

MINUTES OF THE MEETING OF THE CITY COUNCIL HELD
NOVEMBER 16, 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 November 16, 2020 with attendance as follows:

Present: Mayor Chuck Allen, Presiding
Mayor Pro Tem Bill Broadway
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. Mayor Allen called the meeting to order at 5:00 p.m.

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

Boards and Commissions Discussion. Good evening Mayor and City Councilmembers. Ms. Melissa Capps stated included in your folders is a listing of current board and commission members with the district that they live in; a listing of those members whose terms are expiring and copies of applications received to date.

Commission on Community Relations and Development

2 Vacancies

- Earl Nixon Sr. Not Eligible for Reappointment
- Stephen McFarland Eligible for Reappointment

* 15 applications received to date

Goldsboro Municipal Golf Course

3 Vacancies

- Wells Warner Resigned effective 6-30-20
- Joe Thomas Eligible for Reappointment
- Vacant

*Board recommends Joe Thomas for reappointment and Rose Wright for appointment

* 4 applications received to date

Historic District Commission

2 Vacancies

- Wiley Leonard Eligible for Reappointment
- Alicia Pierce Eligible for Reappointment

* 5 applications received to date

Goldsboro Recreation & Parks Commission

5 Vacancies

- Stephanie Brown Eligible for Reappointment
- Sandra Mueller Eligible for Reappointment
- Kelvin Stallings Eligible for Reappointment
- Daina Taylor Eligible for Reappointment

- Tiani Hinnant Not Eligible for Reappointment

* 5 applications received to date

Mayor’s Committee for Persons with Disabilities

4 Vacancies

- Tyrone Starkie Eligible for Reappointment
- Michelle Casarez Resigned
- Crystal Lemmon Board recommends replacement due to inactivity
- Candra Hill Board recommends replacement due to inactivity

* 7 applications received to date

Goldsboro Planning Commission

3 Vacancies

John Walston Resigned effective 12-31-20
 Anthony Slater Eligible for Reappointment
 Chris Boyette Not Eligible for Reappointment

*Staff recommends extending the term for Chris Boyette to keep an experienced member on the board an additional term.

* 12 applications received to date

Travel and Tourism Advisory Council

3 Vacancies

- Mary Ann Dudley (At-Large) Not Eligible for Reappointment
- Edward Davis (Hotelier) Eligible for Reappointment
- Charles Brogden Eligible for Reappointment

*Board recommends Sheila Exum for appointment

* 5 applications received to date

Council reviewed and the following suggestions were made:

Commission on Community Relations and Development

Imari Oliver (District 6)
 Washea Lancaster (District 1)
 Marcus Lewis (District 2)
Stephen McFarland (District 4)-Reappointment

Municipal Golf Course Committee

Lisa Pope (District 5)
 Rose Wright (County)
Joe Thomas (District 6)-Reappointment

Historic District Commission

Wiley Leonard (District 3)-Reappointment
Alicia Pierce (District 4)-Reappointment

Councilmember Williams shared at the last Historic District Commission meeting, the board recommended Alicia Moore be removed due to inactivity.

Thomas Lockamy (District 5) (recommended to replace Ms. Moore)

Parks and Recreation Advisory Commission

Stephanie Brown (District 3)-Reappointment
Sandra Mueller (District 5)-Reappointment

Kelvin Stallings (District 2)-Reappointment

*No student applications have been received at this time.

Mayor's Committee for Persons with Disabilities

Washea Lancaster (District 1)

David Snodgrass (District 6)

Marcus Lewis (District 2)

Tyrone Starkie (District 5)- Reappointment

Planning Commission / Board of Adjustment

April Rojas (District 3)

Anthony Slater (District 5)-Reappointment

Chris Boyette (District 2)-Reappointment for one year only (Mayor Allen, Mayor Pro Tem Broadaway and Councilmembers Ham and Aycock supported)

Goldsboro Tourism Council

Shelia Exum (District 2)

Edward Davis (Hotelier)-Reappointment

Charles Brogden (District 2)-Reappointment

Ms. Jennifer Collins shared the Planning Commission had not met yet to discuss board recommendations.

Staff will bring back a recommendation from the Planning Commission and continue discussing appointments at the next Council meeting.

Councilmember Polack shared an email he received from Mr. Maurice Mitchell and Mr. Trevor Jackson regarding the racial equity board that has been previously discussed.

Mayor Pro Tem Broadaway shared the NCLM Board of Directors has established a 14-member task force that will examine practical steps that cities and towns can take to address racial inequities and related issues. I believe that will provide us with a roadmap and framework we need.

Councilmember Matthews stated it was also mentioned that someone maybe Mr. Salmon would reach out to Mr. Foster to get his ideas. Mr. Salmon stated I think you particularly mentioned Mr. Foster and that you felt it should not be under city oversight.

Councilmember Matthews stated I think it would be a great idea to get his ideas on what it will look like and either support him or help build on it.

Councilmember Polack stated I do not want to step on any toes, I was absent at that meeting when it was presented. I think safely since he will be transitioning to County Commissioner maybe we work with them on it.

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

Council came out of closed session.

LGC and NCHFA Letter. Mr. Salmon read the letter received from the Local Government Commission date October 29, 2020 regarding the late filing of the 2019 audit and the status of the upcoming 2020 audit. Mr. Salmon also shared information regarding a letter from the NC Housing Finance Agency regarding the suspension of funding/disbursement of funds under the City's 2017 Essential Single-Family Rehabilitation Loan Pool – Disaster Recovery (ESFRLP-DR) or the 2019 Urgent Repair Program (URP).

