

MINUTES OF THE MEETING OF THE CITY COUNCIL HELD  
MARCH 15, 2021

**WORK SESSION**

The City Council of the City of Goldsboro, North Carolina, met in a Work Session in the Council Chambers, City Hall, 214 North Center Street, at 5:00 p.m. on March 15, 2021 with attendance as follows:

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

Absent: Mayor Chuck Allen

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

Mayor Pro Tem Ham stated the Mayor would be taking a leave of absence.

**Adoption of the Agenda.** Councilmember Matthews stated I would like to add Women's History Month to new business. Councilmember Jones stated Item M. Authorization of an Agreement with Goldsboro Football Club Youth Academy, I received an email asking that we table that item until April. Mr. Salmon asked to add FY 18-19 Audit Update. Mayor Pro Tem Ham made a motion to approve the agenda with the amendments. Councilmember Polack seconded the motion. The motion passed unanimously.

**FY 18-19 Audit Update.** Mr. John Frank and Mr. Chad Cook with Dixon, Hughes and Goodman joined by WebEx. Mr. Frank provided an update on the status of the FY 18-19 Audit. Mr. Franks stated they hoped to have the audit wrapped up in 30 days.

**Staggered Terms.** Mr. Guthrie stated about a month ago we presented information regarding staggered terms and staff stated we would bring it back to get guidance from Council on whether they would like to proceed, defer the decision or get more information. Council discussed pros and cons of staggered terms.

Attorney Lawrence stated I think until there is more information and maybe answer some of the other questions, I think Randy can take it from the discussion so far there is majority in favor of discussing it further. I would suggest that staff have an opportunity to bring some options on which procedure to do. You could then vote on what you would like to do at that point. Attorney Lawrence stated the census will be coming out, we do not know if lines will have to be redrawn or not at this point. It may be wise to wait until the census comes out since you do have a few more years left on your terms.

**Air Force Family Scholarship Program.** Mr. Doug McGrath and Mr. Alex Wingate shared information regarding the Air Force Family Scholarship Program. The Goldsboro Elks Lodge and the Patriot Foundation of North Carolina have joined forces to support North Carolina families of fallen or disabled Airmen. An all-volunteer team led by the Elks will begin awarding educational scholarships this spring through the North Carolina Air Force Scholarship Program. Scholarships will vary between \$1,000 \$5,000 per student per semester, based upon need, with funding supplied by a Patriot Foundation grant. Applications are due April 15, 2021. Information concerning eligibility, application, and program contacts is available at [www.AFFSP.org](http://www.AFFSP.org).

Mr. McGrath also shared information regarding an upcoming Military Appreciation event in the fall.

**Women's History Month.** Councilmember Matthews shared information regarding Women's History Month. Councilmember Matthews stated I would like the city to look at recognizing Women's History Month. Councilmember Polack made a motion to create a Proclamation recognizing March as Women's History Month; the motion was seconded by Councilmember Jones and unanimously carried.

**Board Appointments.** Ms. Capps reviewed the openings on the following boards and commission for Council representation:

- GWTA Transportation Authority
- Commission on Community Relations and Development
- Historic District Commission
- Friends of Seymour Board of Directors
- Law and Finance
- Herman Park Center

Discussion included current representation on the GWTA Board and terms.

Upon motion of Mayor Pro Tem Ham, seconded by Councilmember Aycock and unanimously carried, Council selected Councilmember Jones to serve as ex-officio on the Commission on Community Relations and Development.

Upon motion of Councilmember Aycock, seconded by Councilmember Broadway and unanimously carried, Council selected Councilmember Polack to serve as ex-officio on the Historic District Commission.

Councilmember Polack made a motion to select Councilmember Broadway to serve on the Friends of Seymour Board of Directors. The motion was seconded by Councilmember Jones. Mayor Pro Tem Ham, Councilmembers Jones, Polack and Aycock voted in favor of the motion. Councilmember Matthews did not vote, however, pursuant to NCGS 160A-75, the vote would be counted as an affirmative vote. The motion passed.

Councilmember Broadway made a motion to select Councilmember Jones to serve on the Herman Park Center Project. The motion was seconded by Councilmember Polack. Mayor Pro Tem Ham, Councilmembers Polack, Matthews and Aycock voted in favor of the motion. Councilmember Jones did not vote, however, pursuant to NCGS 160A-75, the vote would be counted as an affirmative vote. The motion passed.

The Law and Finance Committee was discussed. Councilmember Polack stated I think we should come up with some type of definition and can we come back and discuss later.

Commission on Community Relations and Development. Council was provided with a list of those who had applied to serve on the commission. Council discussed. Upon motion of Councilmember Aycock seconded by Councilmember Broadway and unanimously carried, Council appointed Ahmad Pittman to the Commission on Community Relations and Development.

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

**Item G. Accept or Reject Initial Bid and Authorize Finance to Advertise for Upset Bids for 102 Bright Street to Melissa Gill.** Upon motion of Councilmember Aycock, seconded by Councilmember Broadway and unanimously carried, Council agreed to accept the initial bid and authorize finance to advertise for upset bids for 102 Bright Street.

**Item H. Accept or Reject Initial Bid and Authorize Finance to Advertise for Upset Bids for 1005 S. Slocumb Street to Melissa Gill.** Upon motion of Mayor Pro Tem Ham,

seconded by Councilmember Aycock and unanimously carried, Council agreed to accept the initial bid and authorize finance to advertise for upset bids for 1005 S. Slocumb Street.

**Item I. Accept or Reject Initial Bid and Authorize Finance to Advertise for Upset Bids for 414 N. Carolina Street to Tonisa Evans.** Upon motion of Mayor Pro Tem Ham, seconded by Councilmember Aycock and unanimously carried, Council agreed to accept the initial bid and authorize finance to advertise for upset bids for 414 N. Carolina Street.

**Item J. Accept or Reject Initial Bid and Authorize Finance to Advertise for Upset Bids for 510 Wilmington Avenue to James Blount.** Upon motion of Councilmember Broadaway, seconded by Councilmember Aycock and unanimously carried, Council agreed to accept the initial bid and authorize finance to advertise for upset bids for 510 Wilmington Avenue.

**Item K. Accept or Reject Initial Bid and Authorize Finance to Advertise for Upset Bids for 700 Rudolph Street to Ronald L. James.** Upon motion of Councilmember Polack, seconded by Councilmember Jones and unanimously carried, Council agreed to accept the initial bid and authorize finance to advertise for upset bids for 700 Rudolph Street.

**Item L. Accept or Reject Initial Bid and Authorize Finance to Advertise for Upset Bids for 1003 N. George Street to Edna Burns.** Councilmember Broadaway made a motion to accept the initial bid and authorize finance to advertise for upset bids for 1003 N. George Street to Edna Burns. Councilmember Matthews asked who submitted their bid first. Ms. Gwynn stated Ms. Gill did but Ms. Burns submitted a higher bid. Councilmember Polack asked if Council voted to accept the bid from Ms. Burns, Ms. Gill could place an upset bid right. Ms. Gwynn stated that is correct. Councilmember Polack seconded the motion. Mayor Pro Tem Ham, Councilmembers Jones, Broadaway, Polack and Aycock voted in favor of the motion. Councilmember Matthews voted against the motion. The motion passed 5:1.

**Item N. Goldsboro Tourism Council Appointment.** Upon motion of Councilmember Aycock, seconded by Councilmember Broadaway and unanimously carried, Council accepted the recommendation to appoint Tyrone Barrett to the Goldsboro Tourism Council.

**Closed Session Held.** Upon motion of Councilmember Polack, seconded by Mayor Pro Tem Ham and unanimously carried, Council convened into Closed Session to discuss potential litigation matters.

Council came out of Closed Session.

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 Council Chambers, City Hall, 214 North Center Street, at 7:00 p.m. on March 15, 2021 with attendance as follows:

Present: Mayor Pro Tem David Ham, Presiding  
Councilmember Hiawatha Jones  
Councilmember Bill Broadaway  
Councilmember Taj Polack  
Councilmember Brandi Matthews  
Councilmember Gene Aycock

Absent: Mayor Chuck Allen

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

Pastor Terry Jones with City Church of Goldsboro provided the invocation. The Pledge of Allegiance followed.

