

MINUTES OF THE MEETING OF THE GOLDSBORO CITY COUNCIL  
AUGUST 1, 2022

**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 August 1, 2022.

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

**Roll Call.**

Present: Mayor David Ham, Presiding  
Mayor Pro Tem Taj Polack  
Councilwoman Hiawatha Jones  
Councilman Bill Broadaway  
Councilwoman Brandi Matthews  
Councilman Charles Gaylor, IV

Also Present: Tim Salmon, City Manager  
Ron Lawrence, City Attorney  
Holly Jones, Deputy City Clerk  
Laura Getz, City Clerk

**Adoption of the Agenda.** Tim Salmon, City Manager, requested a Closed Session concerning economic development, personnel, and potential litigation. Upon motion of Councilman Broadaway, seconded by Mayor Pro Tem Polack, and unanimously carried, Council adopted the agenda.

**Old Business.**

**Redistricting Of Current Electoral Districts. Resolution Adopted.** Boundaries for the City of Goldsboro’s six current Electoral Districts were last revised and amended in 2011 to more accurately balance population changes experienced because of the 2010 Census.

With new data becoming available based on the 2020 Census, there is now a significant population imbalance within the City’s current Electoral Districts which may affect equal representation for its citizens and the one person, one vote principle guaranteed in the United States Constitution.

The City of Goldsboro contracted with Poyner Spruill, LLP to analyze the current 2020 Census data and prepare revised Electoral District boundaries and maps to correct population imbalances.

A public hearing was conducted on July 11, 2022 to review three (3) redistricting maps, titled A, B and C. The purpose of the hearing was to allow comment by members of the public and City Council on the proposed redistricting maps created by Poyner Spruill, LLP.

Poyner Spruill, LLP and Bill Gilkeson will be presenting a new alternative map, titled B-1, in response to requests from City Council in previous meetings.

It was recommended that the City Council vote to approve one (1) of the four (4) redistricting maps that have been presented by Poyner Spruill, LLP and Bill Gilkeson.

Bill Gilkeson with Poyner-Spruill presented the following information:

Goldsboro City Council  
Alternative Redistricting Maps

Local Redistricting Service  
August 1, 2022  
Marshall Hurley, Attorney, Marshall Hurley PLLC  
Caroline Mackie, Attorney@PoynerSruill  
Bill Gilkeson, Mapmaker

Standard Disclaimers

- We did not use partisan considerations or look at partisan election data in drawing these alternative maps.
- We did not talk with any individual board member about drawing these maps outside of a public meeting. (More about this later.)

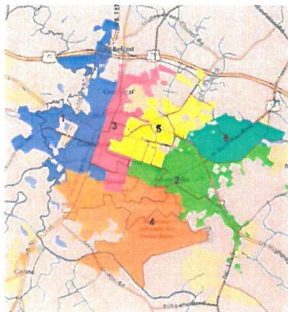
Criteria followed:

- We used the corrected Census data for Goldsboro’s population. We included the 593 people incorrectly counted in a sliver outside the city limits next to Neuse Correctional Center.
- We observed the legal requirements of one person one vote all the districts are within the deviation range of plus or minus 5% from the ideal district population number. Using the corrected Census data, that ideal number for the six City Council districts in Goldsboro is 5,708.
- We avoided pairing incumbents- none of the three options pair incumbents. Each of the six incumbents would keep the same district number as now.
- We tried to preserve the cores of existing districts in all three alternatives. In all the options, we kept District 6 exactly the same as now. Because it was not possible to leave both District 3 and District 4 untouched in the same plan, we left District 3 the same in Option A and left District 4 the same in Option B. In Options B1 and C, only District 6 was left alone. (The new Option B1 will be described later.)

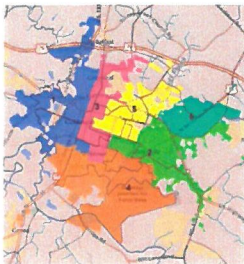
Additional goals:

- Try to make the districts compact.
- Avoid dilution of minority voting strength.
- Avoid racial gerrymandering.

