

MINUTES OF MEETING OF MAYOR AND CITY COUNCIL HELD
APRIL 15, 2019

WORK SESSION

The Mayor and Council of the City of Goldsboro, North Carolina, met in a Work Session in the Large Conference Room, City Hall Addition, 200 North Center Street, at 5:00 p.m. on April 15, 2019 with attendance as follows:

Present: Mayor Chuck Allen, Presiding
Mayor Pro Tem Bill Broadaway
Councilmember Antonio Williams
Councilmember Mark Stevens
Councilmember Bevan Foster
Councilmember David Ham
Councilmember Gene Aycock
Ron Lawrence, Attorney
Randy Guthrie, Interim City Manager
Melissa Capps, City Clerk
LaToya Henry, Public Information Officer
Octavius Murphy, Assistant to the City Manager
Jennifer Collins, Planning Director
Mike West, Chief West
Scott Williams, IT Director
Felicia Brown, Interim P&R Director
Mike Wagner, Deputy Public Works Director – Utilities
Rick Fletcher, Public Works Director
Ashlin Glatthar, Travel & Tourism Director
Joe Dixon, Fire Chief
Allen Anderson, Chief Building Inspector
Bernadette Dove, HR Director
Shycole Simpson-Carter, Community Relations Director
Catherine Gwynn, Finance Director
Marty Anderson, City Engineer
Scott Satterfield, Business & Property Development Specialist
Stephanie Slusser, Interim Paramount Theatre Director (arrived at 5:26 p.m.)
Adam Twiss, Incoming Paramount Theatre and Event Center Director (arrived at 5:26 p.m.)
Ken Conners, News Director-Curtis Media Group East
Eddie Fitzgerald, News Argus Reporter
Keyon Carter, Citizen
Lonnie Casey, Citizen
Bobby Mathis, Citizen
Della Mathis, Citizen
Carl Martin, Citizen
Shirley Edwards, Citizen
Yvonna Moore, Citizen
Sylvia Barnes, Citizen
Myelle Thompson, Citizen (arrived at 6:00 p.m.)

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

Adoption of the Agenda. Mayor Allen requested the Proclamation Honoring the Life of Dorothy Cotton be moved up to Presentations. Councilmember Foster requested bus shelters and Dillard Track be added to Old Business. Attorney Ron Lawrence requested to add Investigative Report to Old Business. Councilmember Williams stated he would like to comment on the minutes, initially we had talked about Ms. Francine Smith, I said she had got appointed to the board and we in turn we voted and put someone else on the board, when she was approved at the retreat and she had been approved at the Historical Board. Councilmember Williams stated that is a mix up and

we need to do something about it. Mayor Allen asked that under new business add Status of Ms. Francine Smith. Councilmember Ham asked that stage use for Center Street jams be added as well.

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

Keys to Healing Donation Request. Mr. Randy Guthrie shared information regarding a request we received from Keys to Healing's Hug and Love event proposed to be held on Saturday, July 13, 2019. Keys to Healing is requesting assistance with the event. The total cost for the event is estimated at \$42,130.

Councilmember Williams asked that Council hold this request for two weeks and invite Keys to Healing to a meeting to make a presentation. Council agreed and deferred action on the request.

Bus Shelters. Councilmember Foster stated he received the number of riders at each location and understand their policy. As a City, I believe we need to have shelters in certain places regardless of the number of riders. When you are standing there for the bus, you do not want to stand in the rain. Mayor Allen requested staff to look at what monies are available for funding additional bus shelters and report back on May 6th Council Meeting.

Dillard Track. Councilmember Foster requested to look at the contract that stated the city was responsible for maintaining the track. Mayor Allen stated we do have an agreement with the school system to use their fields and maintain them.

Investigative Report – City Attorney. Attorney Ron Lawrence stated we had an issue that was brought up and an investigation was done. The report that was done as a result of that, if Council wants to review that, I feel like the process necessary to proceed in that manner, you will need to go into closed session, review the report and then return the report to me. In my opinion, it is a personnel record and as a result of that it is not subject to being released.

Mayor Allen stated I do not see how we can do anything without seeing the document. Attorney Lawrence stated he would suggest a special session. Mayor Allen asked if Council was ok with the city clerk getting a consensus of when Council could meet, Council agreed.

Councilmember Williams stated I did not have an opportunity to speak. Councilmember Williams stated I do not see why I need to see it, based on the investigation being a biased investigation. No one went and got the proper documentation they should have gotten. The attorney basically told untruths, did not do her job properly, so it will be just a waste of my time to even come to a meeting like that, a closed session.

Mayor Allen stated we will leave that up to you.

