
  - Selection Process
- April Applications for 2018-19 PASC Members: 11 Responses
- Public Art Steering Committee – Members Include
  - Allison Platt, Project Designer
  - Lilian Danieli, Downtown Business Owner
  - Eric Schreffler, Local Artist
  - Randy Wright, Local Artist
  - Randy Guthrie, Assistant City Manager
  - Scott Stevens, City Manager
  - Jennifer Collins, City Planner/Historic District Rep.
  - Wendy Walker, Arts Council Director
  - Julie Metz, Downtown Director

- Catherine Eagles
- Amber Herring
- Thomas Foye
- Ken Gerrard
- Allison-Tyne Otto
- Stephanie Morris
- Mathew Figueras
- 61 Pieces Reviewed
- Shortlisted to 10
- Public 7/25 to 8/17
- Selections: Center Street Roundabouts
  - Telos
  - Universal Inseparability
  - Iliana
  - Lithic
- John Street Parking Lot Entrance
  - Popsicles
  - Piscis
  - For No Apparent Reason
- Selections: Center Median
  - Trapeze
  - Aria
  - Hyperbolic Space
- Public Comments: 303 Responses
- Public/PASC Recommendation
  - Iliama
  - Universal Inseparability
  - For No Apparent Reason
  - Popsicles

Council agreed staff could proceed.

Ms. Metz shared the Art Installation Ceremony is scheduled for Friday, October 12, 2018 at Noon at the front of City Hall.

**Consent Agenda Review.** Items P-U on the Consent Agenda were reviewed.

**Approval of the Minutes.** Councilmember Aycock made a motion to approve the Work Session and Regular Meeting Minutes of August 6, 2018 as submitted. Councilmember Stevens seconded the motion. Mayor Allen, Mayor Pro Tem Ham, Councilmember Williams, Broadaway, Stevens and Aycock voted in favor of the motion. Councilmember Foster voted against the motion. Mayor Allen stated the motion passed 6:1.

**Golden STAR Award Recipients.** Ms. Bernadette Carter-Dove, Human Resources Director shared the STAR award is to recognize employees in a timely manner for their contributions to the organization and the community. These contributions go above and beyond the normal scope of responsibilities of the performance of their duties.

The award focuses on customer service/professionalism, problem solving/quality improvement, teamwork/community partnership or other professional/personal achievement in a way that relates to the City's values and beliefs of integrity, professionalism, collaboration and promoting the quality of life. Anyone having knowledge of such characteristics displayed by an employee or group of employees may submit a nomination. The monthly recipients will receive a monetary award, a certificate signed by the City Manager and Mayor, and a pin signifying their STAR status.

Mayor Allen presented an award to the following employees for going above and beyond:

- Darren Goroski – IT Department

**SJAFB Remembrance Week.** Tsgt. Mitchell Martinez and Tsgt. Floyd Adams stated they were representing Seymour Johnson Air Force Base and shared information regarding upcoming events the third week of September for POW/MIA Remembrance Week.

Mayor Allen stated we appreciate what you for our City and our Country.

**Opioid Use Disorder Awareness Week – Proclamation.** Mayor Allen proclaimed the first week of September as “OPIOID USE DISORDER AWARENESS WEEK” in the City of Goldsboro and called upon our community to observe this week to gain insight, to foster commitment, and to promote the call for “Remembrance, Hope, and Action.”

Mayor Allen presented a framed copy of the Resolution to the Coalition for Addiction and Life Management.

Mr. Dustin Pittman, Chairman of the Coalition for Addiction and Life Management, shared information regarding the Coalition.

**Resolution Expressing Appreciation for Services Rendered by James Dortch as an Employee of the City of Goldsboro for More Than 19 Years. Resolution Adopted.** James Dortch retires on September 1, 2018 as a Heavy Equipment Operator with the Parks and Recreation Department of the City of Goldsboro with more than 19 years of service. James already had 19 years of experience prior to the City of Goldsboro taking over operations of the Municipal Golf Course. James began his career with the City of Goldsboro on March 24, 1999 as a Heavy Equipment Operator with the Parks and Recreation Department where he has served until his retirement. James has proven himself to be a dedicated and efficient public servant who has gained the admiration and respect of his fellow workers and the citizens of the City of Goldsboro. The Mayor and City Council of the City of Goldsboro are desirous, on behalf of themselves, City employees and the citizens of the City of Goldsboro, of expressing to James Dortch their deep appreciation and gratitude for the service rendered by him to the City over the years. We express our deep appreciation and gratitude for the dedicated service rendered during James’s tenure with the City of Goldsboro. We offer James our very best wishes for success, happiness, prosperity and good health in his future endeavors.