**Amending Capital Project Fund Ordinance – Police Evidence Room and Fire Department Renovation (G1106). Ordinance Adopted.** On October 1, 2018, the Council approved the establishment of a capital project fund for the construction of the Police evidence room and Fire Station renovation, which was funded with a \$5.3 million dollar loan.

The project is complete and there are additional funds that need to be appropriated so that they may be expended for items necessary to the project.

The City received miscellaneous income in the amount of an additional \$155,000 related to various settlements related to the project.

There is associated investment interest in the amount of \$2,250 from the 2018 loan that has since accrued since the last project amendment done June 15, 2020 that not yet been appropriated for the project and will be used to offset unanticipated expenditures. The total revenue appropriation for these items is \$157,250.

The total expenditure appropriation will increase by \$157,250.

Upon motion of Councilmember Broadaway, seconded by Councilmember Polack and unanimously carried, Council adopted the following entitled Capital Project Ordinance for the Police Evidence Room and Fire Department Renovation (G1106) be amended for \$157,250.

ORDINANCE NO. 2021-3 “AN ORDINANCE AMENDING THE POLICE EVIDENCE ROOM & FIRE DEPARTMENT RENOVATION CAPITAL PROJECT FUND (G1106)”

**Z-1-21 MC Morgan and Associates (Shannon View) – West side of New Hope Road between Cuyler Best Road and N. Harding Drive. Public Hearings Held.** The applicant requests a change of zone for a portion of the subject property from Residential (R-12) to Residential (R-9CZ) Conditional Zoning limiting the use to an 84-unit senior apartment complex. In conjunction with the request, the applicant is requesting a Conditional Use permit (CU-4-21) for the construction of the senior apartment complex in the Residential (R-9) zoning district.

Frontage: +360 ft. (W. New Hope Rd.)  
+188 ft. (Cuyler Best Rd.)  
Area: ±10.2 Acres

Surrounding Zoning: North: Neighborhood Business (NB)/Shopping Center (SC)  
South: Residential (R-6CZ)  
East: Residential (R-16/R-12SF)  
West: Office & Institutional (O&I-1)/Residential (R-12)

The property is partially wooded and cleared farmland.

On March 3, 2003, Goldsboro City Council approved a change of zone from Residential (R-16) to Residential (R-6CZ) for the construction of 216 apartments upon property directly south of the proposed development and formally known as The Reserve at Bradbury Place.

If the proposed change of zone is approved, the applicant will be required to obtain a Conditional Use Permit approved by City Council for the proposed senior apartment complex.

The City’s Land Use Plan recommends Mixed-Use development. Proposed zoning for the property is compatible with adjacent properties in the area. Since City water and sewer are available to serve the area, higher residential densities are encouraged.

The submitted preliminary site plan indicates one three-story senior apartment building containing a total of 84 units.

Access to the site will be directly from W. New Hope Road. W. New Hope Road is a state-maintained road. Officials with NCDOT have been contacted and are recommending that the

access drive for the senior apartments align with Shelley Drive to avoid conflicting left turns off of W. New Hope Road.

Parking for the site requires two spaces per unit plus .5 per bedroom over two. 51 units will be 2-bedroom units and 33 units will be 1-bedroom units. A total of 168 parking spaces are required. 84 parking spaces are shown on the submitted site plan. The applicant is requesting a modification of the City's parking requirement due to the fact that the North Carolina Finance Agency requires only 1 parking space per senior apartment unit.

External City sidewalks are required for new development, however, the City's Pedestrian Facilities Plan does not recommend sidewalks for the area. Frontage along W. New Hope Road is approximately 360 ft. and approximately 188 ft. along Cuyler Best Road. The developer will be required to install sidewalks or pay a fee in lieu of in the amount of approximately \$9,864 to the City of Goldsboro.

Internal concrete sidewalks are shown providing access to building entrances through sloped ramps and handicap accessible walkways.

A commercial lighting plan has not been submitted. Since the subject property is located adjacent to residentially-zoned and developed properties, the developer will be required to submit a lighting plan in compliance with the City's Commercial Lighting ordinance.

Interconnectivity has not been shown for the site. The applicant will be required to provide interconnectivity to the adjacent multi-family apartment complex directly south of the proposed development.

City water and sewer are available to serve the subject property. The property is not located within a special flood hazard area. City Engineering will require approval of storm water calculations and drainage plans prior to issuance of any building permits.

Street trees have been provided along W. New Hope Road. A Type B 15' landscape buffer is required along all property lines and vehicular surface area landscape requirements must be met. Staff is working with the applicant to ensure landscape requirements are met per the requirements of the City's Unified Development Ordinance.

Commercial dumpsters will be utilized for garbage collection. Staff will ensure that dumpster corals are properly constructed and appropriately screened from off-site views in accordance with City standards.

Building elevations have been submitted and indicate the proposed buildings will be constructed of brick veneer and fiber-cement shake siding. Roofing materials will be architectural shingles. Staff will ensure all multi-family development design standards are met per the requirements of the City's Unified Development Ordinance prior to issuance of any building permits.

A majority of the subject property is located outside the City limits. Since City utilities are located within 1,000 ft. of the site, the developer will be required to connect to City water and sewer, as well as, annex into the City limits.

Councilmember Aycock asked if this was to be rezoned for senior apartments, what keeps them from not being senior apartments. Ms. Collins stated I think the stipulations would be based on his housing financing. The developer is present and you could ask him that question.

Mayor Pro Tem Ham opened the rezoning public hearing and the following people spoke:

1. Dale Benton, 1598 Cuyler Best Road, spoke in opposition of the rezoning request. Mr. Benton expressed concerns regarding traffic. Mr. Benton shared they have 42 signatures of homeowners along Cuyler Best Road.

Attorney Lawrence stated as far as the rules are concerned, the fact there is a petition, he can testify because it is an evidentiary hearing, anything presented would also have to follow those rules, so people signing a petition would be hearsay. That is why you have a hearing, so people can come up and testify. Attorney Lawrence stated showing you have

one, showing how many names, is not a problem, the actual handing it up as a piece of evidence, it is something they cannot consider as actual evidence. It would be considered hearsay.

Mr. Benston stated if I can't submit it, I will be glad to tell you it has 42 signatures opposed to any multiple housing.

Mayor Pro Tem Ham asked Mr. Benton what kind of properties he owned. Mr. Benton said two are residences, actually, three are residences and one is a business.

2. Mack Sullivan, 1550 Cuyler Best Road, spoke in opposition. Mr. Sullivan expressed concerns regarding traffic in the area.

Mayor Pro Tem Ham stated for the benefit of the audience tonight, please understand we are not taking action. The Planning Commission will take up these items on March 29<sup>th</sup>, then it will be brought back to us on April 5<sup>th</sup>.

3. Ilene Henderson, 301 Tonya Drive, spoke in opposition.
4. Michael Woodard, Woodard Realty, spoke in opposition and stated they had a petition signed, 69 signed in opposition to having it rezoned for more housing in that area. Concerns expressed included increased traffic and speeding.
5. Mitch Ham, 112 Michelle Dawn Drive, spoke in opposition, recommended staying commercial.

Councilmember Polack stated others have talked about accessibility and traffic, I heard you talking about growing it, commercializing it, that would contribute to traffic, I would assume, is the issue traffic from your standpoint or just not having a multi-family dwelling.

Mr. Ham stated usually when you get into commercial property, a lot of the expansion of the roads are paid for by developers.

6. Mark Morgan, MC Morgan & Associates, applicant, spoke in favor of the request. Mr. Morgan stated Shannon View is an elderly property development, ages 55 and older. It is deed restricted and there is no changing once the property is developed. Mr. Morgan provided information on a market analysis performed.

No one else spoke and the rezoning public hearing was closed.

Mayor Pro Tem Ham opened the public hearing for the related Conditional Use permit (CU-4-21) for the construction of the senior apartment complex in the Residential (R-9) zoning district. No one spoke and the conditional use permit public hearing was closed.