Discussion on Creating an Ordinance to Allow the Use of Golf Carts on Public Streets Using State Guidelines and Charging a Fee of \$25 per Year. Councilmember Aycock shared he received a request from a citizen to allow golf carts to be ridden in neighborhoods so that they might ride their grandkids around within the neighborhood or subdivision. Councilmember Aycock suggested we look at state guidelines established in 2010. A copy was provided to Council. Attorney Lawrence also provided copies of sample ordinances from other municipalities.

Councilmember Foster stated we have an ordinance regarding motorcycles, scooters, or any toy vehicle being restricted in the city limits. We are going to open it up for golf carts, I have guys in my neighborhood that ride motorcycles. We have to open it up to kids driving go-karts, lots of area for poor people.

Council discussed and Mayor Allen asked everyone to look at it to discuss at a future meeting.

Francine Smith – Historic District Commission Appointments. Council discussed and Councilmember Williams stated he would like some clarity on this issue.

Councilmember Foster stated he has had some trouble making the Recreation Advisory Commission meetings due to work schedules and I have noticed in emails other members have too. Do we need to change that time so that people can be available? If it's at 12 most people work.

Ms. Felicia Brown shared at the last meeting, members discussed meeting times. Mayor Allen suggested they put it on the next agenda for Recreation Advisory Committee to discuss and move time if needed.

Stage Rental. Councilmember Ham made a motion to allow the DGDC to use the stage at no cost for Center Street Jams. The motion was seconded by Mayor Pro Tem Broadaway. Council discussed. Councilmember Foster stated if they can use it for free because they are a 501 3 (c), then all 501 3 (c)'s should be able to use it for free. Mayor Allen called for a vote. Councilmembers Ham and Mayor Pro Tem Broadaway voted in favor of the motion. Mayor Allen, Councilmembers Williams, Stevens, Foster and Aycock voted against the motion. Mayor Allen stated motion failed 2:5.

Council discussed the DGDC relationship with the city, cost to setup and use of the stage. Council also discussed selling the stage to DGDC.

Councilmember Williams made a motion to allow all 501 3 (c)'s to use the stage. Councilmember Stevens amended the motion to rent to all 501 3 (c)'s at half of the cost of \$350.

Councilmember Aycock made a motion to rent the stage to 501 3 (c)'s for a set price, a set-up cost as recommended by staff. Mayor Pro Tem Broadaway seconded the motion. Mayor Allen, Mayor Pro Tem Broadaway, Councilmembers Stevens, Aycock and Ham voted in favor of the motion. Councilmembers Williams, Foster, and Ham voted against the motion. Mayor Allen stated the motion passed 4:3.

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

Item M. Informal Bid Request #2019 –003 Abatement and Demolition of Condemned Residential Properties. Upon motion of Councilmember Williams, seconded by Councilmember Stevens and unanimously carried, Council added 107 Virginia Street (which recently burned) to the list for abatement and demotion of condemned properties.

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

CITY COUNCIL MEETING

The Mayor and Council of the City of Goldsboro, North Carolina, met in regular session in Council Chambers, City Hall, 214 North Center Street, at 7:00 p.m. on April 15, 2019 with attendance as follows:

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

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

Pastor Ronald Miller with St. James AME Zion Church provided the invocation. The Pledge to the Flag followed.

Approval of Minutes. Councilmember Aycock made a motion to approve the Minutes of the Work Session and Regular Meeting of February 18, 2019 as submitted. Mayor Pro Tem Broadaway seconded the motion. Mayor Allen, Mayor Pro Tem Broadaway, Councilmembers Stevens, Aycock and Ham voted in favor of the motion. Councilmembers Williams and Foster voted against the motion. Mayor Allen stated the motion carried 5:2.

Run for the Wall. Mr. Gary Whaley shared information regarding the Run for the Wall and invited Council to attend a luncheon on Thursday, May 23rd at The First Church, located at 1100 The 1st Church Road, around 11:40 a.m.

Resolution Expressing Appreciation for Services Rendered by Kathy Gwaltney as an Employee of the City of Goldsboro for More Than 16 Years. Resolution Adopted. Kathy Gwaltney retires on May 1, 2019 as a Permit Technician in the Inspections Department of the City of Goldsboro with more than 16 years of service. Kathy began her career with the City of Goldsboro on October 16, 2002 as an Office Assistant II (Permit Clerk) with the Inspections Department. Kathy's position was reclassified as a Permit Technician on January 1, 2016 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 their deep appreciation and gratitude for the service rendered by her to the City over the years. We express our deep appreciation and gratitude to Kathy for the dedicated service rendered during her tenure with the City of Goldsboro and offer her our very best wishes for success, happiness, prosperity and good health in her future endeavors.