Upon motion of Councilmember Aycock seconded by Councilmember Stevens and unanimously carried, Council adopted the following entitled Resolution.

RESOLUTION NO. 2018-49 “RESOLUTION EXPRESSING APPRECIATION FOR SERVICES RENDERED BY JAMES DORTCH AS AN EMPLOYEE OF THE CITY OF GOLDSBORO FOR MORE THAN 19 YEARS”

**McKenzie Hinson – Active Shooter First-Aid Kits.** Miss Kenzie Hinson shared information with Council regarding an initiative to get Active Shooter First-Aid Kits in schools and other public spaces.

Mayor Allen thanked Miss Hinson for all she does for the community.

**CU-8-18 Coastal Transport, Inc. – Southwest corner of South George Street and Hemlock Street. Public Hearing Held.** The applicant requests a Conditional Use Permit to allow the operation of an outdoor/indoor flea market within the I-2 General Industry District. Flea markets (both indoor and outdoor) are a permitted use with the issuance of a Conditional Use Permit within the I-2 zone.

Frontage: 250 ft. (South George Street)  
660 ft. (Hemlock Street)  
Area: 3.8 Acres  
Zoning: I-2 General Industry

The site was most recently occupied by offices for the applicant who now plans to rent the space.



There is a 5,700 sq. ft. building on the site which will be utilized as a retail store or flea market.

Hours of operation for the retail store would be from 10:00 a. m. to 7:00 p. m., Monday through Saturday.

On Friday, Saturday and Sunday the applicant proposes to have a grassed area immediately north of the building available for rent to outside vendors.

A total of 30 parking spaces are required for the site. There is space available for up to 33 parking spaces if additional paved area is striped.

Two driveways exist along South George Street to provide access to the site. An additional driveway extends from Hemlock Street.

While there are existing shrubs and trees provided randomly on the site, the applicant has requested a modification of the 5 ft. wide screening requirement between adjacent businesses as well as interior landscaping.

Mayor Allen opened the public hearing. No one spoke and the public hearing was closed.

No action necessary. Planning Commission will have a recommendation for the Council's meeting on September 4, 2018.

**CU-9-18 Bradley Tew – South side of US 70 East between North Oak Forest Road and East Ash Street Extension (Place of Entertainment with No ABC Permits-Indoor Batting Cages). Public Hearing Held.** Applicant requests a Conditional Use Permit to allow the operation of indoor batting cages for the purposes of training and skill development.

The property is zoned General Business. Indoor batting cages are classified as a place of entertainment. The use is permitted only after the issuance of a Conditional Use Permit approved by City Council.

Frontage: 555 ft. (Commercial Dr.)  
Area: 74,048 sq. ft., or 1.73 acres

In 2012, the site was approved for use as a storage facility operated by Mission Foods. Mission Foods relocated to Wayne County's Industrial Park and since that time the facility has remained vacant.

There is an existing 15,000 sq. ft. building on the site. The applicant's submitted floor plan shows 8 batting cages, an office, retail space, storage areas and two restrooms.

Days/hours of Operation: Monday-Friday: 5-9pm  
Saturday-Sunday: Noon-9pm

Employees: 1

The site will be served by two existing driveways from Corporate Drive. Based on two spaces per batting cage and one space per 100 ft. of spectator area, a total of 25 parking spaces are required. There are 47 existing paved parking spaces including two which are handicap accessible.

Existing vegetation is sufficient to meet the intent of the City's landscape ordinance. A modification of a Type A, 5 ft. wide landscape buffer yard is necessary along the southern property line since there is no room to install the required plantings.

Seymour Johnson Air Force Base has been notified of the applicant's intent to operate a place of entertainment since the proposed site is located within the Noise Overlay

Contour of 65-69 decibels. Noise attenuation measures may have to be incorporated into the building design if significant building improvements are proposed for interior components of the facility.

Mayor Allen 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 September 4, 2018.