Current Districts



Current districts’ population deviations



District Number	Corrected 2020 Total Pop	Ideal Dist Pop	Raw Number Deviation from Ideal Pop	Percent Deviation from Ideal Pop
1	4,995	5,708	-709	-12.42%
2	6,347	5,708	+639	+11.19%
3	5,669	5,708	-39	-0.68%
4	5,532	5,708	-176	-3.08%
5	6,024	5,708	+316	+5.54%
6	5,679	5,708	-29	-0.51%
City Total	34,250			

Basis for drawing a fourth option:

- Our policy requires us to take instruction from the Council members in public meetings.
- In the July 11 public meeting, Council Member Hiawatha Jones said she liked Option B, but asked that we draw a change to it so that Centre Street was in District 3 rather than in District 1, and District 1 took in more territory in the north of the city. She wanted to see if that could be done. We agreed to try.
- In the June 20 public meeting, Mayor David Ham and Council Member Bill Broadway raised concerns about the splitting of neighborhoods in some of the plans. Those concerns were referred to again in the July 11 public meeting.
- In response to Member Jones’s request, we amended Option B. While we were doing it, we made some changes to address the concerns about split neighborhoods. The result is Option B1.

Demographic Comparison for all maps

Black % of Total Population						
District	Current	Unconnected	Current	Corrected	Option A	Option B
1	61.96	63.37	65.28	63.92	64.91	65.73
2	40.96	40.96	44.82	47.68	42.53	42.87
3	69.54	69.51	68.31	68.91	68.31	68.25
4	44.01	44.01	51.47	44.01	60.21	61.40
5	57.79	57.77	57.86	59.00	57.90	54.85
6	42.10	42.10	42.10	42.10	42.10	42.10

Black % of Voting Age Population						
District	Current	Unconnected	Current	Corrected	Option A	Option B
1	60.17	60.00	62.12	61.11	62.21	62.49
2	39.53	39.59	42.66	41.83	41.06	41.03
3	66.42	66.39	66.39	65.46	64.96	65.06
4	43.22	43.22	54.04	49.22	60.08	61.17
5	54.39	54.34	54.45	49.66	54.12	51.52
6	41.10	41.10	41.10	41.10	41.10	41.10

White % of Total Population						
District	Current	Unconnected	Current	Corrected	Option A	Option B
1	29.89	30.51	28.41	29.47	28.42	28.08
2	45.72	45.72	43.85	43.60	44.54	44.82
3	22.92	22.88	22.88	23.42	24.23	23.72
4	26.48	26.48	33.71	28.48	29.83	28.61
5	32.82	32.80	32.79	37.56	32.73	33.11
6	45.04	45.04	45.04	45.04	45.04	45.04

White % of Voting Age Population						
District	Current	Unconnected	Current	Corrected	Option A	Option B
1	33.34	33.99	31.84	32.77	31.61	31.58
2	49.21	49.21	46.14	44.02	47.47	47.51
3	26.35	26.31	26.32	26.89	27.88	27.08
4	27.51	27.53	33.50	27.51	29.96	29.12
5	38.78	38.84	36.76	41.34	36.78	39.44
6	47.32	47.32	47.32	47.32	47.32	47.32

A word about public housing neighborhoods

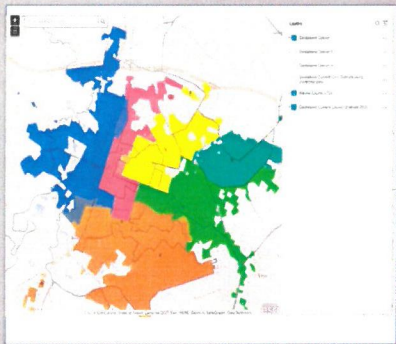
- Except for the small Woodcrest Terrace, the public housing neighborhoods are unsplit by districts in all the maps. Woodcrest Terrace is split in the current map and Options A and C, but not in B or B1.
- Elmwood Terrace and Lincoln Court, two big communities, are entirely in District 3 in all maps.
- Little Washington and West Haven, two other big communities, are entirely in District 1 in all maps.
- The Fairview Apartments, another big community, is entirely in District 5 in all maps.
- Of the smaller communities, Walnut Street School apartments and Trinity Court are in District 3 in all maps, and Oleander Avenue (one building) is in District 2 in all maps but Option B1, which has it in District 5.