No action necessary. The Planning Commission will have a recommendation for the Council's meeting on April 5, 2021.

**Z-2-21 MC Morgan and Associates (Tiffany Gardens Phase II) – West side of Thoroughfare Road between Central Heights Road and NC Railroad. Public Hearings Held.** The applicant requests a change of zone for a portion of the subject property from Residential (R-16) to Residential (R-6CZ) Conditional Zoning limiting the use to an 84-unit apartment complex. In conjunction with the request, the applicant is requesting a Conditional Use permit (CU-5-21) for the construction of the apartment complex in the Residential (R-6) zoning district.

Frontage: ±500 ft. (Thoroughfare Road)  
Depth: ±300 ft.  
Area: ±7.7 Acres

SURROUNDING ZONING:

North: Residential (R-16) RM-NC/Residential (R-12CZ);  
Residential (R-9)  
South: Residential (R-16/R-12)  
East: Residential (R-16/R-9)  
West: Residential (R-16/R-12CZ)

On April 1, 2019, Goldsboro City Council accepted the recommendation of the Goldsboro Planning Commission and adopted an Ordinance (Z-14-19) changing the zone for property directly north of subject property from Residential (R-16 and R-12) to Residential (R-12CZ) Conditional Zoning limiting the use of the property to an eighty-four unit apartment complex.

Now, the same developer is proposing a second phase of residential development consisting of another eighty-four (84) unit apartment complex. If the zoning is approved, the applicant will be required to obtain a Conditional Use Permit approved by City Council for the proposed apartment complex.

The property is currently vacant.

The City's Land Use Plan recommends Medium Density Residential (MDR) development. In addition, the Plan recommends that higher densities should be encouraged since City water and sewer are available to serve the property.

The submitted preliminary site plan indicates three (3), three-story apartment buildings containing a total of 84 units. In addition, a community building is also being proposed on site.

Access to the site will be directly from Thoroughfare Road. Since Thoroughfare Road is a state-maintained road, NCDOT officials have been contacted and are requiring driveway permits, as well as, left and right turn lanes along Central Heights Road as a result of Phase I development.

Parking for the site requires two spaces per unit plus .5 per bedroom over two. 36 of the 84 total units will be 3-bedroom units, 35 units will be 2-bedroom units and the remaining 13 units will be 1-bedroom units. A total of 176 parking spaces are required and 176 spaces have been shown on the preliminary site plan.

External City sidewalks are required for new development, however, the City's Pedestrian Facilities Plan does not recommend sidewalks for the area. Frontage along Thoroughfare Road is approximately 460 ft. The developer will be required to install sidewalks or pay a fee in lieu of in the amount of \$8,280 to the City of Goldsboro.

Internal concrete sidewalks are shown providing access to building entrances through sloped ramps and handicap accessible walkways.

A commercial lighting plan has not been submitted. Since the subject property is located adjacent to residentially-zoned and developed properties, the developer will be required to submit a lighting plan in compliance with the City's Commercial Lighting ordinance.

Interconnectivity has been shown west of the site as adjacent property is currently being developed for multi-family use.

City water and sewer are available to serve the subject property. The property is not located within a special flood hazard area. City Engineering will require approval of storm water calculations and drainage plans prior to issuance of any building permits.

Street trees have been provided along Thoroughfare Road. A Type B 15' landscape buffer is required along all property lines and vehicular surface area landscape requirements must be met. Staff is working with the applicant to ensure landscape requirements are met per the requirements of the City's Unified Development Ordinance.

Commercial dumpsters will be utilized for garbage collection. Staff will ensure that dumpster corals are properly constructed and appropriately screened from off-site views in accordance with City standards.

Building elevations have been submitted and indicate the proposed buildings will be constructed of brick veneer and fiber-cement shake siding. Roofing materials will be architectural shingles. Staff will ensure all multi-family development design standards are met per the requirements of the City's Unified Development Ordinance prior to issuance of any building permits.

The subject property is located outside the City limits. Since City utilities are located within 1,000 ft. of the site, the developer will be required to connect to City water and sewer, as well as, annex into the City limits.

Mayor Pro Tem Ham opened the rezoning public hearing and the following people spoke:

1. Norris Lee Uzzell, 211 Warrick Circle, spoke in opposition to the request. Mr. Uzzell expressed concerns regarding traffic.

Councilmember Polack stated to chime in, at the Fire Department we relieve ourselves 30 minutes earlier, but if you are coming down Central Heights Road you better be 45 minutes due to traffic.

2. Dexter Simms spoke in opposition and also voiced concerns regarding traffic.
3. Carl Richardson spoke in opposition and also voiced concerns regarding traffic and speeding.
4. Alex Economy stated I own the property at 3220 Central Heights Road and expressed concerns regarding drainage and flooding. Mr. Economy asked if it was approved, the developer install some type of privacy fence to block property off behind his property.
5. Mark Morgan, MC Morgan & Associates, developer, spoke in favor of the request and shared information regarding traffic counts.

Councilmember Aycock stated the density of traffic on Thoroughfare Road is no where compared to the density of the traffic on New Hope Road. Councilmember Aycock expressed concerns regarding being able to see around the corner when you turn off of Central Heights on Thoroughfare Road. Mr. Morgan stated they are working with NCDOT on ingress and egress. Councilmember Polack stated that may be more a railroad issue.

Mr. Morgan shared information about the demand and provided a highlight of an executive summary.

No one else spoke and the rezoning public hearing was closed.

Mayor Pro Tem Ham opened the public hearing for the related Conditional Use permit (CU-5-21) for the construction of the apartment complex in the Residential (R-6) zoning district. No one spoke and the conditional use permit public hearing was closed.

No action necessary. The Planning Commission will have a recommendation for the Council's meeting on April 5, 2021.

**Z-3-21 Barnes Jewelers Building – South side of Eastgate Drive between Mall Road and Cashwell Drive. Public Hearing Held.** The applicant requests a change of zone for the subject property from Shopping Center (SC) to General Business (GB).

In conjunction with the request, the applicant has submitted a Conditional Use permit application (CU-2-21) for the operation of an internet café (electronic gaming facility) for property addressed as 502, C-2 Eastgate Drive.

Frontage: 215 ft. (Mall Rd.)  
193 ft. (Eastgate Dr.)  
Area: 39,342 sq. ft. or 0.90 acres



**SURROUNDING ZONING:**

North: Shopping Center (SC)  
South: Shopping Center (SC)  
East: Shopping Center (SC)  
West: Shopping Center (SC)

The property is occupied by a commercial strip center consisting of three separate buildings totaling approximately 12,000 sq. ft. and containing five tenant spaces currently consisting of a jewelry store, nail salon, hair salon, restaurant and one tenant space currently for rent or lease. If the change of zone is approved, a Conditional Use Permit approved by City Council will be required for the proposed operation of the internet café (electronic gaming facility).

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

Mayor Pro Tem Ham opened the public hearing. The following person spoke:

Stephen Barnes, 108 Aurora Lane, stated I represent the property owners for the shopping center. Mr. Barnes stated I have no comment; I am just here to represent.

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 April 5, 2021.

**CU-2-21 A&M Café – (Electronic Gaming Facility) South side of Eastgate Drive between Mall Road and Cashwell Drive. Public Hearing Held.** The applicant is requesting a Conditional Use Permit for the operation of an internet café (electronic gaming facility). Subject property is located at 502-C2 Eastgate Drive.

In conjunction with the request, the applicant has requested a change of zone for the subject property (Z-3-21) which is part of a larger parcel of privately-owned property from Shopping Center (SC) to General Business (GB) zoning district.

Internet cafés are allowed in the General Business (GB) zoning districts only after the obtainment of a Conditional Use Permit approved by City Council.