Mr. Salmon stated I requested Ms. Gwynn put together a draft response, which I sent to Council on Friday.

Ms. Gwynn reviewed the draft response, which included a draft action plan for the 2020 audit.

Councilmember Ham asked that Ms. Gwynn add specifics on actions, which have taken place and will take place to also be included in the letter.

Ms. Gwynn stated the Local Government Commission will not approve a 2020 audit contract until they have the 2019 audit. I hope to receive the final draft 2019 audit over thanksgiving and once it is submitted to the LGC it normally takes a few weeks to review it. Bear in mind we are approaching the holidays. We will then have to come back to Council to ask that you approve the audit contract for 2020, which they quoted us when we did the RFP in May. Once approved by the LGC, then the auditors can begin working on the 2020 budget.

Councilmember Matthews stated thank you for all the hours you have put in to doing this. In your thirteen years of experience with Local Government, have you experienced this particular issue? Councilmember Matthews expressed concerns over receiving this letter. Is the delay really based on transition and staffing at this point? Ms. Gwynn stated I think it is that and the change in auditors.

Councilmember Williams asked when will you have the audit ready for me to review it. Ms. Gwynn stated we have to have it submitted to the LGC; the LGC has to approve it before we can release it to Council. I am hoping that will be in mid-December that they will give us the ok, then we will print out for Council and the auditors will come to present at a meeting in January.

Councilmember Williams expressed concerns with signing a letter without seeing some type of documentation.

Discussion continued on revisions to the letter.

Councilmember Ham asked the attorney once the revisions are made and shared with council, can we come individually and sign the letter. Attorney Lawrence stated yes.

Councilmember Williams shared information with Council he received from Mr. Handley at the NC Housing Finance Agency.

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 November 16, 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

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

Mayor Pro Tem Broadaway provided the invocation. The Pledge of Allegiance followed.

Approval of Minutes. Upon motion of Mayor Pro Tem Broadaway, seconded by Councilmember Polack and unanimously carried, Council approved the Minutes of the Work Session and Regular Meeting of November 2, 2020.

Resolution Expressing Appreciation for Services Rendered by Kathy Hill as an Employee of the City of Goldsboro for more than 34 Years. Resolution Adopted. Kathy Hill retires on December 1, 2020 as a Laboratory Supervisor with the Public Utilities Department

of the City of Goldsboro with more than 34 years of service. Kathy began her career on September 3, 1986 as a Laboratory Technician with the Public Utilities Department. On October 30, 1996, Kathy was promoted to Chemist with the Public Utilities Department. On October 21, 1998, Kathy was promoted to Chemist/Assistant Superintendent with the Public Utilities Department. On September 7, 2007, Kathy's position was reclassified to Laboratory Supervisor with the Public Utilities Department where she has served until her retirement. Kathy has proven herself to be a dedicated and efficient public servant who has gained the admiration and respect of her 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 Kathy Hill their deep appreciation and gratitude for the service rendered by her to the City over the years. The Mayor and City Council of the City of Goldsboro, North Carolina express to Kathy our very best wishes for success, happiness, prosperity and good health in her future endeavors.

Upon motion of Councilmember Williams, seconded by Mayor Pro Tem Broadaway and unanimously carried, Council adopted the following entitled Resolution.

RESOLUTION NO. 2020-73 “RESOLUTION EXPRESSING APPRECIATION FOR SERVICES RENDERED BY KATHY HILL AS AN EMPLOYEE OF THE CITY OF GOLDSBORO FOR MORE THAN 34 YEARS”

Mayor Allen presented Ms. Hill with a framed copy of the Resolution.

Ms. Hill stated she has really enjoyed her time at the City. Thank you.

Government Experience Award Recognition. Mr. Scott Williams, IT Director stated the City of Goldsboro won a 2020 Government Experience Award from The Center for Digital Government.

The award recognizes the achievements and best practices of states, cities and counties that are radically improving the experience of government and pushing the boundaries of how citizen services are delivered. Top government jurisdictions, agencies and departments were honored with awards.

Project awards have a single focus area and can include more than one method of interaction. Thirty Government Experience Project Awards were presented, ten going to Cities.

Goldsboro was recognized for our project called: “ChatBot for Citizen Engagement”. We were recognized with nine other cities, including Orlando, Pittsburg, Sacramento and St. Louis. Darren Goroski was the programmer responsible for the backend work done on the project.

We would like to recognize Darren for his contributions to the City and present him with a plaque recognizing his efforts with the ChatBot for Citizen Engagement.

A larger plaque will be displayed in the IT Lobby.

Z-9-20 Chestley Taylor - Southwest corner of E. US 70 Hwy. and Carriage Road R-20 (Residential)/Residential-Manufactured Non-Conforming (RM-NC) to R-12 (Residential). Public Hearing Held. The applicant requests to rezone subject property from R-20 (Residential)/Residential-Manufactured Non-Conforming (RM-NC) to R-12 (Residential) in order to develop property for residential use.

The subject property was previously occupied by a non-conforming manufactured home park that existed prior to the adoption of the City's Unified Development Code. All manufactured homes have been removed and the lot is currently unoccupied.

Frontage: 109.45 ft. (E. US 70 Hwy.)
290.33 ft. (Carriage Rd.)

Area: 32,100 sq. ft., or 0.74 acres

Surrounding Zoning:

North: Residential (R-20);
South: General Business (GB);
East: General Business (GB), and
West: General Business (GB), Residential (R-20)

The subject property is unoccupied and vegetated with pine trees and large shrubs.