Next Steps

- Discuss alternative maps
- Vote on selected plan and adopt resolution
- We will export final plan to Board of Elections

Interactive Map

<https://mapfigurenc.maps.arcgis.com/apps/webappviewer/index.html?id=75d5abcdeeb9471fa2f4452124d04540>



Questions/Discussion

Council discussed the pros and cons of each presented option and stated the changes they had hoped to see. Councilwoman Jones requested that a new map be drawn to place all of Center Street in District 3, without too much change to the other Districts. Mr. Gilkeson and his team went into the Ante Room to draw the new requested map but could not place all of Center Street in District 3 without creating other unwanted changes.

A motion was made by Councilwoman Jones to adopt the redistricting resolution for Option C. The motion was seconded by Mayor Pro Tem Polack, and unanimously carried. Council adopted the following entitled Resolution.

*RESOLUTION NO. 2022-70 “RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GOLDSBORO ADOPTING ELECTORAL DISTRICT BOUNDARIES (OPTION C)”*

**Consent Agenda Review.** Each item was reviewed.

**Closed Session Held.** Upon motion of Mayor Pro Tem Polack, seconded by Councilman Broadaway and unanimously carried, Council convened into Closed Session to discuss economic development, personnel, and potential litigation issues.

After the Closed Session was held, Council came out of Closed Session and back into Open Session.

Mayor Ham recessed the meeting at 6:52 pm.

## **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 August 1, 2022.

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

Associate Pastor Mason Campbell with Fellowship Baptist Church provided the invocation. The Pledge of Allegiance followed.

### **Roll Call.**

Present: Mayor David Ham, Presiding  
Mayor Pro Tem Taj Polack  
Councilwoman Hiawatha Jones  
Councilman Bill Broadaway  
Councilwoman Brandi Matthews  
Councilman Charles Gaylor, IV

Also Present: Tim Salmon, City Manager  
Ron Lawrence, City Attorney  
Holly Jones, Deputy City Clerk  
Laura Getz, City Clerk

**Approval of Minutes.** Mayor Pro Tem Polack made a motion to approve the minutes of the Work Session and Regular Meeting of July 11, 2022, and the minutes of the Recessed Meeting of July 15, 2022. The motion was seconded by Councilman Broadaway, and unanimously carried.

### **Presentations.**

**Goldsboro/Wayne Purple Heart Proclamation.** Read by Councilman Broadaway, the Goldsboro City Council and the Wayne County Board of Commissioners honored the service and sacrifice of our nation's men and women in uniform wounded or killed by the enemy while serving to protect the freedoms enjoyed by all Americans, and commended the Board of Directors of the Goldsboro/Wayne Purple Heart Foundation for honoring Purple Heart recipients at its annual banquet on August 6, 2022 as a special tribute to those service members who have received the Purple Heart and the families of Purple Heart recipients who are deceased.

### **Vacant Council Seat for District 6 Discussion.**

Mayor Ham asked if Council had enough information to vote on the appointment for the vacant council seat for District 6. Mayor Pro Tem Polack made the following motion: that with all the provided information we have, we make a decision tonight based on the ballot majority system for the candidates of District 6, Councilman Broadaway seconded the motion, and the motion unanimously carried.

The ballots were distributed to the Mayor and Councilmembers by the City Clerk. The Mayor and Councilmembers marked their ballot.

The City Clerk retrieved the ballots and read the following results of the ballot voting:

Hiawatha Jones, District One -- Gregory Batts  
Bill Broadaway, District Two -- Gregory Batts  
Taj Polack, District Three -- Charles Wright  
David Ham, Mayor -- Gregory Batts  
Brandi Matthews, District Four -- Charles Wright  
Charles Gaylor, IV, District Five -- Gregory Batts

Councilman Broadaway made a motion that Council accept the tabulation of votes as stated, Councilman Gaylor seconded the motion. Mayor Ham, Councilwoman Jones, Councilman Broadaway, and Councilman Gaylor voted for the motion. Mayor Pro Tem Polack and Councilwoman Matthews voted against the motion. The motion passed 4:2. Mayor Ham stated that Gregory Batts has been voted on and will become our District 6 Councilmember.