**Z-11-18 The Three J's – North Side of US 70 East between North Oak Forest Road and East Ash Street Extension (SC to GBCD). Public Hearing Held.** Applicant requests a zoning change from Shopping Center to General Business Conditional District which would limit the use of the property to a car dealership including the accessory uses of used car sales, leasing, service and repair.

Site, landscape and building elevation plans have been submitted and are to be approved separately.

Frontage: 275 ft. (McLain Street)

Tract One: 6.964 acres

Tract Two: 2.772 acres

Surrounding Zoning: North: Industrial Business Park;

South: Shopping Center & GB

East: Industrial Business Park

West: General Industry/R-16 and General Business

The site is located outside the city limits. Applicant has submitted a petition for contiguous annexation of the subject property.

The property is currently vacant farmland.

A car dealership is proposed as detailed in the submitted development plans.

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

The applicant has submitted development plans for a new KIA automobile dealership on Tract One. The site plan indicates the construction of a 20,193 sq. ft. facility consisting of office spaces, vehicle display areas and service areas. A total of 447 parking spaces have been provided to include 5 customer spaces and 2 handicap accessible parking spaces.

Hours of operation: Monday thru Saturday 8:00am to 8:00pm.

Employees: Approximately 25

The property can be served by City sewer and the developer will be required to extend water lines to the site. A small strip of land traversing the property along Richland Creek is located within a Special Flood Hazard Area. Stormwater calculations, grading and drainage plans will be required and subject to approval by City Engineering before construction permits are released.

Access will be provided by a new curb cut along McLain Street and driveway permits are subject to NCDOT review. Interconnectivity has been shown along the northern property line approximately 200 ft. from McLain Street adjacent to vehicular display areas. A proposed access easement is shown along the rear of Tract One which will allow for one future driveway at the rear.

Building elevation plans have not been submitted, however, staff is working with applicant to ensure building design standards are compliant with the City's Unified Development Code.

Interior sidewalks have been provided for pedestrian access into the building. Exterior sidewalks are required for the site along McClain Street. Applicant will be required to install sidewalks or pay the fee in lieu of exterior sidewalk installation in the amount of \$4,125.

Commercial lighting plans have not been submitted, however, staff will work with the applicant to ensure that proposed lighting is compliant with the City's commercial lighting ordinance.

Dumpsters and HVAC units: Commercial garbage dumpsters and exterior HVAC units have not been identified on the site plan. Staff will work with applicant to ensure that each are properly screened from public view.

The submitted site plan indicates an 8 ft. street yard for the planting of 10 Maple trees along the 60 ft. access easement located along the eastern property line.

The applicant is requesting the following landscaping modifications:

- 1) Modification of interior landscaping.
- 2) Modification of the requirement that rows of parking spaces exceeding 15 shall be visually divided by a parking lot landscape island.
- 3) Modification that all parking spaces shall be located within 60 ft. of a parking lot tree.
- 4) Modification of required landscape screening surrounding proposed retention ponds.
- 5) Modification of street trees along McLain Street and the 60 ft. wide easement along the southern property line.

The zoning change to General Business would be consistent with the City's Comprehensive Land Use Plan, which recommends commercial development for the property.

Mayor Allen 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 September 4, 2018.

**Z-12-18 Goldsboro Housing Authority – South side of Edgerton Street between Claiborne Street and Taylor Street (R-9 Residential to O&I-1 CD for Day Care Center). Public Hearing Held.** The applicant requests the zoning change in order to allow the development and operation of a day care center to serve residents of Fairview Homes.

Frontage: 130 ft. (approx.)  
Depth: 190 ft. (approx.)  
Area: 0.58 acres (approx.)

Surrounding Zoning Districts:	North:	R-9 Residential
	South:	R-9 Residential
	East:	R-9 Residential
	West:	R-9 Residential

The building on the site is currently used as community and office space for the Goldsboro Housing Authority.

The Housing Authority wishes to convert a portion of the existing space into a day care center associated with Head Start and Early Head Start with the target user being residents of Fairview Homes. The Conditional District designation would limit the use of the property to a day care center and site plan approval would be required separately.

The City's adopted Land Use Plan designates this property for High Density Residential development.

The property is served by City water and sanitary sewer lines and is not located within a Special Flood Hazard Area.

There is a 5,200 sq. ft. building on the property. Two existing multi-purpose rooms will be converted to the day care center. An area to the rear will be enclosed with a 6 ft. tall black vinyl fence. This space will be divided to provide for each program with the required play area per child. The center will have to comply with all State and Federal laws that pertain to health, safety and welfare of the children served.