The property is not located in a Special Flood Hazard Area. City water and sewer are available to serve the property.

The City's updated Land Use Plan designates the property for low-density residential use. However, the plan recommends that areas accessible to water and sewer services and proposed for "infill" development, higher residential densities should be encouraged and allowed.

The subject property is located within the 65-69 DNL zone of Seymour Johnson Air Force Base's Noise Overlay Contour. Base officials have indicated that measures to achieve an outdoor to indoor noise level reduction of at least 25 decibels should be required for any residential structure proposed for the site.

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 December 7, 2020.

Z-10-20 – Wayne Oil Company, Inc. - Northwest corner of Wayne Memorial Drive and Fourth Street (Neighborhood Business to General Business Conditional District).

Public Hearing Held. The applicant requests to rezone a portion of the subject property from Neighborhood Business (NB) to General Business Conditional District (GB CD) for the operation of an automatic car wash.

The requested zoning will be associated with the recombination of two individual lots described as follows:

Lot #1:

Frontage: 297.41 ft. (Wayne Memorial Drive)
325 ft. (Fourth Street)
Area: 141,700 sq. ft., or 3.25 acres
Zone: Neighborhood Business (NB) / General Business Conditional District (GB CD)

Lot #2:

Frontage: 83.69 ft. (Wayne Memorial Drive)
Area: 8,596 sq. ft., or 0.19 acres
Zone: Neighborhood Business (NB)

Area Proposed for Rezoning:

Frontage: 164.05 ft. (Wayne Memorial Drive)
Area: 40,355 sq. ft., or 0.926 acres
Zone: Neighborhood Business (NB)

Surrounding Zoning:

North: Residential (R-9);
South: Residential (R-9), Office and Institutional (O&I-1), Neighborhood Business (NB);
East: Neighborhood Business (NB); and
West: Neighborhood Business (NB) and Residential (R-9)

The subject properties are currently occupied by an existing business formally known as Wayne Oil Company, Inc.

The City's Comprehensive Land Use Plan recommends commercial development for the property. The proposed rezoning would be compatible with the Comprehensive Plan.

On January 3, 2017, Goldsboro City Council approved a change of zone request for a portion of the property from Neighborhood Business (NB) to General Business Conditional District (GB CD) limiting the use of the property to retail sale of auto parts and accessories. As of this date, the property has not been developed. The remaining portion is now being considered for sale and commercial development.

The submitted site plan indicates a single-story, 3,604 sq. ft. building of masonry and brick construction proposed for use as a drive-through automatic car wash facility.

A floor plan has been provided and consists of an express tunnel car wash, a lobby area, an office, restrooms and an equipment room.

In addition to the car wash, two automatic pay stations are proposed for the site, 28 parking spaces and 31 vacuum stations to be used by customers of the business.

Hours of Operation: Monday-Saturday 8am-8pm
Sunday 9am-8pm
Employees: 4 Employees (Shifts)

The site will be served by two new driveways off Fourth Street. Driveways are being limited to Entrance and Exit only with the Entrance Driveway being the most northern driveway. NCDOT has reviewed the proposed car wash and supports no driveway access from Wayne Memorial Drive, if the proposed site can have potential safer access elsewhere. If the City is concerned about proposed access off of Fourth Street and absolutely requires access from Wayne Memorial Drive, NCDOT would require a turn lane along Wayne Memorial Drive with right-in only access.

A total of 28 parking spaces have been provided including 2 handicap accessible parking spaces. A drive-through aisle is shown beginning at the rear of the site for stacking of an estimated 14 vehicles upon entry into the car wash bay area.

Exterior sidewalks are not shown on the submitted site plan. The applicant will be required to install sidewalks along Wayne Memorial Drive for approximately 143 linear feet and along Fourth Street approximately 228 linear feet or a modification will be necessary. If the modification is approved, the applicant will be required to pay a fee in lieu of in the amount of \$6,678 to the City of Goldsboro for sidewalk construction.

The landscape plan indicates a required Type A, 5 ft. wide landscape buffer along the northern and eastern property lines. A total of 10 street trees are proposed along Wayne Memorial Drive and Fourth Street accompanied by evergreen shrubs to serve as the required vehicular surface buffer. Vehicular surface area plantings are also represented on the landscape plan and in accordance with the landscape requirements of the Unified Development Ordinance.

The proposed automatic car wash building exterior consists of a metal standing seam roof, EIFS Wall System, split-face masonry block and brick veneer columns, stacked stone veneer bases and architectural wood brackets.

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

The property is not located in a Special Flood Hazard Area. City water and sewer are available to serve the property.

Storm water calculations, grading and drainage plans have not been submitted. The site plan does indicate a proposed stormwater pond to serve both the car wash and future development of adjacent property to the east. The applicant will be required to submit plans in accordance with City Engineering standards before construction permits are released.

A concrete pad is shown as the end of the parking lot to the north for the location of a commercial dumpster. The dumpster enclosure will match the elevations of the car wash facility and be screened in accordance with City standards.

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

1. Mike Baldwin spoke in favor of the request.

Councilmember Williams shared concerns regarding the entrance and exit being located on Fourth Street, a residential area.

Councilmember Polack also shared concerns regarding light and noise. Councilmember Polack asked how many vacuums would be on site. Mr. Baldwin shared information regarding a central vacuum system which would be screened and stated it does not have a high spin up noise.

Ms. Collins stated there would be 31 hoses connected to the central vacuum line.

2. Kathy Lassiter spoke in opposition of the request due to increase of traffic and expressed concerns over noise.

No one else spoke and the public hearing was closed.