Mayor Allen presented Kathy with a framed copy of the Resolution. Mr. Allen Anderson thanked Kathy for her assistance, hard work and dedication.

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

RESOLUTION NO. 2019-23 "RESOLUTION EXPRESSING APPRECIATION FOR SERVICES RENDERED BY KATHY GWALTNEY AS AN EMPLOYEE OF THE CITY OF GOLDSBORO FOR MORE THAN 16 YEARS"

National Day of Prayer Proclamation. Mayor Allen proclaimed Thursday, May 2, 2019 as "A NATIONAL DAY OF PRAYER" in observance of the National Day of Prayer in the City of Goldsboro, North Carolina, and commended this observance to our citizens.

Mayor Allen presented a framed copy of the proclamation to Captain Stokes and Pastor Sexton.

Relay for Life Month Proclamation. Mayor Allen proclaimed the month of May as "Relay for Life Month" in the City of Goldsboro, North Carolina, and urged all citizens to show their support for the American Cancer's Society annual RELAY FOR LIFE, to be held May 17, 2019, by wearing their Relay for Life T-shirts to work on Friday, May 3rd, participating in Survivor Sunday on May 5th and by displaying their purple ribbons in support of "Show Your Purple Week" the entire week prior to the Relay event.

Mayor Allen presented a framed copy of the proclamation to Ms. Brenda Robinson.

Proclamation Honoring the Life of Dorothy Cotton. Mayor Allen stated the members of the Dorothy Cotton Jubilee Singers will be honoring her legacy in the town

of her birth and are planning a memorial celebration in her honor on Sunday, May 12th, 2019. Mayor Allen respectfully honored the memory of Dorothy Foreman Cotton for the contributions she made to the civil rights movement.

Mayor Allen presented a framed copy of the Proclamation to members of Ms. Cotton's family.

Mayor Allen asked to be recused from CU-02-19 JBA Properties, LLC – West side of Arrington Bridge Road between Westbrook Road and Pecan Road. Upon motion of Councilmember Aycock, seconded by Councilmember Ham and unanimously carried Council recused Mayor Allen.

Mayor Allen left the room at 7:35 p.m.

CU-02-19 JBA Properties, LLC – West side of Arrington Bridge Road between Westbrook Road and Pecan Road. Public Hearing Held. The applicant requests a Conditional Use Permit to allow a concrete recycling business with outdoor storage within the I-2 General Industry zoning district. Recycling of metal, paper and other materials is a permitted use in the I-2 zoning district only after the issuance of a Conditional Use Permit approved by City Council.

Total Area: 150.32 acres
Zoning: I-2 General Industry

As previously stated, the applicant proposes to operate a concrete recycling business with outside storage. The submitted site plan indicates that applicant intends to use approximately 9 acres of the property for the concrete recycling business.

Hours of operation: 8:00 am to 5:00 pm Monday through Friday
No. of Employees: 1-2

The submitted site plan indicates a 50 ft. wide paved access drive extending from Arrington Bridge Road 120 ft. to a gated entrance.

According to the Unified Development Ordinance, 1 parking space per employee and 5 customer parking spaces are required for the recycling business. Applicant is requesting a modification of the City's parking requirements since heavy commercial trucking operations will involve hauling and delivery of recyclable materials. Members of the public will not be allowed to conduct business at the site.

Existing vegetation surrounding the site satisfies the City's landscape requirements for the proposed use. In addition, the applicant proposes to provide a landscape berm along the frontage of the property to satisfy street tree requirements and for screening requirements needed for outdoor storage. Material stored within the identified outdoor storage area will not be stacked higher than the landscape berm and/or be visible from the public right-of-way.

Subject property is located in a Special Flood Hazard Area known as the 100-year floodplain. Applicant will be required to complete a Floodplain Development Permit application in accordance with City Engineering requirements.

Mayor Pro Tem Broadaway opened the public hearing. The following people spoke after being properly sworn in:

1. Carl Martin stated my concerns regarding JBA Properties, LLC for approval from City Council for a conditional use permit to allow a concrete recycling business with outside storage on Arrington Bridge Road between Westbrook and Pecan Road, there is not information in the request on how the stored concrete will be recycled and will the recycling involve the crushing of concrete and if so to what extent. Where will the concrete for recycling come from? Will it include old buildings or old slabs of highway concrete with lead paint and other known or not yet known toxins and contaminants? Initially it will be a small operation and will

only use approximately 9 acres; however, the total area requested to be rezoned will be allowed for a small operation to grow and expand to over 150 acres of land. This is a special flood hazard zone that leads up to the main water supply for the City of Goldsboro, Seymour Johnson Air Force Base and Wayne County. If the recycling involves crushing of concrete it will result in continuous long-term lead and concrete contamination to the air we breathe, our land and also our water supply. The recycled concrete will have to be hauled to a location on heavily weighed vehicles that will increase our driving hazards and hasten the deterioration of city streets and roads they will be using especially if and when the operation decides to expand. Based on these reasons I am opposed to this request for a conditional use permit.