Children to be Served: 26  
Employees: 4

Hours of operation: Monday – Friday  
9am – 3pm

Currently there are no paved areas on site for parking. The applicant contends that services at the daycare are primarily for residents of Fairview Homes. The applicant is requesting modifications of loading/unloading areas and parking requirements and request shared parking with the City of Goldsboro for the four required employee spaces at Fairview Park directly across from the proposed daycare.

The Housing Authority has been upgrading the existing landscaping at the front of the site and there are existing shrubs along a majority of the eastern property line. There is no space to provide plant material on the western side as the building extends to the property line. A modification of the landscape requirements per the Unified Development Ordinance is being requested due to existing site conditions.

Mayor Allen opened the public hearing. No one spoke and the public hearing was closed.

No action necessary. Planning Commission will have a recommendation for the Council's meeting on September 4, 2018.

**Z-13-18 Arnold Flowers – North side of Arrington Bridge Road between Casey Mill Road and Bill Lane Boulevard (R-9 and RM-NC to I-2 CD Industrial). Public Hearing Held. Public Hearing Held.** The applicant requests a zoning change to I-2 General Industry Conditional District to limit the use of the property to a log fumigation operation.

Frontage: 420 ft.  
Depth: 600 ft. (approx.)  
Area: 17.3 acres

Surrounding Zoning: North: R-20A Residential  
South: R-20A Residential  
East: R-20A Residential  
West: R-20A Residential

The property is currently wooded and vacant.

The applicant has requested a zoning change to I-2 Conditional District in order to limit the use of the property to a log fumigation operation. The applicant has requested a waiver of the site plan requirement at time of rezoning. If the rezoning is approved, full development plans would have to be approved prior to issuance of any building permits.

The City's Adopted Land Use Plan recommends a combination of Rural Residential and Agricultural uses for the property.

City water and sewer is not available to the property. The property is located within the Floodway.

In conjunction with his logging operation, the applicant wishes to utilize the property as an area where truckloads of logs can be fumigated prior to shipping. No permanent building will be erected on the site and the use will operate on an occasional basis as necessary.

Officials at Seymour Johnson Air Force Base were contacted for their comments regarding this proposal. They have indicated the following information:

The majority of the subject property falls within the 70-74 day-night average sound level (DNL) noise zone and a small portion falls within the 65-69 DNL noise zone. According to the AICUZ report, the land use associated with the proposed operation is compatible in both noise zones with no buildings proposed. If any sort of structure is proposed in the future within the 70-74 noise zone, measures would have to be taken to achieve a noise reduction of 25 decibels in the design and structure of the portions of the building where the public is received or other noise sensitive areas.

Mayor Allen opened the public hearing and the following people spoke:

1. Sam Farrell asked questions concerning the gas used to fumigate and security.

Ms. Collins stated according to the applicant, the gas used to fumigate would be contained within the containers that the wood is stored in.

2. Arnold Flowers, applicant, shared information regarding the company and EPA permitting process.

Councilmember Williams asked if chemicals would be stored on the property. Mr. Flowers shared no chemicals would be stored on the property, a truck comes in to fumigate.

Councilmember Foster asked how close the company is to his house where it is now. Mr. Flowers stated approximately 1,000 ft. EPA requires at least 400 ft. from residences.

No one else spoke and the public hearing was closed.

No action necessary. Planning Commission will have a recommendation for the Council's meeting on September 4, 2018.

**Z-14-18 Shirley Edwards – South side of A Street between Seaboard Street and North Center Street (R-9 to RM-9CD). Public Hearing Held.** The applicant requests rezoning from R-9 Residential to RM-9 Conditional District to limit the use of the property to the placement of one manufactured (mobile) home on the property. A site plan detailing the layout on the lot will have to be approved separately.

Frontage: 32.34 ft.  
Depth: 114 ft.  
Area: 3,687 sq. ft. or 0.08 Acres

Surrounding Zoning: North: I-2 Industrial (Across US 117)  
South: R-6 Residential  
East: R-6 Residential  
West: R-6 Residential

The property contains a single-family residential unit which was recently burned.

The applicant proposes placement of one manufactured home on the site.

The City's adopted Land Use Plan designates this property for high-density residential development.