No action necessary. The Planning Commission will have a recommendation for the Council's meeting on December 7, 2020.

Public Hearing and Approval in Principle of Proposed Issuance of Multifamily Housing Revenue Bonds by the Burlington Housing Authority. Public Hearing Held. Resolution Adopted. Federal tax law requires that tax-exempt bonds issued to finance multifamily residential rental facilities be approved by the elected legislative bodies of the governmental units that have jurisdiction over the area in which the facilities are located after holding a public hearing (Internal Revenue Code Section 147(f)).

The Burlington Housing Authority, at the request of affiliated or related entities of Vitus Group, LLC, a Delaware limited liability company, and Affordable Housing Institute, Inc., a Florida nonprofit corporation (collectively, the "Borrower"), proposes to issue the Bonds in a principal amount not to exceed \$53,500,000 to finance the acquisition and rehabilitation of a portfolio of low-income multifamily residential rental facilities, including Jefferson Court Apartments, 1100 N. Jefferson Avenue, Goldsboro, NC (the "Development"). The portion of the Bonds to be used to finance the acquisition and rehabilitation of Jefferson Court Apartments is approximately \$6,100,000.

Under the North Carolina Housing Authorities Law, Article 1 of Chapter 157 of the North Carolina General Statutes (the "Act"), in order for the Burlington Housing Authority to issue the Bonds for a facility located in Goldsboro, the City, acting as a housing authority, must agree to cooperate with the Burlington Housing Authority in the financing of the Development through the issuance of the Bonds by the Burlington Housing Authority, as the issuer, and to authorize the Burlington Housing Authority to act on behalf of the City in connection with such financing. The Burlington Housing Authority and the City will enter into an Interlocal Agreement to establish their rights and duties related to the issuance of the Bonds, under which the City will be entitled to receive certain fees in connection with its cooperation in the issuance of the Bonds.

The Burlington Housing Authority and the Borrower have requested the City to approve the issuance of the Bonds for purposes of the Act and Section 147(f) of the Code and approve the Interlocal Agreement.

The Bonds are expected to be issued in December 2020, and will be sold in the public market. The Borrower will agree to repay the principal, premium, if any, and interest on the Bonds. The City will not have any liability whatsoever for the payment of principal or interest on the Bonds, and the Bonds will not affect the City's debt ratios or legal debt limit. The attached approval resolution explicitly states that its adoption "shall in no event constitute an endorsement of the Bonds or the Development or the creditworthiness of the Borrower."

The notice of public hearing was published in the *Goldsboro News-Argus* as required by law. The form of the resolution to be adopted by the City Council was provided.

Fiscal Note:

The City will have no legal responsibility or liability whatsoever for the payment of principal or interest on the proposed Bonds, and the Bonds will not affect the City's debt ratios or legal debt limits.

Councilmember Williams expressed concerns regarding risks associated with the project. Councilmember Williams stated we should have focused on our own bonds and partnered with our own Housing Authority.

Councilmember Matthews asked what happens to the residents why this is happening. Mr. Guthrie stated they have a relocation plan, a published document that explains that, Vitus is here to share that information.

Councilmember Williams asked for more information regarding the fees. Mr. Guthrie shared information regarding the fees; I think the advantage is you get \$6 million of investment in the community and get the units renovated; no there is no huge cash payout.

Councilmember Matthews stated will that drive up the costs of the unit for the tenant. Mr. Guthrie stated that is probably a good question for Vitus but it is subsidized and there are income limits, so it should not effect that.

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

1. Kristen M. Kirby, McGuire Woods LLP, 501 Fayetteville St # 500, Raleigh, NC, shared information regarding the proposed bonds.

Mayor Allen asked who owned Jefferson Apartments and Ms. Kirby stated Vitus.

Mayor Pro Tem Broadaway asked about the bond rating and Ms. Kirby stated it would be rated AAA.

2. Brooke Shorett, Director, Development Management, Vitus, 1700 Seventh Avenue, Suite 2000, Seattle, WA shared information regarding Vitus and the project.

Councilmember Ham asked where would the tenants go while their unit was being remodeled. Ms. Shorett shared the work would be done usually between the hours of 8:00 am to 4:00 pm and a hospitality suite onsite would be available for the tenant, with snacks and a per diem provided for lunch.

Councilmember Ham asked once the project is completed would there be onsite maintenance and management. Ms. Shorett stated yes, the current maintenance and management would stay on.

No one else spoke. The public hearing was closed.

Councilmember Aycock made a motion to adopt a resolution approving in principle the issuance of not to exceed \$53,500,000 of Multifamily Housing Revenue Bonds by the Burlington Housing Authority to finance a portfolio of affordable multifamily housing developments, including Jefferson Court Apartments in the City of Goldsboro, North Carolina, for the purpose of meeting the requirements of the Internal Revenue Code of 1986, as amended, and authorizing the Mayor to approve and execute the Interlocal Agreement with the Burlington Housing Authority.

The motion was seconded by Mayor Pro Tem Broadaway. 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 passed 4:3.

RESOLUTION NO. 2020-74 "RESOLUTION APPROVING IN PRINCIPLE THE ISSUANCE OF NOT TO EXCEED \$53,500,000 OF MULTIFAMILY HOUSING REVENUE BONDS BY

THE BURLINGTON HOUSING AUTHORITY TO FINANCE A PORTFOLIO OF AFFORDABLE MULTIFAMILY HOUSING DEVELOPMENTS, INCLUDING JEFFERSON COURT APARTMENTS IN THE CITY OF GOLDSBORO, NORTH CAROLINA, AND APPROVING THE INTERLOCAL AGREEMENT RELATED THERETO”

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

Item I. Accept or Reject Initial Bid and Authorize Finance to Advertise for Upset Bids for 422 Wilson Street. Councilmember Aycock made a motion to accept the initial bid. Mayor Allen asked if everyone was ok with it. Council consensus was to accept the initial bid and authorize Finance to advertise for upset bids for 422 Wilson Street.