2. Trey Taylor stated I am an attorney here in town with Warren, Kerr, Walston, Taylor and Smith. I am representing JBA Properties, LLC which owns this property. Several points I would like to make, first I did receive an email from Mr. David Weil, his family owns about 18 acres across Arrington Bridge Road, west of this property, that is being requested for a conditional use permit and he says his family has owned the land for over 50 years and he says we have no objection to the approval we consider the proposed use to be appropriate for this area and for this property. This property does have a permit from the Department of Environment and Natural Resources to operate the facility there and of course to obtain that permit the property owner has to comply with federal and state water quality laws and erosion and sedimentation control rules and regulations. The flood plain development permit as I understand it, has actually been issued so the property is in compliance with floodplain rules. I'm not aware of any neighbors having complained about the operations. It will be a concrete crushing facility, it will have a dust suppression system and all necessary equipment in place as required by state permit in order to be a good neighbor and not contaminate the air, the ground, the water and provide the necessary safeguards for the general public in this operation as you heard this is a permitted use in this industrial zone. We are talking about 9 acres out of 150 acres for the conditional use permit not the entire 150 acres. There is a gated entrance. It will prevent the general public from coming in. This operation is not for the general public to bring whatever they want out there, it is restricted access. There will be a landscape berm to conceal all the materials stockpiled there briefly while it is waiting to be crushed and the material should not be stockpiled higher than the berm. The objections as I understand them, were pretty much speculation. Don't have the information on what is going to be recycled, well it is going to be concrete that is going to be crushed there and these days everything that can be recycled is not disposed of improperly but is provided for a new use and so this recycled concrete does not wind up in the wrong place, the landfill or wherever. By federal and state laws and regulations they cannot take in concrete that has toxins, or asbestos or materials that cannot be crushed at eh facility, so they are not asking for any waiver of environmental laws. They speculate that the owner will come back and ask for all 150 acres be rezoned and some massive concrete construction crushing place be installed there in the future, again there is no reason to deny the permit for the 9 acres today. If they were to grow they would have to come back and ask for your approval. Again this facility will have to comply with all laws to prevent the contamination of air, ground and water. Any business that opens in Goldsboro involves people driving to it. Some businesses involve trucks, they pay a lot taxes, diesel taxes to help maintain the streets. To speculate this operation is going to somehow result in terrible deterioration of the streets is unfounded and does not justify the denial of this conditional use permit. This will be a good neighbor, has been a good neighbor, will continue to be a good neighbor and will comply with all applicable federal and state laws, especially those regarding the environment.

Councilmember Stevens asked what were some of the uses for the recycled concrete. Attorney Taylor stated I do not know all of them but building roads primarily.

Councilmember Williams stated all concrete has silica in it and expressed a concern regarding the concrete dust. Silica is cancer causing, there are some health issues. Attorney Taylor stated the facility would be equipped with a dust suppression system which includes water suppression system and my understanding in order to get the state permit from the Department of Natural Resources, they had to show the equipment would prevent the dust and particles from being released into the air.

Councilmember Williams asked if someone on a regular basis that everything is being handles properly. Attorney Taylor stated as I understand it they do not come back out unless there is a complaint.

Councilmember Foster stated so no one is monitoring the concrete coming in. Attorney Taylor stated it is monitored two ways. The employees monitor it, they do not accept it until they know where it comes from. The people bringing the concrete, if it is a demolition, they have to obtain permits.

Councilmember Foster stated the safeguards you claim are not there and I would like to see better safeguards.

Attorney Taylor stated they have all the equipment required by the state and safeguards that are required.

No action necessary. The Planning Commission will have a recommendation for the Council's meeting on May 6, 2019.

Mayor Allen returned at 7:54 p.m.

Z-06-19 Russell G. Spence Jr. – South side of Carriage Road between Surry Drive and E. Ash Street/US 70 HWY. Public Hearing Held. The applicant requests the rezoning of two lots from R-20 (Residential) to General Business (GB). Applicant owns property directly east of the subject property and is currently zoned General Business (GB).