City water and sanitary sewer lines are available to serve the property which is not located within a Special Flood Hazard Area.

Although there are currently no manufactured homes in the area, the applicant contends that there had been a double-wide mobile home immediately to the west which has been removed.

The applicant investigated options regarding replacing the burned house on the property. The cost to construct a new stick-built house on the site would exceed \$100,000. Replacement with a modular unit would cost over \$75,000 and the applicant does not believe that cost would be supported given existing homes and lot sizes in the area.

The RM-9 zoning district would require masonry underpinning, pitched roof and horizontal siding. It will be required to have working windows and no rust and have the appearance of a site-built home.

The City's UDO also requires that manufactured homes be placed parallel to the front property line. Due to the 32 ft. lot width, such placement would not be possible. The applicant has requested a modification of this requirement.

Mayor Allen opened the public hearing. No one spoke and the public hearing was closed.

No action necessary. Planning Commission will have a recommendation for the Council's meeting on September 4, 2018.

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

1. Ravonda Jacobs shared concerns regarding the events that occurred during the 5:00 p.m. Work Session concerning the Historic District Commission. She asked for a Special Meeting to investigate the Historic District Commission Chairman.

Councilmember Williams apologized for what happened.

Councilmember Williams stated I would like to make a motion to investigate this historical chairman in regards to his actions; listen to the recordings, follow-up with emails, anyone who has contact with him as well. Councilmember Foster seconded the motion.

Councilmember Aycock stated I would like to amend it if I could, to include investigating the Historic Committee period, listen to back tapes and hear the trends of things that happened.

Councilmember Williams stated I have no problem with that sir.

Councilmember Foster seconded the amended motion.

Mayor Allen called for a vote. Mayor Allen stated the motion carried.

Mayor Allen asked who is supposed to investigate.

Councilmember Williams stated of course it is the city attorney's job to handle that.

2. Zachery Lily apologized to Council, the community, the Historic District Commission and to Ms. Ravonda Jacobs for raising his voice during the Historic District Commission meeting. Mr. Lily stated Councilmember Williams attempted to hold a vote over him.
3. Yvonnia Moore shared concerns regarding the Historic District Commission meeting from July 2017. Ms. Moore shared emails from Historic District Commission members. Ms. Moore stated the Council knows Mr. Lily and most of the Historic District Commission is Mr. Lily's friends. She stated Council is supporting Mr. Lily because they do not want him to expose them.

Councilmember Aycock stated he resents what was said, he does not know Mr. Lily. Ms. Moore stated let me clarify, she pointed at Mayor Allen, Mayor Pro Tem Ham and Councilmember Stevens and stated you, you and you.

Mayor Pro Tem Ham stated you and Councilmember Williams say I have a relationship with Mr. Lily, you have no evidence that I do. You have an email regarding my wife that does not mean we had a conversation.

Councilmember Foster asked when Mayor Pro Tem Ham's wife served on the Historic District Commission and asked if that was a conflict of interest. Ms. Moore stated in 2017.

4. Ryan Shepard asked Councilmember Stevens what problem did he have with what Ms. Jacobs and Ms. Moore stated. He also stated Council needed to watch how they talk to women.

Mayor Allen asked Mr. Shepard to speak in a calm manner.

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

**Consent Agenda - Approved as Recommended.** City Manager, Scott A. Stevens, 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. Mr. Stevens reminded Council Item M. Authorization of Agreement for District 6 Park Master Plan was removed from the Consent Agenda. Councilmember Broadaway moved the items on the Consent Agenda, Items L, N, O, P, Q, R, S, T and U be approved as recommended by the City Manager and staff. The motion was seconded by Councilmember Stevens. Mayor Allen, Mayor Pro Tem Ham, Councilmembers Williams, Broadaway, Stevens, and Aycock voted in favor of the motion. Councilmember Foster voted against the motion. Mayor Allen declared the Consent Agenda approved as recommended with a 6:1 vote. The items on the Consent Agenda were as follows:

**Contiguous Annexation Request – The Three J's – North side of US 70 East between North Oak Forest Road and East Ash Street Extension (9.74 Acres). Public Hearing Scheduled.** The City Council, at their meeting on August 6, 2018, requested that the City Clerk examine the subject annexation petition for sufficiency. The City Clerk has completed the examination and has determined that the petition is sufficient. Sufficiency indicates that property is described accurately within 1:10,000 feet and that all property owners have signed the petition.