On May 8, 2017, City Council amended the City's Electronic Gaming Ordinance. The following requirements were approved as they pertain to new gaming establishments proposed for operation in the City of Goldsboro's planning jurisdiction:

- (1) Electronic gaming operations are permitted only in the General Business (GB) zoning district after the obtainment of a Conditional Use Permit approved by City Council.
- (2) No establishment shall be located within five hundred (500) feet of any residentially zoned or developed property, church, school, day care, playground or public park. Where the proposed establishment is separated from residentially zoned or developed property by a four-lane highway, the five hundred (500) foot separation shall only apply to the properties along the sides and rear of the establishment.
- (3) No such establishment shall be located within one mile (5,280 ft.) of another such establishment.
- (4) The hours of operation for such operations shall be limited to 7:00 a. m. to 2:00 a. m. City Council made no changes to the existing parking requirement of 1.5 spaces per gaming machine.

The applicant is requesting a Conditional Use Permit for the operation of an internet café consisting of eighteen (18) gaming machines.

Frontage: 16.5 ft. (Mall Rd.)  
Area (Tenant Space): 950 sq. ft. or .02 acres

Access to the commercial strip center is provided by two driveways; one 25 ft. wide driveway along Mall Road and one 20 ft. wide driveway along Eastgate Drive.

Parking is required at 1.5 spaces per gaming machine. Based on 18 proposed computer gaming stations, 27 parking spaces are required for the internet gaming operation. Currently, there are 49 parking spaces for the commercial shopping center. Staff has conducted a parking evaluation of current businesses which operate within the existing shopping center. If the internet café is approved, a total of 65 parking spaces will be required for the site. A parking modification will be necessary or applicant will need to obtain a share parking agreement to meet parking requirements.

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

Sean Kennan, 112 N. William Street, stated thank you for providing A&M Café this time and your consideration this evening. A&M Café is seeking a rezoning of the Barnes Jewelers building located at 502 Eastgate Drive from Shopping Center to General Business District as well as a conditional use permit. A7M Café is a minority owned business. It is an internet café that seeks to operate opening and legally in good standing with the City of Goldsboro and its neighbors. Previously, A&M Café operated without an inspection in an area not zoned for such businesses. A&M did not do this with the intention of flouting the rules or ordinances of the city but did so unknowingly. Mr. Ewais, operator, purposely selected the location, because it meets the setback conditions for businesses such as this from residentially zoned areas, churches, schools and other similar businesses. So while there was oversight on A&M's part it was not chosen without consideration of the City's ordinances and surrounding community. As you are all aware, rezoning to General Business merely expands the scope of the type of businesses that can operate in the building but does not limit in anyway the existing businesses or negatively impact the surrounding businesses. A&M Café wants to operate in the light and in the open. In the short period of time, A&M Café was operating, upon information and belief, there was never an occasion Goldsboro Police Department was summoned to the location. A&M Café has a good relationship with its neighbors and hopes to be a model for other internet cafes in Goldsboro and surrounding areas. Unlike many other businesses of its type, A&M Café is in a well-lit, high traffic area, not off the highway in a dark area, like other businesses one of which was just shut down for breaking the law. Mr. Ewais even enforces the Governor's mask mandate, which has profited a neighboring business that sells masks. There is one hurdle to the conditional use permit, and that is parking. The Barnes building has 49 parking spaces, based on city ordinance, 6.1.6 shared parking, and the Planning Committee's analysis there is a requirement for A&M to enter into a shared parking agreement with another property. We have contacted Berkeley Mall, who has informed us that they cannot enter into a shared parking agreement because they lease parking lot rights to their tenants and they do not allow their tenants to enter into parking lot agreements. I have sought a shared parking agreement with the vacant building behind the Barnes Building which is formerly Tractor Supply Company located at 2901 Cashwell Drive, however I am told they are in negotiations to lease that building so they are not currently willing to enter into an agreement at this time. However, I did learn the management of that building struggles to keep employees and patrons of the shopping center between it and Berkeley, 501 N. Berkeley Boulevard, from parking in its lot. I looked into that building at 501 N. Berkeley and which I understand was previously a general business district and was changed to shopping center. I counted it to have 100 parking spaces, it further has two sit down restaurants, Chipotle, Fire House Subs, a hair salon, Sport Clips, one large space that appears to be vacant, a nail salon, a smoothie place, a jewelry store and a retail vitamin shop. Now without a restaurant, the Barnes Jewelry Building requires 68, I believe the lady before me said 65, parking spots for A&M to operate. The building and its 49 spots were approved as multi-use purpose before the building was built. I am informed that there is not enough parking for my client to have a business when the only real issue on paper is the hour between 5:00 p.m. and 6:00 p.m. the one hour of overlap time between daytime use and evening use before the jewelry store, nail salon and hair salon close. If 49 spaces are not enough on paper for a jewelry store, a nail salon, a hair salon and an internet café with 18 machines; 100 spots cannot be nearly enough for a hair

salon, a nail salon, a jewelry store, another retail outlet, a smoothie bar and 2 sit down restaurants, one with a capacity of 57 seats and the other with 20 plus all their employees and the building isn't even full. The parking lot is. Now maybe that building has a shared parking agreement but on information they do not have it with 2901 Cashwell Drive and they do not have it will the mall. But I know that building and parking lot is tight and its full and those businesses are thriving or appear to be. And if that building has a shared parking agreement with the owners of the building that houses Aaron's Furniture, Its Fashion, then the patrons have to walk across Cashwell Drive, which would unnecessarily put our residents in danger because there is no crosswalk. In the interim, while A&M seeks to enter into a shared parking agreement with a nearby property owner, we are willing to decrease the number of machines slightly to a smaller number to decrease our parking requirements or close for cleaning between the hours of 5-6 when the greatest demand or cross-over for parking with other businesses occur. And as I stated A&M Café seeks to operate as a friend to the city and the city council and seeks to be a model for other internet cafes in Wayne County. It seeks to be an example and a model for other minority owned businesses. Mr. Ewais and his family operate A&M Tobacco in Fremont, which also has gaming machines, a smaller number, but there has not been a single instance where the Fremont Police Department has been summoned to that location. We see no reason why A&M Café cannot be a good neighbor in Goldsboro and too the surrounding community. Again, I think you for your time and consideration this evening, if you have any questions, I am more than happy to answer them. Additionally, Mr. Stephen Barnes, the manage of the building, is here along with other tenants and Mr. Ewais as well to show their support.

Councilmember Polack asked what the previous location was where he was operating before. Mr. Kennan stated A&M was not previously operating in another location, Mr. Ewais started the business here, he was trying to expand out of Fremont. Councilmember Polack asked did he physically operate. Mr. Kennan stated it did previously in this location the city notified him he was in violation of the ordinance and subsequently shut the power off.

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 April 5, 2021.

**CU-3-21 New Hope Place Apartments (Multi-Family Dwellings) – North side of Cuyler Best Road between Oxford Boulevard and Glenda's Drive.** The applicant requests a Conditional Use Permit for the construction of an 80-unit apartment complex located in the R-9 (Residential) zoning district.

According to the City's Unified Development Code, multi-family dwellings are a permitted use in the Residential (R-9) zoning district, however, a Conditional Use Permit approved by City Council is required for the construction of the apartment complex.

Frontage: 460 ft. (Thoroughfare Road)  
Area: 13.9 Acres

In November of 2016, Goldsboro City Council approved site and landscape plans for the construction of 50 senior apartments directly west of the subject property and formally known as the Cuyler Springs Senior Living Community.

The property consist of woodlands.

The submitted preliminary site plan indicates four (4), three-story apartment buildings containing a total of 80 units. In addition, a community building is also being proposed on site.

Access to the site will be directly from Cuyler Best Road. Since Cuyler Best Road is a state-maintained road, NCDOT officials have been contacted and are requiring driveway permits, as well as, left and right turn lanes along Cuyler Best Road.

Parking for the site requires two spaces per unit plus .5 per bedroom over two. 18 of the 80 total units will be 3-bedroom units, 62 units will be 1 and 2-bedroom units. A total of 169 parking spaces are required and 169 spaces have been shown on the preliminary site plan.

The submitted site plan shows 5 ft. wide external sidewalks for the site, however, the developer has requested to pay a fee in lieu of in the amount of \$8,280 since the area is not recommended for sidewalks according to the City's Recommended Pedestrian Plan.