Lot 1:

Frontage: 90 ft. (Carriage Rd.)
Area: 20,276 sq. ft., or 0.46 acres

Lot 2:

Frontage: 90 ft. (Carriage Rd.)
Area: 20,276 sq. ft., or 0.46 acres

Surrounding Zoning:

North: General Business (GB); General Business RM-NC;
R-20 Residential RM-NC;
South: General Business (GB); R-20A Residential / Agriculture
RM-NC;
East: General Business (GB); and
West: R-20 (Residential)

The two lots are currently vacant and undeveloped.

As previously stated, the applicant is requesting a zoning change from R-20 (Residential) to General Business (GB).

Currently, the applicant is in the process of selling commercial property once operated as an outdoor equipment sales and service center and more formerly known as Spence Equipment Sales and Service Company.

The applicant was unaware that two of the six lots for sale were zoned residential. The owner intends to recombine all lots into one lot for commercial sale and development.

The City's Comprehensive Land Use Plan recommends Low Density residential development.

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

The subject property is located within the 65-70 day-night average sound level (DNL) noise zone. Base officials have been notified of the rezoning request.

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 May 6, 2019.

Z-07-19 Lonnie W. Glaspie, Jr. – West side of US 117 Bypass between Canal Street and Sunny South Street. Public Hearing Held. The applicant requests the rezoning from R-6 (Residential) to O&I-1 (Office and Institutional).

Frontage: 100 ft. (Canal Street)
Area: 10,972 sq. ft., or 0.25 acres
Zoning: R-6 (Residential)

Surrounding Zoning:

North: R-6 (Residential);
South: R-6 (Residential);
East: SC (Shopping Center); and
West: R-6 (Residential); O&I-1 (Office and Institutional)

The property is currently occupied by a single-family dwelling.

As previously stated, the applicant is requesting a zoning change from R-6 (Residential) to O&I-1 (Office and Institutional). Applicant intends to develop the property for office-use only.

If property is rezoned, site and landscape plans will be required and approved by City Council. In addition, the existing structure will be required to meet state commercial building codes.

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

City water and sewer are available to serve the property. Subject property is located in a Special Flood Hazard Area known as the 500-year floodplain.

Mayor Allen opened the public hearing. The following people spoke:

1. Valarie Hall spoke against the rezoning request.
2. Lonnie Glaspie spoke in favor of the request.

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 May 6, 2019.

Z-08-19 Lane Tree Villas – Southwest corner of Salem Church Road and US 70 Bypass. Public Hearing Held. Applicant requests a zoning change from Highway Business to R-12 Residential Conditional District in conjunction with a Conditional Use Permit to allow for a 24-Lot Planned Unit Development (PUD).

Frontage: 301 ft. (Salem Church Road)
Frontage: 2,400 ft. (US 70 Bypass)

Total Area: 11.45 acres

Surrounding Zoning:

North: R-20 and General Business
South: R-16 and Highway Business
East: R-16 Residential
West: R-16 Residential

The property was recently rezoned from R-16 to Highway Business by City Council in 2018. At that time the applicant had indicated his desire to develop the property just north of Titleist Drive for duplexes which is permitted within the Highway Business zone.

The property is located within the City's extraterritorial jurisdiction (ETJ) and is currently vacant.

The applicant now proposes a 24-Lot Planned Unit Development, which is not permitted within the Highway Business zone. Planned Unit Developments are a permitted use within all Residential Zoning Districts with the approval of a Conditional Use Permit by City Council.

The City's adopted Land Use Plan designates this property for Industrial use.

The preliminary plat indicates a 24-Lot Planned Unit Development (PUD) based on the R-12 district regulations. PUD design standards allow for the minimum lot size, width and setbacks to be reduced by 40% from the specifications of R-12 zoning district.

Minimum Lot Size: 12,146 sq. ft.

City water is available to serve the property and the developer has the option of extending sewer service to the subject site. The developer indicates sanitary sewer services will be provided by individual septic tanks.

Each lot will have direct access from Titleist Drive which is a 60' public right-of-way however Titleist Drive is privately maintained.

Parking is required at two spaces per unit for the development of townhomes. Adequate parking is provided for each lot.

At least 20% of the total project area shall be reserved as commonly held open space. The preliminary plat reserves 2.99 acres as permanently managed open space.

Street trees are required along Titleist Drive and staff is working with the applicant to ensure landscaping requirements are met per the City's Unified Development Ordinance. At a minimum, each lot shall have one large tree or two small trees in fulfillment of the residential street yard requirements. The applicant is also proposing a 4' high landscape berm adjacent to US 70 Bypass.

Sidewalks are required along Titleist Drive per the City's Subdivision Standards. The applicant is requesting a modification of the sidewalk requirements. Sidewalks have not been constructed within Lane Tree Subdivision as the applicant has been granted previous modifications.

Building elevations have been submitted and townhomes will be constructed of brick veneer and shake siding. Roof will consist of asphalt shingles.