Pursuant to G. S. 160A-31, the Council shall fix a date for public hearing on the annexation if the petition is considered sufficient by the City Clerk.

The Notice of Public Hearing would schedule September 17, 2018 as the date for the public hearing. A report prepared by the Department of Planning and Community Development, in conjunction with other City departments, will be submitted to the Council on that date.

It was recommended Council schedule a public hearing for the proposed annexation of The Three J's Property for September 17, 2018. Consent Agenda Approval. Broadaway/Stevens (6 Ayes/1 No)

**Authorization of an Agreement with East Carolina Phantoms for use of Bryan Multi-Sports Complex as Home Field for Semi-Pro Football. Approved.** The City of Goldsboro was approached by the East Carolina Rams, an IAFL football team playing in Wilson, NC. The Rams would like to rebrand to the East Carolina Phantoms and make the Bryan Multi-Sports Complex their home.

The City of Goldsboro constructed the Bryan Multi-Sports Complex for local play and as a venue for sports tourism. While pro and semi-pro sports were not anticipated, the team would draw spectators and participants from surrounding areas and states including overnight guests.

Staff recommended Council authorize the Mayor and City Clerk to enter into an agreement with the East Carolina Phantoms for a 5-year term that includes an option for either organization to cancel the agreement with 60 day's written notice. Consent Agenda Approval. Broadaway/Stevens (6 Ayes/1 No)

**Repeal of Limited Time Parking Restrictions in the Downtown Area. Ordinance Adopted.** During the July 16<sup>th</sup>, 2018 City Council Work Session, staff presented Council with a discussion on the removal of Limited Time Parking signs in the Downtown Area as bordered by Ash Street to the north, Elm Street to the south, William Street to the east, and George Street from the west. City Council was in favor of allowing staff to remove a majority of these signs due to the lack of current enforcement and to reduce signage clutter.

Removal of the Downtown Area Limited Time Parking Signs has commenced. As such, it is appropriate that the City's Traffic Schedule referenced by the City of Goldsboro Code of Ordinances be updated to reflect this action.

Staff recommended Council adopt an Ordinance removing the following entries of the Traffic Schedule referenced in Chapter 74 of the City's Code of Ordinances:

- All entries for Section 23-71 Two-hour parking limit excluding:
  - Argo Street, east side, from Dortch Street northward, a distance of 500 feet;
  - Simmons Street, north side, from Herman Street westward for 250 feet.
- All entries for Section 23-73 Fifteen-minute parking limit, 8:30 a.m. and 5:30 p.m. Consent Agenda Approval. Broadaway/Stevens (6 Ayes/1 No)

ORDINANCE NO. 2018-39 "AN ORDINANCE AMENDING CHAPTER 23 ENTITLED "TRAFFIC" OF THE CODE OF ORDINANCES, CITY OF GOLDSBORO, NORTH CAROLINA"

**Approve Compost Bulk Pricing. Resolution Adopted.** Since January 2018, the City of Goldsboro has charged its bulk wholesale buyers \$9.00 per cubic yard for compost, non-wholesale buyers \$15.00 per cubic yard for compost and \$6.00 per cubic yard for mulch. A bulk wholesale buyer of compost must purchase a minimum of 20 cubic yards during a calendar year.

Compost sales have increased steadily over the last three years. It is time to consider increasing the price of compost to help offset the costs of the operation of the Compost Facility. As of September 1, 2018, new compost bulk buyers and as of January 1, 2019, for existing bulk buyers, the pricing for compost will be: \$15.00 per cubic yard (an increase of \$6.00/cu.yd.) for quantities over 20 cubic yards at the time of advance purchase for the calendar year; \$21.00 per cubic yard for bulk compost less than 20 cubic yards; remain the same at \$2.00 per 30-lb. bag (minimum order of 100 bags) for wholesale; \$4.00 per 30-lb. bag for retail; and mulch will be increased to \$8.00 per cubic yard (an increase of \$2.00/cu.yd.).