**Public Hearings.**

**Z-17-22 Elma Garcia (R12 to RM9) – West side of US 13N between Central Heights Rd. and Tommy’s Rd.  
Public Hearing Held. Ordinance Adopted.**

ADDRESS: Non-addressed  
PARCEL #: 3620-72-0938  
PROPERTY OWNER: Elma Garcia  
APPLICANT: Elma Garcia

The applicant is requesting a change of zone for the subject property from the Residential (R12) to Residential-Manufactured (RM9) Zoning District. The purpose of the Residential (RM9) district is to provide property owners the opportunity to place manufactured homes on private lots.

Frontage: Existing access easement off US 13N; approximately 210 ft.  
Area: 56,101 sq. ft. or 1.29 acres

**SURROUNDING ZONING:**

North: Residential (R12/R12RM-NC);  
South: Residential (R12/R12RM-NC);  
East: Residential (R12/R12RM-NC), General Business (GB); and  
West: Residential (R12/R12RM-NC)

The parcel proposed to be rezoned is currently vacant and has been used for agricultural-related purposes.

The City’s Land Use Plan recommends Medium-Density development for the property. The location of residential land uses is based on existing residential development patterns, constraints to development (i.e. floodplains, wetlands, etc.) and the location of infrastructure such as water, sewer, and a transportation network.

The corresponding zoning districts for the Medium-Density designation is as follows: Residential (R9SF, RM9, R12SF, R16 and R10) with Residential (R15) in Wayne County.

This is a conventional rezoning and all potential uses allowed in the Residential-Manufactured (RM9) Zoning District, as well as the proposed rezonings compatibility with the Goldsboro Comprehensive Land Use Plan are to be considered. Any use of the property will be required to comply with the Goldsboro Unified Development Ordinance.

The property proposed to be rezoned is adjacent to and located across the street from existing private lots currently occupied by manufactured homes. If rezoned, the property would satisfy a component of the Residential-Manufactured (RM9) Zoning District which is to allow property owners the opportunity to place manufactured homes on individual lots.

Subject property is not located within the City limits of Goldsboro. As such, City water and sewer are not available to serve the property. The property is not located within a special flood hazard area.

Staff is recommending approval of the rezoning request based on the fact the proposed rezoning would be compatible with existing residential manufactured development adjacent to and in close proximity to the subject property, as well as, would satisfy the purpose of the Residential-Manufactured (RM9) Zoning District by allowing manufactured homes on individual lots.

At the July 25, 2022 meeting, the Planning Commission voted to recommend approval of the rezoning request and voted in favor of the Consistency Statement (attached).

Council shall conduct the public hearing and at the conclusion of the public hearing, Council shall vote to adopt the recommendation for approval and consistency statement that the Planning Commission has provided, and vote to adopt the Approval Ordinance with the inclusion of the Consistency Statement, or Council shall vote to deny and adopt the Ordinance to Deny with the inclusion of a statement that deems this rezoning request to be inconsistent.

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

1. Elma Garcia. Applicant. An information sheet was passed out to the Councilmembers. Ms. Garcia stated that when she purchased the property, her realtor stated there were no zoning restrictions and she would be able to place mobile homes on the property. She asked Council to please approve the rezoning.

No one else spoke and the public hearing was closed.

A motion was made by Councilman Broadaway to adopt the Ordinance approving the rezoning request. The motion was seconded by Councilman Gaylor, and unanimously carried. Council adopted the following entitled Ordinance.

*ORDINANCE NO. 2022-38 “AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP AND COMPREHENSIVE LAND USE MAP OF THE CITY OF GOLDSBORO, NORTH CAROLINA”*



**Public Comment Period.**

Mayor Ham opened the public comment period. The following people spoke:

- 1. Commissioner Antonio Williams stated that a \$50,000 grant had been approved for the Patrick Best Dillard Track, when he served on the Council, but nothing has been done. Council stated they would look into it.
- 2. Yvonnia Moore thanked the community for coming to the Heart of Fun event at The Ice Storm. She shared comments regarding the receptacles on Center Street and that they do not work.
- 3. D.R. Halliday shared that he has an idea to help the City, and he will return at another time to make a presentation on the idea.

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

**Consent Agenda – Approved as Recommended.** City Manager Tim Salmon presented the Consent Agenda. All items were considered to be routine and could be enacted simultaneously with one motion and a roll call vote. If a Councilmember so requested, any item(s) could be removed from the Consent Agenda and discussed and considered separately. In that event, the remaining item(s) on the Consent Agenda would be acted on with one motion and roll call vote. Mayor Pro Tem Polack moved the items on the Consent Agenda, Items E-I, be approved as recommended by the City Manager and staff. The motion was seconded by Councilman Gaylor, and a roll call vote resulted in all members voting in favor of the motion.