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. Councilmember Aycock moved the items on the Consent Agenda, Items G, H, I, J, K, L, M and N be approved as recommended by the City Manager and staff. The motion was seconded by Councilmember Ham and a roll call vote resulted in Mayor Allen, Mayor Pro Tem Broadway, Councilmembers Polack, Ham and Aycock voting in favor of the motion. Councilmembers Williams and Matthews voted against the motion. The items on the Consent Agenda were as follows:

Approval of a Resolution Giving Preliminary Approval to Issuance of Multifamily Housing Revenue Bonds to Finance the Acquisition, Rehabilitation and Equipping of the Grand at Day Point Apartments. Resolution Adopted. N.C.G.S. §§ 157-9 and 157-37 gives the City acting as a housing authority the power “to provide for the construction, reconstruction, improvement, alteration or repair of any housing project” and “to borrow money upon its bonds, notes, debentures or other evidences of indebtedness and to secure the same by pledges of its revenues.

An affiliated or related entity of Vitus Group, LLC, a Delaware limited liability company, and Affordable Housing Institute, Inc., a Florida nonprofit corporation intends to provide affordable housing in the City.

Vitus Group, LLC and Affordable Housing Institute, Inc. has requested that the City assist it in financing the acquisition, rehabilitation and equipping of a 160 unit multifamily residential rental development known as The Grand at Day Point Apartments and located at 2300 Day Circle in the City of Goldsboro.

Vitus Group, LLC and Affordable Housing Institute, Inc. has described to the City the benefits of the Development to the City and the State of North Carolina and has requested the City to agree to issue its multifamily housing revenue bonds in such amounts as may be necessary to finance the costs of acquiring, rehabilitating and equipping The Grand at Day Point Apartments.

The Grand at Day Point Apartments will involve the acquisition, rehabilitation and equipping of a multifamily housing facility. The City agrees to assist the Vitus Group, LLC and Affordable Housing Institute, Inc. in every reasonable way to issue bonds to finance the acquisition, rehabilitation and equipping of The Grand at Day Point Apartments and to undertake the issuance of the City’s multifamily housing revenue bonds in an amount now estimated not to exceed Fourteen Million Dollars (\$14,000,000) to provide all or part of the cost of The Grand at Day Point Apartments.

Fiscal Note:

The City will have no legal responsibility or liability whatsoever for the payment of principal or interest on the proposed Bonds, and the Bonds will not affect the City’s debt ratios or legal debt limits.

All costs and expenses in connection with the financing and the acquisition, rehabilitation and equipping of the Development, including the reasonable fees and expenses of the City’s counsel, bond counsel and the agent or underwriter for the sale of the Bonds, shall be paid from the proceeds of the Bonds or by the Company, but if for any reason the Bonds are not issued, all such expenses shall be paid by the Vitus Group, LLC and Affordable Housing Institute, Inc. and the City shall have no responsibility.

A public hearing will be held regarding the Grand at Day Point Apartments in early 2021.

It was recommended Council adopt a resolution Giving Preliminary Approval to Issuance of Multifamily Housing Revenue Bonds to Finance the Acquisition, Rehabilitation and Equipping of the Grand at Day Point Apartments. Consent Agenda Approval. Aycock/Ham (5 Ayes:2 Nays)

RESOLUTION 2020-75 “RESOLUTION GIVING PRELIMINARY APPROVAL TO ISSUANCE OF MULTIFAMILY HOUSING REVENUE BONDS TO FINANCE THE ACQUISITION, REHABILITATION AND EQUIPPING OF THE GRAND AT DAY POINT APARTMENTS”

Amending a Grant Project Fund Ordinance – Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) Special Revenue Fund (C2101). Ordinance Adopted. On October 7, 2020, the City of Goldsboro was notified by the U.S. Department of Housing and Urban Development (HUD) of the FY20-21 Annual Action Plan approval and grant allocation totaling \$794,767 made up of the following:

Community Development Block Grant (CDBG)	\$351,137
HOME Investment Partnerships Programs (HOME)	\$237,076
CDBG-CV CARES Act Funding	<u>\$206,654</u>
Total	<u>\$794,767</u>

The outlined use of the funds was approved by City Council on July 13, 2020 with the approval of the FY20-24 Consolidated Plan (ConPlan) and FY20-21 Annual Action Plans (AAP). These funds will be used to assist low-to-moderate-income citizens of Goldsboro improve their quality of life through vital housing and community development programs. Also, the City estimates there will be approximately \$7,168 in program income that will be received to leverage the federal grant dollars. There is no match required for the grant. The period of the performance is July 1, 2020 through June 30, 2021, except for CDBG-CV which will be June 30, 2022. This grant will be managed by Shycole Simpson-Carter, Community Relations Director.

This fund has been established as a grant project (G.S. § 159-13.2) fund to satisfy the federal grant requirements which call for the City to establish a means of tracking the expenditures for Single Audit purposes so that external auditors can verify compliance with the various Federal and State grant guidelines in the compliance supplements. Staff requests that the Council appropriate expenditures in the amount of \$801,935. This will be funded with Federal grant revenue (\$794,767) and program revenue (7,168).