It is recommended the City Council adopt the following entitled Resolution to approve compost pricing as follows: \$15.00/cubic yard for compost purchases over 20 cubic yards, \$21.00/cubic yard for compost purchases less than 20 cubic yards; \$2.00 per 30-lb. bag (minimum order of 100 bags) for regular wholesale buyers; \$4.00 per 30-lb. bag for non-wholesale buyers; and \$8.00/cubic yard for mulch. Consent Agenda Approval. Broadaway/Stevens (6 Ayes/1 No)

RESOLUTION NO. 2018-50 “RESOLUTION AMENDING COMPOST PRICING”

**Utility Construction Agreement with NCDOT for Improvements relating to US 117 North (North William St.) NCDOT Project U-2714. Resolution Adopted.** The North Carolina Department of Transportation has prepared and adopted plans to make street and highway improvements within Goldsboro under Project U-2714. The project consists of widening of US 117 (North William Street) from North of US 70 to SR 1571 (Tommy's Road).

The Utility Construction Agreement addresses the relocation of City-owned water and sewer lines located within the project area. Provisions are included in NCDOT's agreement for their contractor to relocate City-owned water and sewer lines. The estimate of cost to relocate water and sewer lines is \$1,232,116. The actual cost will be based upon the contract unit cost and actual quantities used. Reimbursement to NCDOT will be made in one final payment within sixty (60) days after billing.

Upon completion of the highway work, NCDOT shall submit an itemized invoice to the City. It is anticipated that the City will be invoiced Fiscal Year 21-22 for water and sewer line relocations and a budget allocation for FY21-22 will be required prior to final invoice.

Staff recommended Council adopt the following entitled Resolution authorizing the Mayor and City Clerk to execute a Utility Construction Agreement with the North Carolina Department of Transportation for improvements relating to US 117 North (North William Street). Consent Agenda Approval. Broadaway/Stevens (6 Ayes/1 No)

RESOLUTION NO. 2018-51 “RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE THE UTILITY CONSTRUCTION AGREEMENT WITH NCDOT FOR WATER & SEWER LINE RELOCATIONS FOR US 117 NORTH (NORTH WILLIAM STREET) NCDOT PROJECT U-2714”

**Establishing the Capital Project Fund Ordinance- Street Bond Improvements. Ordinance Adopted.** The Goldsboro City Council authorized bond referendum for the \$3,000,000 of Parks and Recreational Facilities Bonds and \$7,000,000 Street Bonds. The election for these bonds was held on November 8, 2016 and passed by the voters. The City Council has approved the issuance for the \$4,500,000 of Street Bonds for July 2018.

On July 24, 2018, the City sold Street Bonds in the amount of \$4,500,000. All closing documents were completed on August 14, 2018 and funds have been transferred to the City's bond account.

Capital Project Ordinance is required to present an exact balance of revenues and expenditures. Therefore, both project revenue and expenditure line items must be established.

It is recommended the following entitled Capital Project Fund Ordinance be established for the Street Bonds in the amount of \$4,500,000. Consent Agenda Approval. Broadaway/Stevens (6 Ayes/1 No)

ORDINANCE NO. 2018-40 “AN ORDINANCE ESTABLISHING THE CAPITAL PROJECTS FUND ORDINANCE FOR THE STREET IMPROVEMENTS”

**Resolution Authorizing Execution and Delivery of an Installment Financing Contract to Finance Improvements to Certain Fire and Police Department Facilities. Resolution Adopted.** The City Council desires to pursue the financing of the construction of a replacement dorm building at Fire Station #4 and renovations and expansion of the City’s Police and Fire Department. The cost of the financing for these projects with cost of issuance expenses will be approximately \$5,300,000.

The City Council had declared its intent to finance the construction of a replacement dorm building at the City’s Fire Station #4 and renovation and expansion of the City’s Central Police and Fire Department. A public hearing was held on July 16, 2018 proposing to finance these projects.

Financing of this project will be authorized through the utilization of an installment contract authorized under North Carolina General Statute 160A-20. The Local Government Commission is scheduled to discuss approval of the financing at its September 2018 meeting.

Zions Bank submitted a proposal to lend the City the amount of \$5,300,000 to finance these projects. The City Council hereby accepts the Zions Bank proposal, authorizes, and directs the City Manager and the Finance Director to execute the contract, deed of trust and the escrow agreement documents on behalf of the City. This financing will have a 3.41% interest rate for the term of 15 years.