The items on the Consent Agenda were as follows:

**FY2022-2023 Annual Action Plan and Recommended Budget. Approved.** City Council action is needed to accept FY22-23 allocation of funds by the United States Department of Housing and Urban Development (HUD) from the Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) Program. In addition, City Council must approve the FY22-23 Annual Action Plan and budget recommendations in preparation for HUD’s submission deadline on August 16, 2022.

HUD has awarded \$358,697 in CDBG and \$280,170 in HOME funds to the City of Goldsboro for use to develop viable urban communities by providing decent housing, suitable living environment, and expanding economic opportunities, mainly for persons of low-to-moderate income. Additionally, the City will have available approximately \$443,415 in prior year CDBG funds, \$904,597 in prior year HOME funds, and \$248,247 in prior year CDBG-CV funds (prior balances as of July 31, 2022).


Community Relations Department staff have properly executed the City’s Citizens Participation Plan by successfully noticing and facilitating one (1) public meeting, held on June 21, 2022 during the regular meeting of the Commission on Community Relations and Development, one (1) public hearing, held on July 11, 2022 during the regular meeting of the Goldsboro City Council, made available a Community Needs Assessment survey to the public for several months, and provided a thirty-(30) day comment period of the draft plan from June 29, 2022 to July 28, 2022.

The 2022-2023 Annual Action Plan is the third year of implementing the Five-Year Consolidated Plan for 2020-2024. A summary of the 2022-2023 Annual Action Plan proposed activities and use of funds is included below. Accomplishments will be reported in the annual CAPER.

It was recommended that Council accept the FY22-23 allocation of funds by HUD from the CDBG and HOME programs and;

- 1. Approve the FY22-23 Annual Action Plan and budget recommendations presented during City Council’s Regular Meeting of August 1, 2022 in preparation for HUD’s submission deadline on August 16, 2022.
- 2. Authorize the Mayor and staff to execute and file the Annual Action Plan, along with the required Certifications, the SF-424, and Grant Agreements that are required to receive CDBG and HOME funding for and on behalf of the City of Goldsboro, and to make necessary changes to those documents where required by HUD.


Felecia Williams, Community relations Director presented the following information:




COMMUNITY RELATIONS AND DEVELOPMENT

ANNUAL ACTION PLAN (DRAFT)  
PROGRAM YEAR 2022-2023

City of Goldsboro City Hall, 214 N. Center Street, Goldsboro, NC 27530



2022 ANNUAL ACTION PLAN (DRAFT) CITY OF GOLDSBORO

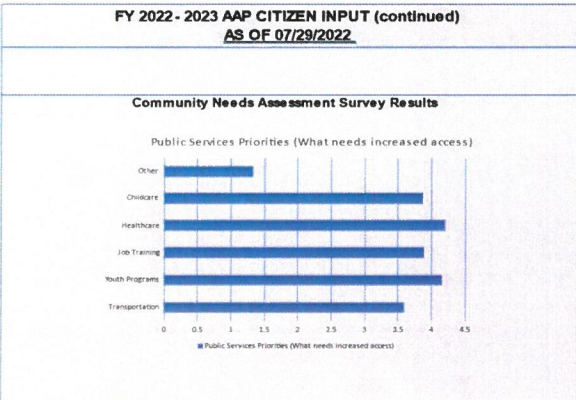
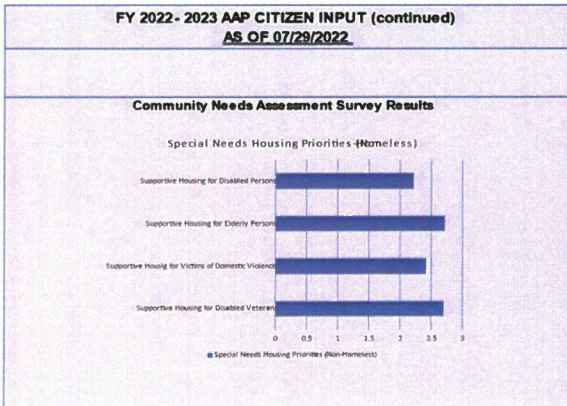
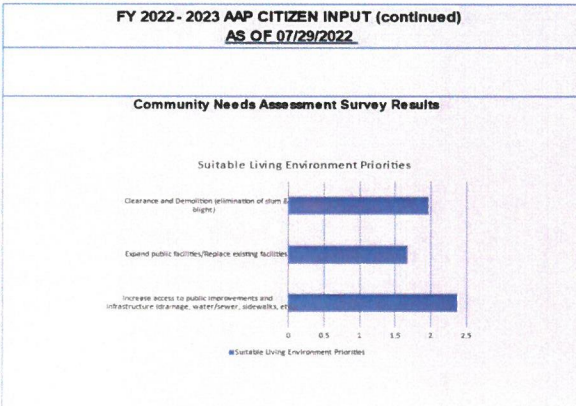
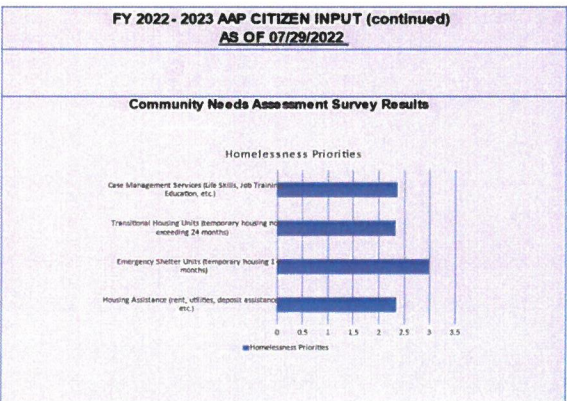
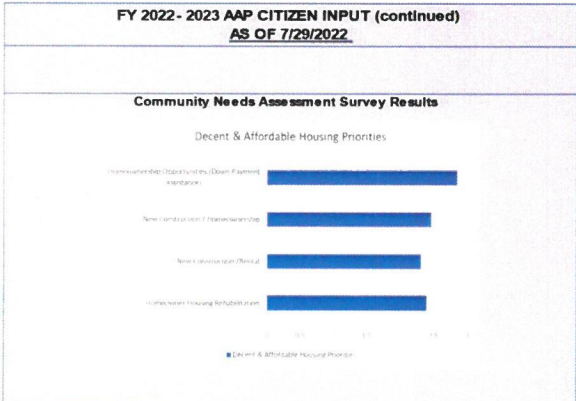


- ☐ 2022-2023 ANNUAL ACTION PLAN – Represents 3<sup>rd</sup> Year of Consolidated Plan
- ☐ Continues to Address Priorities Identified In Consolidated Plan
- ☒ Attainable Housing Development & Preservation (through New Construction, Acquisition, and/or Rehabilitation Activities)
- ☒ Neighborhood Stabilization (through preservation/creation of affordable housing and attracting investments for new businesses that can create jobs, business expansion, and business development within designated Opportunity Zones, Census Tracts 15,18,19)
- ☒ Non-Housing Community Development (through providing and expanding essential services, such as education, employment, training programs, health services, homeless services, to name a few, as well as improving public infrastructure to support low-to-moderate income individuals and families)
- ☒ Equity & Affirmatively Furthering Fair Housing (through reducing barriers to fair housing choice and fostering equity in neighborhoods)



FY 2022 - 2023 AAP CITIZEN PARTICIPATION	
Activity	Date Scheduled/Held
Public Meeting Notice – Commission on Community Relations & Development Community Needs Assessment Survey	Published: • Goldsboro NewsArgus -6/8/2022
	Published: • City Website- 6/8/2022 • City Facebook- 6/9/2022 • Goldsboro Daily News 6/17/2022 (will run for 30 days)
Public Meeting	Commission on Community Relations & Development regular meeting - 6/21/2022
Public Hearing Notice - Public Hearing & AAP 30-Day Public Review/Comment Period	Published: • Goldsboro NewsArgus - 6/29/2022 • City Website- 6/29/2022
30-Day Public Review & Comment Period	Locations Available: • City Website & City Facebook • Goldsboro City Hall • Public Library • Goldsboro Housing Authority
Draft Available for Public Review – 6/29/2022 thru 7/28/2022	
Public Hearing	Goldsboro City Council regular meeting – 7/11/2022 @ 7pm