Internal concrete sidewalks are shown providing access to building entrances through sloped ramps and handicap accessible walkways.

A commercial lighting plan has not been submitted. Since the subject property is located adjacent to residentially-zoned and developed properties, the developer will be required to submit a lighting plan in compliance with the City's Commercial Lighting ordinance.

Interconnectivity has not been shown for the site. The developer is requesting a modification of the City requirement due to the nature of adjacent developments and their existing site conditions.

City water and sewer are available to serve the subject property. A portion of the property is located within special flood hazard areas known as the 100, 500-year floodplains, as well as, within the floodway. City Engineering will require approval of storm water calculations and drainage plans prior to issuance of any building permits.

Street trees have been provided along Cuyler Best Road. A Type A 10' wide landscape buffer is required along all property lines and vehicular surface area landscape requirements must be met. Staff is working with the applicant to ensure landscape requirements are met per the requirements of the City's Unified Development Ordinance.

Commercial dumpsters will be utilized for garbage collection and have been identified on the submitted site plans. Staff will ensure that dumpster corals are properly constructed and appropriately screened from off-site views in accordance with City standards.

Building elevations have been submitted and indicate the proposed buildings will be constructed of brick veneer and cedar-shake faux-vinyl siding. Roofing materials will be 30-year architectural shingles. Staff will ensure all multi-family development design standards are met per the requirements of the City's Unified Development Ordinance prior to issuance of any building permits.

The subject property is located outside the City limits. Since City utilities are located within 1,000 ft. of the site, the developer will be required to connect to City water and sewer, as well as, annex into the City limits.

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

1. Ilene Henderson, 301 Tonya Drive, stated I'd like to take you down memory lane, maybe you remember this headline in the newspaper, April 3, 2018, the headline reads "Council Denies Apartments." I spoke that night on behalf of the people, I am the president of the homeowners association. I'd like to take you down, to see what's happened in almost three years, three years next month. We have had 6 or 7, 7 new homes in Glenda's Point built, 1 in Ole Farm, and we have had 50 apartments build, Cider Springs Senior living, that has increased a lot of things. What hasn't changed, Cuyler Best is a two-lane road, double line, no shoulder which to walk and there is a ditch. The other day I was doing some research, I was about three feet off the payment and a car missed me by about 18 inches. It was heavy, about 4:00, heavy traffic. I counted the cars and I wished the people from Martin Associates were here, because I did a little recon as well. I did the traffic count from 6:30-7:30. There were 86 cars in a 6-minute period. So over an hour there were 900 cars that passed Cuyler Best and Glenda's Point. That is pretty heavy in my book. There is no turn lane from one of the apartment buildings which will be next to the apartment building which that is being suggested today. I wanted you to know what

there have been no street lights, no sidewalks added, just the other day as I wrote one of the councilmembers here today, I was coming down Cuyler Best and I ran into a complete stop of traffic. A gentleman was trying to turn into the new Cuyler Best Apartments; there were 15 cars ahead of me. As I sat there, I thought about what if there was an emergency at that senior living apartment building that has just been opened. How would the ambulance get by, where would the cars go, traffic is coming, what if there is a fire. So, I thought about all these things, nothing has changed. I can't see a reason why the decision would be made to rezone this area, if nothing has improved. I couldn't clarify when the speaker was here, it is going to be three bedroom, is it senior living, anyone have the answer to that. It says three bedroom so I'm taking that as family, that's going to be a lot more cars, a lot more traffic. We need to be thinking about our seniors. In Ole Farm alone we have a lot of retirees and we have bicyclers, we have children walking and playing. We need to consider that. It is already a cut through from Glenda's Point down Tonya over to Harding, and it is going to get heavier if this is approved. Please give that consideration. Let me say that I hope the News Argus on April 6<sup>th</sup> will say it is denied again.

2. Mack Sullivan, 1550 Cuyler Best Road, stated I understand this is factual only, so I will keep it short. I understand 169 parking spaces will be going into this property and it is zoned currently for either single-family or multi-family. I would just encourage you strongly to have it as single-family use and not multi-family because 169 parking spaces would add additional traffic to that to that road. A road with absolutely no shoulder, ditches on either side, extremely dangerous. This is not a good solution for this property. Thank you.
3. Diane Sutton, 127 Oxford Drive, Oxford Square, stated I am the president of the HOA, before I came in here, I apologize, I was under the impression that I had done my homework and the neighbors had done their homework. I thought this was for rezoning. A lot of things may be stricken from the record, but I would like to speak our peace. We live in Oxford Square, it is a privately owned townhomes. It is a quite community, we have a lot of elderly, retired homeowners. We have a lot of older widowed ladies. We have 6 to 8 houses where their back porch, their back property line, is not but 6 or 8 feet from their line. There is not a berm or anything. We have drainage issues. We already have another housing development, Oxford Plantation, for some reason we were not made aware of it. We have had a lot of strangers coming from the apartments on Cuyler Best Road, to the left of us, coming through our neighborhood. We are built close together. We have strangers coming down the roads going to Oxford Plantation. We are just worried about drainage problems, buffer, property values, traffic. We are back there by ourselves to start with, when you go out of our driveway you have to wait for those from Oxford Plantation. Since the senior living, you have to wait 10 minutes. You are talking about putting in two more big apartment complexes. I have seen cars backed up from the stoplight at Pinewood all the way down to Oxford Boulevard. I just wanted to let you know we had close to 40 people sign petitions, we are worried about our elderly, our private neighborhood. We just don't want people running from one place to another.

Mayor Pro Tem Ham shared this is in his district. This item will go before the Planning Commission at a later date. Thank you for coming tonight. We will wait to see what develops.

4. Dani Remington, 114 Michelle Dawn Drive, stated I know you are all hearing a theme tonight, with the concerns of the New Hope residents, and the Cuyler Best residents, with the traffic, the infrastructure and I just wanted to address one other angle that concerns me. Specifically that of the tenants who currently living in the apartments along Cuyler Best. Many of whom do not have adequate or reliable transportation. These individuals are required to walk about a mile and a half along Cuyler Best, it is a busy two-lane road, no sidewalks, no street lights, ditches on either side to get to the nearest supermarket. Currently there is no public transportation available for them. If an individual is required to walk across this path, which I see regularly, it not only puts themselves in great danger, but it puts the drivers that are inevitably going to swerve into oncoming traffic in danger as well. Just a few months ago, I stopped and picked up a mom who was pushing a stroller with a toddler in it going over the pass, to Wal-Mart. A neighbor saw an elderly

man walking with grocery bags as well. I believe the same can be said of New Hope as well. There are certainly parts there is a really great walkway there, but it is not consistent enough that it will put them to the destinations that they need to go safely the whole time. Like Ilene Henderson said, many of these concerns were brought up in 2018 when a similar project was proposed, but we have not seen any changes to the roads since that time. As you can see tonight, many residents have a vested interest in these properties, and desire to see it developed. I wondered if businesses that could promote a more safe and easy access for the people there, would be a better thing. Basically, if we are going to continue with apartment developments we need to meet the demands that inevitably already in place. It confusing to me why we would rezoned properties, increase density and not match the infrastructure needs there. I was looking at the comp plan the other day, it said this planning effort will provide a creative and dynamic plan to guide the future long term growth and development of this rapidly growing urban area. I feel like we can clearly see this rapid development and it is going to be important to keep this perspective of long-term growth going. I really appreciate the demand for housing. I appreciate the city and developer that are pushing the demand that is needed. I just feel that as the growth continues it just needs to be done in conjunction with proper infrastructure as well. We need to focus our considerations on the safety of the current residents and future residents. Thank you.