It was recommended the following entitled Resolution be adopted authorizing the Mayor, City Manager, Finance Director and City Clerk to sign and execute all the necessary documents needed with Zions Bank. Consent Agenda Approval. Broadway/Stevens (6 Ayes/1 No)

**RESOLUTION NO. 2018-52 “RESOLUTION AUTHORIZING EXECUTION AND DELIVERY OF AN INSTALLMENT FINANCING CONTRACT TO FINANCE IMPROVEMENTS TO CERTAIN FIRE AND POLICE DEPARTMENT FACILITIES”**

**Golden LEAF Grant Funds. Resolution Adopted. Ordinance Adopted.**

Golden LEAF (Long-term Economic Advancement Foundation) was created in 1999 as a nonprofit corporation. The State of North Carolina provided funds to the Golden LEAF Foundation to award grants to units of local Government and nonprofit organizations working to recover from Hurricane Matthew.

The City of Goldsboro applied for grant funds to assist with repairs to the City’s infrastructure related to Hurricane Matthew. Flooding because of Hurricane Matthew flowing through the City’s aged infrastructure caused breaks resulting in cave-ins and sinkholes along several of our streets. The grant funds will be used to repair or replace sewer and stormwater infrastructure at the following locations:

Stormwater Drainage Rehabilitation: \$253,307

1. W. Pine Street
2. E. Pine Street
3. Elizabeth St. & Marygold St.
4. Beech Street

Sanitary Sewer Rehabilitation: \$708,000

1. N. Carolina St. – Holly St. to Graham St.
2. W. Oak St. – N. Carolina St. to Rockefeller Ct.
3. Between George St. & Alabama St. – From W. Oak St. to W. Chestnut St.

The City has been awarded the Golden LEAF grant in the amount of \$961,307. No matching funds are required with this grant.

It is recommended that Council adopt:

1. The following entitled resolution authorizing the City Manager and City Clerk to enter into an agreement with the Golden LEAF Foundation in the amount of \$961,307.
2. The following entitled ordinance to reflect an increase in revenues and an increase in the operating expenditures of the General Fund in the amount of \$253,307 and in the Utility Fund in the amount of \$708,000. Consent Agenda Approval. Broadaway/Stevens (6 Ayes/1 No)

RESOLUTION NO. 2018-53 “A RESOLUTION AUTHORIZING THE CITY OF GOLDSBORO TO ACCEPT THE GOLDEN LEAF FOUNDATION GRANT”

ORDINANCE NO. 2018-41 “AN ORDINANCE AMENDING THE BUDGET ORDINANCE FOR THE CITY OF GOLDSBORO FOR THE 2018-19 FISCAL YEAR”

**Monthly Reports. Accepted as Information.** The various departmental reports for July 2018 were submitted for the Council’s approval. It was recommended that Council accept the reports as information. Consent Agenda Approval. Broadaway/Stevens (6 Ayes/1 No)

**End of Consent Agenda.**

**City Manager’s Report.** Mr. Stevens asked Council to consider going into Closed Session following the Council Meeting to discuss a personnel matter, a property acquisition matter and a potential litigation matter.

Upon motion of Councilmember Aycock, seconded by Mayor Pro Tem Ham and unanimously carried, Council will convene into Closed Session following the regular meeting to discuss a personnel matter, a property acquisition matter and a potential litigation matter.

**Mayor and Councilmembers’ Reports and Recommendations.**

Councilmember Aycock stated no report.

Councilmember Foster stated no comment.

Mayor Pro Tem Ham stated no comment.

Councilmember Stevens stated no comment.

Councilmember Broadaway stated no comment.

Councilmember Williams thanked Rebuilding Broken Places for how they used the resources the City gave them. They did a great job with the kids, fed them great meals and were provided a great educational session. I gained a new family.

Mayor Allen shared on August 25<sup>th</sup> Our Community Cares is holding a Back to School Festival at HV Brown Park from 4:00 – 6:00 p.m. He also shared September 15<sup>th</sup> from 10:00 a.m. to 2:00 p.m. several churches are coming together for a community expo at the Word of Truth Christian Fellowship on Carolina Street.

**Closed Session Held.** Upon motion of Councilmember Aycock, seconded by Mayor Pro Tem Ham and unanimously carried, Council will convene into Closed Session following the regular meeting to discuss a personnel matter, a property acquisition matter and a potential litigation matter.

Council came out of Closed Session.

There being no further business, the meeting adjourned at 8:45 p.m.

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Chuck Allen  
Mayor

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Melissa Corser, MMC/NCCMC  
City Clerk