It was recommended Council adopt the following entitled Grant Project Ordinance amendment for the Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) Special Revenue Fund (C2101) in the amount of \$801,935. Consent Agenda Approval. Aycock/Ham (5 Ayes:2 Nays)

ORDINANCE NO. 2020-28 “AN ORDINANCE AMENDING THE GRANT PROJECT FUND FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND HOME INVESTMENT PARTNERSHIP PROGRAM SPECIAL REVENUE FUND”

Accept or Reject Initial Bid and Authorize Finance to Advertise for Upset Bids for 422 Wilson Street from Sergio Sanchez. Resolution Adopted. Staff has received an offer to purchase city owned property. Council must either accept or reject the offer, and if accepted authorize advertisement for upset bids (G.S. 160A-266 and 160A-269).

The following offer has been received for the sale of surplus real property under **Negotiated offer, advertisement, and upset bid process (G.S. §160A-266(a) (3))**

422 Wilson Street – City Owned

Offeror: Sergio Sanchez
Offer: \$1,340.00
Bid Deposit: \$67.00
Parcel #: 0056477 Pin #: 3600321705
Tax Value: \$2,680.00 Zoning: R-6

The offer is at least 50% of the tax value of the property. The bid deposit of 5% has been received in the form of a personal check.

It is recommended the City Council accept the offer on 422 Wilson Street and adopt the following entitled Resolution. Consent Agenda Approval. Aycock/Ham (5 Ayes: 2 Nays)

RESOLUTION NO. 2020-76 “RESOLUTION AUTHORIZING UPSET BID PROCESS

Accept Final Upset Bids for 619 and 621 Slaughter Street. Resolutions Adopted.

Council authorized the staff to advertise for upset bids (G.S. 160A-266 and 160A-269) at the September 8, 2020 meeting. Staff advertised as directed and received an upset bid on September 25, 2020. Staff advertised again and received no further upset bids.

The following upset bid has been received for the sale of surplus real property under **Negotiated offer, advertisement, and upset bid process (G.S. §160A-266(a) (3))**

619 Slaughter Street – City Owned

Offeror: Cox Real Estate
Offer: \$2,020.00
Bid Deposit: \$101.00
Parcel #: 0050834 Pin #: 3509127054
Tax Value: \$3,450.00 Zoning: R-6

The offer is at least 50% of the tax value of the property. The bid deposit of 5% has been received in the form of a personal check. The original offer was \$1,655.00, and the upset bid amount was a minimum of \$1,787.75 which is 10% of the first \$1,000.00 and 5% after the first \$1,000.00.

621 Slaughter Street – City/County Jointly Owned

Offeror: Cox Real Estate
Offer: \$2,020.00
Bid Deposit: \$101.00
Parcel #: 0050833 Pin #: 3509127050
Tax Value: \$3,310.00 Zoning: R-6

The offer is at least 50% of the tax value of the property. The bid deposit of 5% has been received in the form of a personal check. The original offer was \$1,725.00, and the upset bid amount was a minimum of \$1,861.25 which is 10% of the first \$1,000.00 and 5% after the first \$1,000.00.

It is recommended the City Council:

1. ACCEPT upset bid offer on 619 Slaughter Street and adopt a resolution authorizing city officials to execute documents to transfer ownership to the high bidder.
2. ACCEPT upset bid offer on 621 Slaughter Street and request consensus from Wayne County Board of Commissioners and adopt a resolution authorizing city officials to execute documents to transfer ownership to the high bidder. Consent Agenda Approval. Aycock/Ham (5 Ayes: 2 Nays)

RESOLUTION NO. 2020-77 “RESOLUTION AUTHORIZING AWARD AND FINAL SALE OF REAL PROPERTY (619 Slaughter Street)”

RESOLUTION NO. 2020-78 “RESOLUTION AUTHORIZING AWARD AND FINAL SALE OF REAL PROPERTY (621 Slaughter Street)”

Acceptance of Second Wave Funding of North Carolina Tourism Promotion Recovery Grant in the Amount of \$10,750. On October 29, 2020, the Travel and Tourism Department applied for a second wave of federal funding made available for destination marketing offices (DMOs) across the state. By way of House Bill 1023 (Coronavirus Relief Fund/Additions & Revisions), the NC General Assembly created a \$1.5 million appropriation to help eligible Destination Marketing Offices (DMOs) experiencing reduced ability to market their destinations due to revenue loss. The first round of grants was awarded at the beginning of October 2020. A lack of initial participation from DMOs across the state caused a surplus of available funding, which led to a second opportunity for tourism offices to apply for relief funding to help their visitor economies recover from the impacts of Covid-19.

These NC Tourism Promotion Grants are designed to provide relief to areas of the state most dependent on travel and tourism. As part of the application process, the Travel & Tourism Department submitted a planned use proposal outlining which advertising strategies would be used with the awarded grant money. The strategies and content had to align with the specifications of the CARES Act guidelines and be reviewed by the NC Tourism Promotion Grant Review Committee. The final outcome of the advertising methods will be audited to ensure compliance with the federal guidelines.

The acceptance of this grant requires no match from the City.

Deliverables includes a resolution to accept the grant in accordance with the grant guidelines.