5. Dustin Mills, 631 Dickinson Avenue, Greenville, NC, stated members of the council, thank you for the opportunity to speak tonight. As I know this is a quasi-judicial hearing I'm going to try to limit my input to findings and facts we can provide. I am representing the purchaser of the property, Surber Development. Surber Development is purposing an 80 unit, multi-family development on the purposed site. And I think its worth pointing out the earlier hearings, the one for rezoning, this is not one for rezoning, we are asking for your consideration to allow for development that is by right, based on the existing zoning. So this is a conditional use request that I know you are aware of, but I thought that was worth pointing out. We are only trying to develop what is allowed under the present zoning that is the on the site right now. A couple of things that I think are worth pointing out, is the site is 13.9 acres and I think that is important to talk about just a minute because under the present zoning classification, up to based on the city of Goldsboro's zoning requirements, up to 133 units are allowed under the zoning classification, and that presently exists today. And so we come here before you tonight, for your consideration in thinking about the fact we are proposing is significantly less than what is allowed under the rezoning, under the present zoning classification at 80 units versus 130 units. When you look at 80 units on a per unit basis, that's 5.75 units per acre. That's almost as low as most every single family neighborhood outside of the urban infill outside the urban environments we live in. That's extremely low density compared to most multi-family and we thought that was worth bringing to your attention. The site itself is surrounded primarily by multi-family, either through traditional multi-family or duplex homes and our closest building, the corner of the building that is closest to any of the duplex homes is 200 feet way from the closet building on our site plan, so we wanted to provide that. Because this is a quasi-judicial hearing and we have to have findings of fact, it is a fact that the site plan meets the municipal standard. Staff has confirmed that. It's worth pointing out that we are in compliance with the comprehensive plan as well. And in questioning, is this use with the harmony of surrounding uses, I wanted to go back real quickly to the fact this is multi-family that will be surrounded by multi-family. This is new construction there is older multi-family homes, some duplexes that are cattycorner to this site. We think this would be a tremendous asset to the community for working class individuals. Traffic is always a concern, as a developer we recognize that is an issue, it is sometimes a necessary evil, when it comes to development. I will tell you that in most cases, based on our experience as a property owner the residents that live in our community are from the community. We are not bringing folks down roads who are not using them to go to the grocery store or to the schools. There was some antidotal evidence offered earlier that there were 900 cars. We didn't have the ability to provide a traffic study because we were not asked to. Typically, when you look at traffic analysis, it needs to be done in the form of a study and offered into formal evidence. We recognize traffic will increase so from where we stand, we recognize traffic will increase when there is more activity in that particular property. NCDOT will require this development to have a right turn lane, what's called a decal lane, and a center turn lane,

which is your left turn lane, so that it allows for safe passage and several of the residents here on this case and the previous cases tonight that were multi-family, did mention the fact there was back-up. I can tell you that when DOT looks at a new development they will take that into consideration and as Mr. Morgan said in the initial two hearings, they will require that the developer meets all the criteria from DOT for them to determine that it allows for ingress and egress and so we are here representing that we will meet all the NCDOT requirements which we do firmly anticipate will be a decal lane and a left turn lane which widens the area of the road which may address some of the shoulder concerns residents mentioned tonight. There were some comments earlier that was not really findings of fact like this is a quiet neighborhood, strangers coming through the development. We can't control that but we can tell you that our community is a privately held community owned by our organization and we feel strongly it is an investment. We are proud of the development that we invest in and we make every effort to be an asset in the community, with that I will bring my comments for a close. I believe we have found findings of fact and we hope that you will consider those facts in relation to some other antidotal facts here tonight. I am available for questions if there are any.

6. Tracey Benton, 1598 Cuyler Best Road, stated I am definitely opposed to any multi-family homes being built any more. We already have multi-family homes across the street from us. I don't know anybody in this room that wants 80 families living across the street from them. I just don't. I understand they are in a business and that is what they do. I also heard him say he lives in Greenville so he has no idea about our neighborhood, no idea about traffic that backs up all the way up New Hope Road. All the way back. It doesn't matter if they put a turning lane in there, where they are talking about. That is not going to help the back-ups that are already there. The facts are, I'm in my yard, picking up trash from the multi-family homes that's already across the street from us. I guess they throw their trash out before they go home. Every day, every day that goes by I'm not out there cleaning up, trying to keep our place looking respectable. So, I just wanted to say that I am opposed.
7. Grace Sullivan, 1550 Cuyler Best Road, stated so that is right across the street. I am just another voice just saying the traffic backs up, all the way up, so a turn lane wouldn't matter. It's backed all the way up and we already have a retirement center, elderly residential place. We already around the corner there is a nursing home. We have multiple apartment dwellings, so we are saturated. You know I hear the comment that our community, Wayne County needs more apartments, more rental properties, more retirement places and maybe we do and I am happy we have what we have but we have enough on our street. We are saturated, we don't need any more on that street, so... that's it.

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 April 5, 2021.

#### **Planning Commission Excused.**

**Public Hearing and Approval of a Resolution Authorizing Issuance and Sale of Multifamily Housing Revenue Bonds to Finance the Acquisition, Rehabilitation and Equipping of the Grand at Day Point Apartments. Public Hearing Held.** On November 16, 2020, the City Council adopted a resolution giving preliminary approval to the issuance by the City of multifamily housing revenue bonds to finance the acquisition and rehabilitation by GDP Housing Partners, LP (the "Company") of The Grand at Day Point Apartments. The Company has received approval and an allocation of bond volume cap for the project from the North Carolina Housing Financing Agency and anticipates closing on the financing for the project in April. In order to complete the process for the issuance of the bonds, the City Council must now hold a public hearing as required under Section 147(f) of the Internal Revenue Code, and adopt a resolution approving the issuance and sale of the bonds and the execution of the documents for the bonds.

The Company 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 located at 2300 Day Circle in the City (the “Development”), and the City has agreed to do so.

The City proposes to provide the financing for the Development by the issuance of its multifamily housing revenue bonds, to be designated Multifamily Housing Revenue Bonds (The Grand at Day Point), Series 2021, in the aggregate principal amount not to exceed \$14,000,000 (the “Bonds”).

The Internal Revenue Code of 1986, as amended, requires that any bonds issued by the City for the Development may only be issued after approval of the plan of financing by the City following a public hearing with respect to such plan.

1. The City hereby determines to provide financing to the Company for the acquisition, rehabilitation and equipping of the Development through the issuance of the Bonds pursuant to the North Carolina Housing Authorities Law, Article 1 of Chapter 157 of the General Statutes of North Carolina, as amended, and Section 160D-1311(b) of the General Statutes of North Carolina, as amended, the loan of the proceeds thereof and the deposit of such proceeds with the Trustee in accordance with the Indenture and the Loan Agreement.
2. The City hereby authorizes the issuance and sale of the Bonds pursuant to the Indenture and in accordance with the terms set forth in the Bond Purchase Agreement and the Indenture. The Bonds will bear interest at the rates and will mature, be subject to mandatory tender and be redeemed in the years and amounts all as set forth in the Indenture; provided, however, that the aggregate principal amount of the Bonds shall not exceed \$14,000,000.
3. The issuance of the Bonds to finance a portion of the cost of the Development in an amount not to exceed \$14,000,000 is hereby approved for purposes of Section 147(f) of the Code.

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 is attached.

**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. The Company will pay the City an issuance fee for issuing the Bonds and will also pay all costs incurred by the City in connection with the Bonds.

Mayor Pro Tem Ham opened the public hearing and the following people spoke:

1. Kristen Kirby with McGuireWoods LLP spoke in favor of the request. The City has no responsibility for the repayment of the bonds. The bonds will be paid by the developer.
2. Bryan Hartnett, President for AHI, spoke in favor of the request.

Councilmember Matthews asked if the renovations would have any impact on rent for current residents. Mr. Hartnett stated no we have rent restrictions in place and will remain in effect for at least 15 years but probably much longer.

Mayor Pro Tem Ham asked about the relocation of families during the renovation of process. Mr. Hartnett shared it would be considered a work in place, they would be requested to come out for about 8 hours a day. There would be a place for them onsite if they are not at work.

Councilmember Polack asked if the firm invested in single-family homes. Mt. Hartnett stated no sire, we invest in multi-family only.



No one else spoke and the public hearing was closed.