FY 2022 - 2023 AAP CITIZEN INPUT (continued) AS OF 7/29/2022	
TYPE	
Community Needs Assessment Survey	
<ul style="list-style-type: none"> <li>Distributed via City website and available in public locations</li> <li>Respondents asked to rank from highest to lowest priority within the following priority categories <ul style="list-style-type: none"> <li>Decent &amp; Affordable Housing Priorities</li> <li>Homelessness Priorities</li> <li>Suitable Living Environment Priorities</li> <li>Special Needs Housing (non-homeless) Priorities</li> <li>Public Services Priorities</li> </ul> </li> <li>Received - 154</li> </ul>	



FY2022-2023 FUNDING ALLOCATIONS	
Source of Funds	Expected Amount
Community Development Block Grant (CDBG)	Annual Allocation: \$ 358,697
	Program Income: \$ 4
	Prior Year Resources: \$ 443,415
	<b>Total: \$ 802,112</b>
HOME Investment Partnership (HOME)	Annual Allocation: \$ 280,170
	Program Income: \$ 1,921
	Prior Year Resources: \$ 904,597
	<b>Total: \$ 1,186,687</b>
Community Development Block Grant - Coronavirus (CDBG-CV)	Annual Allocation: \$ 0
	Program Income: \$ 0
	Prior Year Resources: \$ 396,247
	<b>Total: \$ 396,247</b>
<b>TOTAL RESOURCES</b>	<b>\$2,385,046</b>

FY22-23 PROGRAM BUDGET						
Program Activity	CDBG	HOME	CDBG-CV	HOME-ARP	CDBG Prior Year (as of 6/29/2022)	HOME Prior Year (as of 6/29/2022)
Home buyer Assistance	\$0	\$100,000	\$0	\$0	\$0	\$0
Demolition & Clearance	\$50,000	\$0	\$0	\$0	\$100,000	\$0
Public Services	\$53,805	\$0	\$0	\$0	\$0	\$0
CHDO Reserve	\$0	\$42,026	\$0	\$0	\$0	\$0
Administration	\$71,739	\$28,017	\$54,405	\$45,396	\$0	\$0
Homeowner Rehab.	\$163,153	\$37,710	\$0	\$0	\$0	\$100,000
Homeowner Rehab. Project Delivery	\$20,000	\$0	\$0	\$0	\$0	\$0
Affordable Housing (Rental/Homeownership)	\$0	\$72,418	\$0	\$0	\$55,000	\$804,597
Public Facility Improvement (prior year)	\$0	\$0	\$0	\$0	\$288,415	\$0
CDBG-CV Public Facility-Broadband Installation	\$0	\$0	\$180,000	\$0	\$0	\$0
CDBG-CV Undesignated	\$0	\$0	\$60,518	\$0	\$0	\$0
<b>Activity Totals</b>	<b>\$358,697</b>	<b>\$280,171</b>	<b>\$294,923</b>	<b>\$45,396</b>	<b>\$443,415</b>	<b>\$904,597</b>

**Homebuyer Assistance Program Policy. Policy Adopted.** The City receives federal funds to administer CDBG and HOME programs to assist low to moderate income persons with housing and non-housing needs.

Revisions to the policy and procedures for the Homebuyer Assistance Program were adopted by Council on October 18, 2021. These policies and procedures serve as general guidelines for implementation of the program’s activities.

As part of the City’s Homebuyer Assistance Program, eligible low to moderate income persons may receive down payment and closing costs assistance associated with the purchase of a single-family dwelling located within the city limits of Goldsboro, and for principal reduction to increase buyer affordability. Due to updates in HUD’s federal regulations pertaining to the Homebuyer Program, it was necessary for the Community Relations and Development Department to make necessary revisions to the program’s policy and procedures.

On November 19, 2007, Council moved to approve an increase of the maximum amount of assistance from \$10,000 to \$30,000. On October 18, 2021, Council moved to approve the maximum amount of assistance from \$30,000 to \$20,000. The Community Relations Department currently seeks to serve more applicants with the program and is asking Council to consider the maximum amount of assistance to be set at \$10,000 per applicant.