It is recommended the City Council:

- 1) Adopt the following entitled resolution to accept the second North Carolina Tourism Promotion Recovery Grant in the amount of \$10,750; and
- 2) Authorize the City Manager to execute the necessary documents on behalf of the City of Goldsboro in order to effectuate this transaction. Consent Agenda Approval. Aycock/Ham (5 Ayes: 2 Nays)

RESOLUTION NO. 2020-79 “RESOLUTION BY GOVERNING BODY OF APPLICANT TO ACCEPT THE NORTH CAROLINA TOURISM PROMOTION RECOVERY GRANT”

Revised Advisory Boards and Commissions Meeting Schedule. Approved. Advisory Boards and Commissions meet on a regularly scheduled basis. At the meeting on October 5, 2020, council approved changes to the Advisory Boards and Commissions Meeting Schedule that revises the meeting schedule of the Recreation Advisory Commission to meet on the third Tuesday of each month at 6:00 p.m.

The Goldsboro Municipal Golf Course Committee voted at their October 21, 2020 meeting to begin holding their meetings quarterly on the third Wednesday of the month.

It is recommended that Council adopt the revised meeting schedule for the City of Goldsboro’s Boards and Commissions. Consent Agenda Approval. Aycock/Ham (5 Ayes: 2 Nays)

Rescheduling Council Meetings For 2021 Due To Holidays. Approved. The Goldsboro City Council normally meets the 1st and 3rd Mondays of every month for their Regular Council Meeting.

The following meetings need to be rescheduled due to holidays:

- Monday, January 18, 2021 is in observance of Dr. Martin Luther King, Jr.’s Birthday
- Monday, July 5, 2021 due to Independence Day

- Monday, September 6, 2021 is in observance of Labor Day

Staff suggests Council consider rescheduling the above meetings to the following dates:

- Tuesday, January 19, 2021
- Combining the July meetings to Monday, July 12, 2021
- Tuesday, September 7, 2021

It is recommended Council accept staff recommendations and approve the 2021 regular meeting schedule. Consent Agenda Approval. Aycock/Ham (5 Ayes: 2 Nays)

Departmental Monthly Reports. Accepted as Information. The various departmental reports for October 2020 were submitted for the Council’s approval. It was recommended Council accept the reports as information. Consent Agenda Approval. Aycock/Ham (5 Ayes:2 Nays)

End of Consent Agenda.

Amending a Grant Project Fund Ordinance – Coronavirus Aid, Relief and Economic Security (CARES) Act Miscellaneous Grants Special Revenue Fund (R1106) – Second Reading. Ordinance Adopted. The Parks and Recreation Department applied for a remote learning grant from North Carolina’s Coronavirus Relief Fund administered by the North Carolina Alliance of YMCA’s. The City was notified on October 15, 2020 that it was the recipient of an award in the amount \$94,616. The period of the performance is July 29, 2020 through December 30, 2020. This grant will be managed by Felicia Brown, Parks & Recreation Director.

There is no match required for the grant.

The project budget ordinance amendment was presented in the consent agenda at the November 2, 2020 council meeting, but did not pass with a super majority. The project budget ordinance amendment requires a simple majority vote on the second reading.

Federal grant requirements call for the City to establish a means of tracking the expenditures for Single Audit purposes so that external auditors can verify compliance with the various Federal and State grant guidelines in the compliance supplements. The purpose of this project qualifies as a grant project under G.S. § 159-13.2, and staff requests that the Council appropriate expenditures in the amount of \$94,616.00. This will be funded with Federal grant revenue.

Upon motion of Mayor Pro Tem Broadaway, seconded by Councilmember Aycock and unanimously carried, Council adopt the following entitled Grant Project Ordinance amendment for the Coronavirus Aid, Relief and Economic Security (CARES) Act Miscellaneous Grants Special Revenue Fund (R1106) in the amount of \$94,616.00.

ORDINANCE NO. 2020-29 “AN ORDINANCE AMENDING THE GRANT PROJECT FUND FOR THE CORONAVIRUS AID, RELIEF AND ECONOMIC SECURITY (CARES) ACT MISCELLANEOUS GRANTS SPECIAL REVENUE FUND”

Z-8-20 – Jones Sawmill-Northwest corner of Belfast Road & I-795. Second Reading. Ordinance Adopted. The applicant requests to rezone subject property from Residential (R-20A) to General Industry Conditional District (I-2CD) in order to limit the use of the property to a commercial sawmill.

In conjunction with the rezoning request, the applicant is requesting separate site plan approval as required by the City’s Unified Development Ordinance. The proposed change of zone request is associated with Conditional Use Permit request CU-6-20 and related site plans. More than half of subject property is located within the City limits of Goldsboro. A portion of the subject property is located within Wayne County. County officials have made written agreement to relinquish jurisdictional authority to the City of Goldsboro.

Frontage: (None)
 Area: 574,207 sq. ft., or 13.18 acres
 Zone: Residential (R-20A)/Wayne County Airport (Overlay)

Surrounding Zoning:

North: Residential Conditional District (R-20ACD)/County Airport;
South: Wayne County Residential-Agricultural (RA-20), Wayne County Airport (Overlay);
East: General Business (GB)/Residential (R-16); and
West: Residential Conditional District (R-20ACD)

The subject property is currently clear and vacant.

As previously stated, the applicant desires to rezone the subject property from Residential (R-20A) to General Industry Conditional District (I-2CD) in order to limit the use of the property to a commercial sawmill.

The City's Comprehensive Land Use Plan recommends a portion of the property for industrial development and the remaining acreage for medium density residential development.

The property is not located in a Special Flood Hazard Area. City water and sewer are not available to serve the property. Water will be provided by a private underground water well. Sewer will be obtained through the use of private on-site (septic) pump and waste systems in accordance with the Wayne County Environmental Health Department.

Approximately 5.76 acres is located within Wayne County's Airport Overlay District. Wayne County Planning and Airport officials have been advised of the applicant's proposal and have no issues with the proposed rezoning request.