Upon motion of Councilmember Aycock, seconded by Councilmember Polack and unanimously carried Council adopted the following entitled resolution authorizing the Issuance and Sale of Multifamily Housing Revenue Bonds to Finance the Acquisition, Rehabilitation and Equipping of the Grand at Day Point Apartments.

**RESOLUTION 2021-17 “RESOLUTION AUTHORIZING ISSUANCE AND SALE OF MULTIFAMILY HOUSING REVENUE BONDS TO FINANCE THE ACQUISITION, REHABILITATION AND EQUIPPING OF THE GRAND AT DAY POINT APARTMENTS”**

**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. Mr. Salmon reminded Council Item M. Authorization of an Agreement with Goldsboro Football Club Youth Academy was tabled until the next meeting. Mayor Pro Tem Ham moved the items on the Consent Agenda, Items G, H, I, J, K, L, N and O be approved as recommended by the City Manager and staff. The motion was seconded by Councilmember Broadway. A roll call vote resulted in Mayor Pro Tem Ham, Councilmembers Jones, Broadway, Polack and Aycock voted in favor of the motion. Councilmember Matthews voted against the motion. The motion carried 5:1. The items on the Consent Agenda were as follows:

**Accept or Reject Initial Bid and Authorize Finance to Advertise for Upset Bids for 102 Bright Street to Melissa Gill. Resolution Adopted.** Staff has received an offer to purchase city/county 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))**

102 Bright Street

Offeror: Melissa Gill

Offer: \$4,380.00

Bid Deposit: \$219.00

Parcel #: 51482

Pin #: 3509245364

Tax Value: \$5,470.00

Zoning: R6

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

The City Council voted during the work session to accept the offer on 102 Bright Street.

It was recommended the City Council accept offer on 102 Bright Street and if accepted, adopt the following entitled resolution authorizing Finance to advertise for upset bids. Consent Agenda Approval. Ham/Broadway (5 Ayes:1Nay)

RESOLUTION NO. 2021-18 “RESOLUTION AUTHORIZING UPSET BID PROCESS( 102 Bright Street)”

**Accept or Reject Initial Bid and Authorize Finance to Advertise for Upset Bids for 1005 S. Slocumb Street to Melissa Gill. Resolution Adopted.** Staff has received an offer to purchase city/county 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))**

1005 S. Slocumb Street

Offeror: Melissa Gill

Offer: \$2,315.00

Bid Deposit: \$115.75

Parcel #: 50078

Tax Value: \$4,660.00

Pin #: 3509006837

Zoning: R-6

The offer fails to meet the minimum 50% of the tax value of the property by \$15.00. The bid deposit of 5% has been received in the form of a cashier's check.

The City Council voted during the work session to accept the offer on 102 Bright Street.

It is recommended the City Council accept the offer on 1005 S. Slocumb Street and if accepted, adopt the following entitled resolution authorizing Finance to advertise for upset bids. Consent Agenda Approval. Ham/Broadaway (5 Ayes:1Nay)

RESOLUTION NO. 2021-19 "RESOLUTION AUTHORIZING UPSET BID PROCESS (1005 S. Slocumb Street)"

**Accept or Reject Initial Bid and Authorize Finance to Advertise for Upset Bids for 414 N. Carolina Street to Tonisa Evans. Resolution Adopted.** Staff has received an offer to purchase city/county 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))**

414 N. Carolina Street

Offeror: Tonisa Evans

Offer: \$770.00

Bid Deposit: \$38.50

Parcel #: 47429

Tax Value: \$1,540.00

Pin #: 2599787392

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 City Council voted during the work session to accept the offer on 414 N. Carolina Street.

It is recommended the City Council accept the offer on 414 N. Carolina Street and adopt the following entitled resolution authorizing Finance to advertise for upset bids. Consent Agenda Approval. Ham/Broadaway (5 Ayes:1 Nay)

RESOLUTION NO. 2021-20 "RESOLUTION AUTHORIZING UPSET BID PROCESS (414 N. Carolina St)"

**Accept or Reject Initial Bid and Authorize Finance to Advertise for Upset Bids for 510 Wilmington Avenue to James Blount. Resolution Adopted.** Staff has received an offer to purchase city/county 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))**

510 Wilmington Avenue

Offeror: James Blount

Offer: \$1,350.00

Bid Deposit: \$67.50

Parcel #: 50118

Tax Value: \$2,700.00

Pin #: 3509012256

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 cashier's check.

The City Council voted during the work session to accept the offer on 510 Wilmington Avenue.

It is recommended the City Council accept offer on 510 Wilmington Avenue and adopt the following entitled resolution authorizing Finance to advertise for upset bids. Consent Agenda Approval. Ham/Broadaway (5 Ayes:1 Nay)

RESOLUTION NO. 2021-21 "RESOLUTION AUTHORIZING UPSET BID PROCESS (510 Wilmington Ave)"

**Accept or Reject Initial Bid and Authorize Finance to Advertise for Upset Bids for 700 Rudolph Street to Ronald L. James. Resolution Adopted.** Staff has received an offer to purchase city/county 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))**

700 Rudolph Street

Offeror: Ronald L. James

Offer: \$3,000.00

Bid Deposit: \$150.00

Parcel #: 53688

Pin #: 3509661609

Tax Value: \$5,940.00

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 business check.

The City Council voted during the work session to accept the offer on 700 Rudolph Street.

It is recommended the City Council accept on 700 Rudolph Street and if accepted, adopt the following entitled resolution authorizing Finance to advertise for upset bids. Consent Agenda Approval. Ham/Broadaway (5 Ayes:1 Nay)

RESOLUTION NO. 2021-22 "RESOLUTION AUTHORIZING UPSET BID PROCESS (700 Rudolph St)"

**Accept or Reject Initial Bid and Authorize Finance to Advertise for Upset Bids for 1003 N. George Street to Edna Burns. Resolution Adopted.** Staff has received two offers to purchase city/county 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 offers have been received for the sale of surplus real property under **Negotiated offer, advertisement, and upset bid process (G.S. §160A-266(a) (3))**

1003 N. George Street

Offeror: Melissa Gill

Offer: \$2,020.00

Bid Deposit: \$101.00

Parcel #: 48992

Pin #: 2690902685

Tax Value: \$4,040.00

Zoning: R-6

Offeror: Edna Burns

Offer: \$2,100.00

Bid Deposit: \$220.50

Parcel #: 48992

Pin #: 2690902685

Tax Value: \$4,040.00

Zoning: R-6

Both offers are at least 50% of the tax value of the property. Both bid deposits are 5% has been received in the form of a cashier's and a personal check.

The City Council voted (5:1) during the work session to accept the offer on 1003 N. George Street from Ms. Barnes.

It is recommended the City Council accept offer on 1003 N. George Street from the higher bidder of \$2,100.00 from Ms. Edna Burns and adopt the following entitled resolution authorizing Finance to advertise for upset bids. Consent Agenda Approval. Ham/Broadaway (5 Ayes: 1 Nay)

RESOLUTION NO. 2021-23 "RESOLUTION AUTHORIZING UPSET BID PROCESS (1003 N. George St)"

**Goldsboro Tourism Council Appointment. Resolutions Adopted.** Ms. Elba Gutierrez was appointed to the Tourism Council as an hotelier on July 16, 2021 with her term to expire on December 31, 2022. Ms. Gutierrez has resigned effective January 27, 2021.

Mr. Tyrone Barrett has submitted an application to serve on the Goldsboro Tourism Council. The Goldsboro Tourism Council (GTC) and the Wayne County Tourism Development Authority (WCTDA) have recommended Mr. Barrett to fill the unexpired hotelier term left by Ms. Gutierrez's resignation.