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 May 6, 2019.

Planning Commission Excused.

Public Comment Period. Mayor Allen opened the public comment period. No one spoke and the public comment period was closed.

Consent Agenda - Approved as Recommended. Interim City Manager, Randy Guthrie, 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. Guthrie reminded Council Item M. Informal Bid Request #2019-003 Abatement and Demolition of Condemned Residential Properties was amended to include 107 Virginia Street during the Work Session. Mayor Pro Tem Broadway moved the items on the Consent Agenda, Items J, K, L, M, N and O be approved as recommended by the Interim City Manager and staff. The motion was seconded by Councilmember Aycock and a roll call vote resulted in all members voting in the affirmative. Mayor Allen declared the Consent Agenda approved as recommended. The items on the Consent Agenda were as follows:

Approval of Resolution to Request Funding through the State and Federal Loans/Grants. Resolution Adopted. The Federal Clean Water Act Amendments of 1987 and the North Carolina Water Infrastructure Act of 2005 have authorized the making of loans and grants to aid eligible units of government in financing the cost of construction of drinking water supply/distribution systems.

This spring, DEQ is hosting a funding round for the Clean Water SRF and Drinking Water SRF programs. Applications are due April 30, 2019.

Staff has identified various locations of 2-inch diameter water lines (galvanized) as well as existing asbestos water lines that require replacement.

Staff recommends applying for assistance through DEQ funding for removal and replacement of substandard water lines to increase water pressure, improve water quality, and minimize maintenance at locations identified through field inspections.

Funding requests for the proposed water distribution project requires the adoption of a resolution authorizing the City Manager to execute and file an application on behalf of the City of Goldsboro.

Staff recommended Council adopt the following entitled resolution authorizing the City Manager to execute and file an application on behalf of the City Goldsboro with the State of North Carolina for loans and/or grants for water distribution improvements. Consent Agenda Approval. Broadway/Aycock (7 Ayes)

RESOLUTION NO. 2019-24 RESOLUTION AUTHORIZING THE SUBMISSION OF A LOAN APPLICATION TO THE DW STATE REVOLVING FUND PROGRAM FOR WATER DISTRIBUTION SYSTEMS

McKim & Creed, Inc. Engineering Services Agreement for City of Goldsboro Wastewater Collection System Modeling. Resolution Adopted. McKim & Creed previously assembled and completed engineering services for the City's wastewater collection system rehabilitation projects.

Staff requested McKim & Creed to provide a proposal to complete a study to evaluate current dry and wet weather flows in the City's wastewater collection system to develop understanding of conveyance deficiencies and to possibly mitigate inflow and infiltration. The objective of this project is to construct a dynamic wastewater collection system model for the City of Goldsboro to assist in this effort.

This project will involve construction of a sewer model of the City of Goldsboro existing collection system, including sewer loading allocations, extended period analysis, model calibration and evaluation of the existing collection system.

The model shall include the primary conveyance pipes and known areas of overflow within the boundary conditions of the 2016 McKim and Creed flow monitoring data set. The general location of those stations are as follows: Ash Street, Oak Street, Westbrook Road, Benton Street, Crump Street, House Street, Olde Farm-Section II, and Highway 117.

Fee Schedule: Lump Sum Fee = \$164,900

We have reviewed the financing of this project with the Finance Director and determined that sufficient funds are available in Sanitary Sewer Bond Proceeds.

Staff recommended Council adopt the following entitled resolution authorizing the City Manager to execute an engineering agreement with McKim & Creed for \$164,900. Consent Agenda Approval. Broadaway/Aycock (7 Ayes)

RESOLUTION NO. 2019-25 “RESOLUTION AUTHORIZING EXECUTION OF PROFESSIONAL ENGINEERING SERVICES AGREEMENT BETWEEN THE CITY OF GOLDSBORO AND MCKIM & CREED FOR CITY OF GOLDSBORO WASTEWATER COLLECTION SYSTEM MODELING”

Quality Control Inspection Services for Repainting Center/Holly Street Water Storage Tank. Ordinance and Resolution Adopted. The City Council awarded a contract for repainting of the Center/Holly Street water storage tank to Utility Service Company, Inc. on April 1, 2019 for \$1,040,200.