At the public hearing held on October 19, 2020, the property owner and applicant were present however held their comments for the associated Conditional Use Permit public hearing which followed the rezoning request.

The Planning Commission, at their meeting held on October 26, 2020, recommended approval for the change of zone request from Residential (R-20A) to General Industry Conditional District (I-2CD) in order to limit the use of the property to a commercial sawmill.

At the City Council meeting held November 2, 2020, the rezoning request failed to receive an affirmative vote equal to or greater than two-thirds of all the actual membership of the council. Per G.S. 160A-75, "no ordinance nor any action having the effect of any ordinance, may be finally adopted on the date in which it is introduced (first reading) except by an affirmative vote equal to or greater than two-thirds of all the actual membership of the council". A second reading of the ordinance is required, at which only simple majority is necessary to adopt the ordinance changing the zoning for the property as requested.

Councilmember Aycock made a motion to accept the recommendation of the Planning Commission and:

1. Find the request consistent with the City's adopted Comprehensive Land Use Plan and;
2. Adopt an Ordinance changing the zoning for the property from Residential (R-20A) to General Industry Conditional District (I-2CD) in order to limit the use of the property to a commercial sawmill.

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 passed 4:3.

ORDINANCE NO. 2020-30 "AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT ORDINANCE OF THE CITY OF GOLDSBORO, NORTH CAROLINA CODE OF ORDINANCES"

row of shrubs thirty inches in height, spaced so that they will form a continuous visual screen six feet in height within three growing seasons.

3. No loading or unloading of materials shall occur outside of the fenced area.
4. A statement shall be submitted with the plans indicating whether any manufacturing or processing operation will create smoke, offensive odor, dust, noise, fumes or vibrations beyond the lot lines of the proposed use. If one or more of such conditions exist, the developer shall explain what measures will be taken to mitigate such conditions to acceptable levels.
5. The uses shall be located a minimum of one thousand feet from any residentially developed or zoned property. The one thousand foot separation distance shall be measured in a straight line from property line to property line, with no consideration as to intervening structures, roads or landforms.

The applicant is requesting a modification of item #5 listed above as residentially-zoned and developed property is located within 1,000 ft. of the subject property.

The applicant is requesting a waiver of the fencing and landscaping requirements for a period not to exceed 1 year from site plan approval.

At the public hearing held on October 19, 2020, the property owner and 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 October 26, 2020, recommended approval of the Site and Landscape Plan with the requested modifications.

Due to the rezoning request associated with this Conditional Use Permit not receiving an affirmative vote equal to or greater than two-thirds of all the actual membership of the council at their meeting November 2, 2020, the Conditional Use Permit request to operate a commercial sawmill could not be approved. If the City Council approves the second reading of the ordinance changing the zoning for the property, the Council shall reconsider the Conditional Use Permit as requested.

Councilmember Aycock made a motion to accept the recommendation of the Planning Commission and approve the site and landscape plan with the following modifications:

1. A modification of item #5 listed above as residentially zoned and developed property is located within 1,000 ft. of the subject property.
2. A waiver of the installation of fencing and landscaping requirements for a period not to exceed 1 year from site plan approval.

Councilmember Ham 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 passed 4:3.

City Manager's Report. Mr. Timothy Salmon thanked Public Utilities and Public Works Departments for the work during Tropical Storm Eta. Mr. Salmon also thanked the Parks and Recreation and Travel and Tourism Departments for supporting LaxFest this weekend at the Bryan Multisport Complex in accordance with NC Governor Executive Orders. Mr. Salmon congratulated the Police Department on receiving their CALEA Certification.

Mayor Allen commended the Police Department on their CALEA Certification.

Councilmember Williams thanked the Police Department for the CALEA Certification and Mr. Wright who introduced us to the CALEA Program.

Mayor and Councilmembers' Reports and Recommendations. Councilmember Williams stated I just want to wish everyone a happy holiday, remember to protect yourself when

you are around others not in your immediate family. I also want to thank the Goldsboro Housing Authority for their Wi-Fi program. Thank you.

Mayor Pro Tem Broadaway congratulated the Police Department on their CALEA Certification. I also want to thank the Public Works Department on cleanup efforts following the tropical storm.

Councilmember Polack stated I would like to acknowledge the passing of two pillars of the community. Ms. Gertie Brown of the web town community for over 60 years, she was very visible patrolling the community, assisting the elderly and transported kids to school. Mr. Harold Isler, Sr. was a role model in my life, served in the United States Air Force and served faithfully to the Police Department of the City of Goldsboro for 26 years.

Councilmember Matthews stated no comment.

Councilmember Ham commended the Goldsboro Police Department on events recently held to build relationships with children and parents and Captain Rabun did a presentation today on community policing efforts. He commended the department on their efforts to build trust in the community.

Councilmember Aycock stated no comment.

Mayor Pro Tem Broadaway read the following Proclamation:

Small Business Saturday – Proclamation. Mayor Allen proclaimed November 28, 2020, as: SMALL BUSINESS SATURDAY in the City of Goldsboro and urge the residents of our community, and communities across the country, to support small businesses and merchants on Small Business Saturday and throughout the year.

Mayor Allen stated I want to wish everyone a Happy Thanksgiving and remember those less fortunate.

Councilmember Williams stated I would like to thank my constituents; I appreciate all the things you have done to make my job easier, thank you for supporting me.

There being no further business, the meeting adjourned at 8:46 p.m.

Chuck Allen
Mayor

Melissa Capps, MMC/NCCMC
City Clerk