It was recommended Council adopt the following entitled Resolutions:

1. Appointing Mr. Tyrone Barrett to the Goldsboro Tourism Council.
2. Commending Ms. Elba Gutierrez who has served on the Goldsboro Tourism Council. Consent Agenda Approval. Ham/Broadaway (5 Ayes:1 Nay)

RESOLUTION NO. 2021-24 "RESOLUTION APPOINTING A MEMBER TO AN ADVISORY BOARDS AND COMMISSION"

RESOLUTION NO. 2021-25 "RESOLUTION COMMENDING AN INDIVIDUAL WHO HAS SERVED ON THE GOLDSBORO TOURISM COUNCIL OF THE CITY OF GOLDSBORO AND DIRECTING THE MAYOR ON BEHALF OF THE CITY COUNCIL TO PRESENT THE INDIVIDUAL WITH A CERTIFICATE OF APPRECIATION"

**Departmental Monthly Reports. Accepted as Information.** The various departmental reports for February 2021 were submitted for the Council's approval. It was recommended Council accept the reports as information. Consent Agenda Approval. Ham/Broadaway (5 Ayes: 1 Nay)

#### **End of Consent Agenda.**

**City Manager's Report.** Mr. Salomon stated the American Rescue Plan (ARP) approved by the U.S. Congress and President includes \$130.2B for local governments. The City of Goldsboro will receive \$8.75M from the U.S. Treasury—half is expected within the next 45-60 days and the other half the following year; U.S Treasury spending guidance is expected soon. The ARP authorizes use of funds until Dec 31, 2024 for: 1) COVID public health or negative economic impacts; 2) premium pay to essential employees; 3) provision of government services due to reduction in revenue (relative to FY18-19); 4) waste water, water, or broadband infrastructure. Staff will develop recommendations for Council consideration and direction. Please contact me with any questions or input you have. The Planning Director along with the Public Information Officer will coordinate with the NC DoT, staff, and volunteers to take part in the "Spring Litter Sweep" Apr 17. Several of the boards and commissions have been meeting remotely, some may begin meeting in person as appropriate now that the latest executive order has increased indoor mass gatherings.

#### **Mayor and Councilmembers' Reports and Recommendations.**

**Resolution Expressing Appreciation for Services Rendered by Cleveland Davis Jr. as an Employee of the City of Goldsboro for More Than 20 Years. Resolution Adopted.** Cleveland Davis Jr. retires on April 1, 2021 as an Equipment Operator with the Public Works Department of the City of Goldsboro with more than 20 years of service. Cleveland began his career on September 6, 2000 as a Laborer II at the Golf Course with the Parks and Recreation Department. On August 14, 2002, Cleveland was transferred to the Sanitation Division as a Laborer II with the Public Works Department. On May 21, 2003, Cleveland was transferred to Water Meter Reader with the Finance Department. On March 28, 2007, Cleveland was promoted to Water Meter Reader Service Technician with the Finance Department. On September 24, 2014, Cleveland was promoted to Equipment Operator with the Public Works Department where he has served until his retirement. Cleveland 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 Cleveland Davis their deep appreciation and gratitude for the service rendered by him to the City over the years. The Mayor and City Council of the City of Goldsboro, North Carolina express to Cleveland our very best wishes for success, happiness, prosperity and good health in his future endeavors.

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

RESOLUTION NO. 2021-15 “RESOLUTION EXPRESSING APPRECIATION FOR SERVICES RENDERED BY CLEVELAND DAVIS JR. AS AN EMPLOYEE OF THE CITY OF GOLDSBORO FOR MORE THAN 20 YEARS”

**Resolution Expressing Appreciation for Services Rendered by Timothy Irving as an Employee of the City of Goldsboro for More Than 15 Years. Resolution Adopted.** Timothy Irving retires on April 1, 2021 as the Cemetery Superintendent with the Public Works Department of the City of Goldsboro with more than 15 years of service. Timothy began his career on March 8, 2006 as a Motor Equipment Operator II in the Cemetery Division with the Public Works Department. On December 19, 2007, Timothy was promoted to Cemetery Assistant Equipment Operator II in the Cemetery Division with the Public Works Department. On December 2, 2009, Timothy was promoted to Cemetery Superintendent in the Cemetery Division with the Public Works Department where he has served until his retirement. Timothy 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 Timothy Irving their deep appreciation and gratitude for the service rendered by him to the City over the years. The Mayor and City Council of the City of Goldsboro, North Carolina express to Timothy our very best wishes for success, happiness, prosperity and good health in his future endeavors.

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

RESOLUTION NO. 2021-16 “RESOLUTION EXPRESSING APPRECIATION FOR SERVICES RENDERED BY TIMOTHY IRVING AS AN EMPLOYEE OF THE CITY OF GOLDSBORO FOR MORE THAN 15 YEARS”

Councilmember Broadaway read the following Proclamation:

**Proclamation – Month of the Military Child.** Mayor Pro Tem Ham proclaimed April 2021 as the “Month of the Military Child” and April 16<sup>th</sup> as Purple Up Day for Wayne County Public Schools. We encourage all school personnel and City of Goldsboro residents to recognize the contributions of our military families and to celebrate the spirit of military children across our city and nation by wearing purple on April 16<sup>th</sup> as an outward symbol of appreciation for our youngest heroes.

Councilmember Matthews read the following Proclamation:

**Proclamation – Positive Parenting Awareness Month.** Mayor Pro Tem Ham proclaimed April 2021 to be the 1<sup>st</sup> Annual Positive Parenting Awareness Month in the City of Goldsboro and commended this observance to the people of this city.

Councilmember Jones stated going along with the proclamation, I urge our citizens to raise child awareness in the area of child abuse. I ask that you speak in your community, in the schools and where you worship informing them on how important it is a child feels supported, safe and lives in a nurturing environment. April is child abuse awareness, let's work together to make our community aware.

Councilmember Broadway stated I would like to thank everyone who came out tonight. I am glad to be back in this building, thank you to staff.

Councilmember Polack stated I would like to encourage everyone to continue to be safe during this pandemic even though many have received the shots, we still need to be cautious and not run back into things full throttle. As I told my students today, it is like benefiting from the results of exercise and healthy eating to accomplish weight loss goals and suddenly reverting back to an unhealthy lifestyle overnight once you have reached your projected goals. I also want to pray for all the families that have been affected, pray that they have God's covering and pray we can resume back to normal in a safe manner. I also want to recognize women and happy Women's Month.

Councilmember Matthews stated so I mentioned a couple weeks back I was planning an event for District 4. I am excited that it is steadily approaching so I want to invite the Council along with the entire community to join me on March 27<sup>th</sup> for a drive by parade, which I have called the Parade of Love for Poplar Street Apartments. Poplar Street Apartments are for the senior population, ages 62 and older, and they are tucked away so beautifully in District 4, sometimes I don't think people know they are back there. I want them to know they are thought about, they are cared for, and they are loved. So, you can safely participate by staying your vehicles, you can honk, wave, cheer. Each resident will get a grab bag provided by United Way and a special note from their Councilwoman. I will be posting official flyer tomorrow on my official Facebook page. I hope you will join me on March 27<sup>th</sup> at 2:00 p.m.

Councilmember Aycock shared information relating to an upcoming event: Fighting For Freedom, Black Soldiers of the Civil War the 156<sup>th</sup> Anniversary, The 135<sup>th</sup> United States Colored Troop Their Story Told By: Deborah Richardson Jones, Lt Col (Ret), USAF Hear Her Ancestry Connection. A troop that started as part of the Pioneer Corps with Major General William T. Sherman and then organized into it's own regimental unit in Goldsboro, NC March 27, 1865. The event is hosted by The Wayne County Museum and will be held on Saturday, March 27<sup>th</sup>, 2021 at 1:00 pm, at 116 North William Street, Goldsboro, NC.

Mayor Pro Tem Ham stated this is the first time we have been back in Council Chambers, it was made possible by staff and did it in a very quick amount of time. It came together very well. We look forward to coming back and eventually opening up as we were before. As I mentioned before the Mayor has taken a leave of absence, we all want to wish him well and wish him the best. Hopefully, he can we back with us soon. He has served this city for 21 plus years now, in addition to creating and running a business and educating his family. There is no question that he was a committed servant to this city. I know it breaks his heart he can not be here tonight. Hopefully, he will be back soon.

The meeting adjourned at 9:41 p.m.

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David Ham  
Mayor Pro Tem

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Melissa Capps, MMC/NCCMC  
City Clerk