Engineering staff will provide assistance with daily inspections and project management, but will require professional daily inspections for quality control purposes. Staff requested a proposal from Quality Control by Zeke (QC by Zeke) for providing inspection services. The NACE level 3 coating inspection will involve the following:

- Attend the pre-coatings meeting with the City of Goldsboro and Utility Service Company to clearly define the role of inspection services and objectives and to discuss the intent of the Project Specifications.
- Monitor the coatings application for conformance with the Manufacturer's recommendations, good workmanship practices and the Project Specifications.
- Monitor ambient conditions to determine if they are acceptable for surface preparation and/or coatings activities while onsite.
- Monitor surface preparation activities for conformance with the Coating Manufacturer’s requirements, good workmanship practices and the Project Specification.
- Inspect the blasting media and blasting equipment to prevent contamination of the tank shell with moisture and oil.
- Take surface profile sample after surface preparation activities.
- Generate Corrective Action Reports (as needed) for deficient items.
- Submit final report containing all daily or hold point inspection reports.

Lump Sum Fees = \$37,500

We have reviewed the financing of this project with the Finance Director and determined that a budget ordinance is required for the \$37,500 required for professional inspection services for the Repainting of Center/Holly Street Water Storage Tank.

It is recommended that the City Council, by motion:

1. Adopt the following entitled ordinance appropriating funds for professional inspection services.
2. Adopt the following entitled resolution authorizing the City Manager to execute a proposal for \$37,500 with QC by Zeke for professional inspection services for the

Repainting of Center/Holly Street Water Storage Tank. Consent Agenda Approval. Broadaway/Aycock (7 Ayes)

ORDINANCE NO. 2019-20 “AN ORDINANCE AMENDING THE BUDGET ORDINANCE FOR THE CITY OF GOLDSBORO FOR THE 2018-2019 FISCAL YEAR”

RESOLUTION NO. 2019-26 “RESOLUTION AUTHORIZING THE EXECUTION OF A PROPOSAL FOR PROFESSIONAL INSPECTION SERVICES FOR THE REPAINTING OF CENTER/HOLLY STREET WATER STORAGE TANK”

Informal Bid Request #2019 –003 Abatement and Demolition of Condemned Residential Properties. Approved. On Tuesday, April 9th, 2019, in accordance with the provisions of the N.C. General Statutes, sealed bids were publicly opened for the abatement and demolition of the 16 condemned residential properties listed below:

1. 612 Daisy Street
2. 109 Basil Street
3. 414 S. Slocumb Street
4. 404 Lime Street
5. 904,906,908 Peru Street
6. 307 Whitfield Drive
7. 611 E. Spruce Street
8. 305 N. Kornegay Street
9. 605 Slaughter Street
10. 727 Isler Street
11. 415 N. Carolina Street
12. 307 Beale Street
13. 1907 US Hwy 117 S.
14. 416 Murray Street
15. 415 Beale Street
16. 613 W. Walnut Street

A bid tabulation sheet is available.

The bids have been reviewed by the City’s Inspection Department, checked for accuracy, and found to be in order. The low bid from AK Grading and Demolition, Inc. is being recommended in the amount of \$113,950. The current fiscal year’s budget has sufficient funding for abatement and demolition for these 16 locations.

Staff recommended Council accept the bid of \$113,950 from AK Grading and Demolition, Inc. in the amount of \$113,950 for the abatement and demolition of the condemned residential properties and add 107 Virginia Street to the list for abatement and demolition as discussed in the work session. Consent Agenda Approval. Broadaway/Aycock (7 Ayes)

Use of Existing Enhancement Funds Grant for Union Station Adaptive Reuse Study. Resolution and Ordinance Adopted. On December 15, 2008, the City Council authorized a Municipal Agreement between the City and the North Carolina Department of Transportation (NCDOT) for the use of Federal Highway Administration (FHWA) Enhancement Fund grant monies for the benefit of Goldsboro Union Station (GUS). This Agreement was executed by both parties May 15, 2009.

NCDOT acquired GUS after it became available in 2006 and a partnership was formed with the City of Goldsboro to rehabilitate it and secure it for future passenger/commuter rail service. Prior to NCDOT conveying the property to the City in April 2009, NCDOT made multiple improvements to the building and site. A site feasibility needs study was conducted in 2008-09 to examine the possibilities of utilizing the building as an impetus for a multi-modal transportation facility. In 2009, an architectural firm was hired to begin the professional services associated with Phase 1 (GUS building and site) of the project. In December 2010, construction bid document drawings were completed. The plan had the building serve as an event center until passenger rail or commuter rail service was

established. Simultaneously, a GWTA study was underway to determine the feasibility and cost effectiveness of a new transfer facility at the GUS property to begin developing the multi-modal facility complex concept. The study found both to be favorable and a 2011 conceptual design phase began utilizing FTA/Bus & Bus Facilities funds the City received in FY 2009. These conceptual plans progressed to construction plans and then construction which was completed in November 2015 due to the 2013 USDOT TIGER grant.

The Municipal Agreement was amended in June 2016 by NCDOT and Goldsboro City Council to adjust the scope and award extra grant funds. This amendment identified eligible expenses based on the new grant category and scope authorized by FHWA.

The City Council authorized city staff to include the necessary local match funds in the City's 2016-17 Budget. Several projects/activities were funded, including street pole banners, a GUS sump pump and GUS driveway paving. A FHWA grant balance of \$79,659.95 remains. Since this grant is an 80% FHWA, 10% NCDOT and 10% City matching grant, there remains \$89,617.44 available. The City's share has been secured through subsequent budgets of which \$9,957.49 remains available.

On January 22, 2019, the City Council authorized staff to partner with the NCDOT Rail Division to utilize these remaining grant monies to employ services to conduct a GUS Adaptive Reuse Study.

The intent of the Study is to explore feasible potential uses for GUS that will provide opportunities for productive reuse that will be more likely to attract funding sources to rehabilitate the historic landmark. The scope of the services involve: planning services; market analysis services; stakeholder and citizen interviews; a findings and recommendation report that identifies feasible projects and addresses uses and financial interests; and, cost estimates.

A Request For Proposal (RFP) document was issued January 23, 2019 to solicit qualified companies to conduct the study. Five responses were submitted February 10, 2019 from the following teams:

- HH Architecture, FR&A Advisors, McAdams, Lynch Mykins and Entech Engineering
- Walter Robbs Callahan & Pierce Architects and Rose & Associates Southeast, Inc.
- Urban Partners and Maurer Architecture
- Clearscapes Architecture, ConsultEcon Inc., Allison Platt & Associates, and Skeo Solutions.
- Benchmark Planning, Dunn & Dalton Architects, Gene Rees, and Davenport.

A selection committee comprised of city staff including Scott Satterfield, Julie Metz, and Ashlin Glatthar, and an NCDOT Rail Division representative, Andy Miller, evaluated the submittals based on disclosed selection criteria. The criteria included: proposed project approach, demonstrated project understanding, experience of proposed personnel, experience with similar projects, demonstrated skills related to similar challenging issues that result in creative yet realistic approaches, evidence and confidence to meet the schedule and references. Three firms were selected to move forward in the process to interview (the last three firms listed above). Interviews were held March 11, 2019 and, based on the performance of these interviews, as well as the content within, the Team with the highest consensus score was the team led by Benchmark.

The agreement between the City of Goldsboro and Benchmark CMR, Inc. covers professional services for the GUS Adaptive Reuse Study at a fixed cost of \$90,000 with the final report scheduled for October 2019.

It is recommended that the City Council adopt:

1. The following entitled resolution authorizing the Mayor to sign an agreement between the City of Goldsboro and Benchmark CMR, Inc. for Goldsboro Union Station Adaptive Reuse Study services.
2. Adopt the following entitled budget ordinance amendment for the General Fund to appropriate expenditures and revenues for the remaining Federal and State grant funds with a local match to close out the Enhancement Grant in the amount of \$99,700. Consent Agenda Approval.
Broadaway/Aycock (7 Ayes)

RESOLUTION NO. 2019-27 “A RESOLUTION TO AUTHORIZE THE MAYOR TO EXECUTE A CONTRACT BETWEEN THE CITY OF GOLDSBORO AND BENCHMARK CMR, INC. FOR THE UNION STATION ADAPTIVE REUSE STUDY”

ORDINANCE NO. 2019-21 “AN ORDINANCE AMENDING THE BUDGET ORDINANCE FOR THE CITY OF GOLDSBORO FOR THE 2018-2019 FISCAL YEAR”

Monthly Reports. Accepted as Information. The various departmental reports for March, 2019 were submitted for the Council’s approval. It was recommended that Council accept the reports as information. Consent Agenda Approval.
Broadaway/Aycock (7 Ayes)

End of Consent Agenda.

City Manager’s Report. No report.

Mayor and Councilmembers’ Reports and Recommendations.

Councilmember Aycock stated no comment.

Councilmember Ham stated no comment.

Councilmember Foster stated no comment.

Councilmember Stevens stated no comment.

Mayor Pro Tem Broadaway stated no comment.

Councilmember Williams stated no comment.

Mayor Allen reminded everyone to wear purple on April 18th. April is month of the Military Child. The Air Show is April 27th and April 28th. The City of Goldsboro is hosting two events to clean up litter throughout Goldsboro. For more information, contact LaToya Henry at 580-4363. The base offers public tours on the last Thursday of each month. Contact Travel and Tourism for more information.

There being no further business, the meeting adjourned at 8:15 p.m.

Chuck Allen
Mayor

Melissa Capps, MMC /NCCMC
City Clerk