It was recommended that Council adopt the revised HOMEBUYER ASSISTANCE PROGRAM policy and procedures dated August 1, 2022. Consent Agenda Approval. Polack/Gaylor (6 Ayes)

**Contract Award for 2022 Flood Barrier Footers WTP – Formal Bid No. IFB 2022-005. Resolution Adopted.** On Thursday, May 12, 2022, two sealed bids were received for the 2022 Flood Barrier Project.

T. A. Loving submitted the low bid for the 2022 Flood Barrier Project for a total cost of \$168,200.00. The bids received for this project are tabulated as follows:

<u>Name of Bidder</u>	<u>Amount of Bid</u>
T. A. Loving, Goldsboro, NC	\$168,200.00
Allen Grading Company, Goldsboro, NC	\$255,000.00

The amount for this project in the budget FY 22-23 is short \$49,000. Funding is available in the Utility Capital Reserve.

The purpose work consist of construction of new flood barrier foundation for flood barriers at the Water Treatment Plant. New cast-in-place foundations for the flood barriers, to include:

- Excavation, relocation of existing 16” well vent
- Demolition and disposal of masonry structure and well vent
- Demolition and disposal of existing concrete curb, gutter, and asphalt, as required for installation of new concrete
- Provide and install raiser at two (2) existing valve boxes
- Required frame work, reinforcing steel, concrete and other accessories for the cast-in-place concrete foundations
- Backer rod and caulk at expansion joints
- Four 6” PVC Sch 80 drain assemblies through new concrete foundations
- Clean-up and restoration of work area

The Finance Director will allocate \$49,000 from the Utility Capital Reserve to fully fund this project.

It was recommended that the City Council adopt the following entitled resolution authorizing the City Manager to execute the contract in the amount of \$168,200.00 with T.A. Loving Company to construct new flood barrier foundation for flood barriers. Consent Agenda Approval. Polack/Gaylor (6 Ayes)

*RESOLUTION NO. 2022-71 “RESOLUTION AWARDING AND AUTHORIZING EXECUTION OF CONTRACT FOR FLOOD BARRIER FOOTERS PROJECT”*

**Contract Award for 2022 Clear Well #2 Exterior Coating Project – Formal Bid No. IFB 2022-016. Resolution Adopted.** On Thursday, May 19, 2022, four sealed bids were received for the 2022 Clear Well #2 Exterior Coating Project.

Carolina Management Team, LLC submitted a bid for the 2022 Clear Well #2 Exterior Coating Project for a total cost of \$110,768.00. The bids received for this project are tabulated as follows:

<u>Name of Bidder</u>	<u>Amount of Bid</u>
Carolina Management Team High Point, NC	\$110,768.00
Enhanced Protective Industrial Coatings, LLC Greensboro, NC	\$49,269.00



CROM, LLC Raleigh, NC	\$173,100.00
Creative Resurfacing, LLC High Point, NC	\$146,600.00

The purpose work consist of coating Clear Well #2 at the Water Treatment Plant. Preparing surface per SCPC-SP1 Solvent cleaning. Trim up extra joint material. Caulk all cracks using BASF MasterSeal NP1. Apply one coat using Sherwin-Williams Loxon XP (90-115 SF per gallon). Apply two coats using Sherwin-Williams Loxon XP (14-3 mils DFT per coat).

Enhanced Protective Industrial Coatings was the lowest bid but the bid was not correct on cost. This disqualified them from the bid process.

It was recommended that the City Council adopt the following entitled resolution authorizing the City Manager to execute the contract in the amount of \$110,768.00 with Carolina Management Team for the exterior coating project for Clear Well #2. Consent Agenda Approval. Polack/Gaylor (6 Ayes)

*RESOLUTION NO. 2022-72 “RESOLUTION AWARDING AND AUTHORIZING EXECUTION OF CONTRACT FOR CLEAR WELL #2 EXTERIOR COATING PROJECT”*

**SU-6-22 Indoor Playground – South side of Wayne Memorial Drive, between E. Lockhaven Drive and E. US 70 Hwy. Order Approved.** This Special Use Permit was voted on and approved at the July 11, 2022, meeting and is not eligible for further deliberation or discussion.

Council reviewed the Order to Approve, and Mayor Ham shall sign the order. Consent Agenda Approval. Polack/Gaylor (6 Ayes)

**End of Consent Agenda.**

**Items Requiring Individual Action.**

**Z-14-22 Smith Douglas Homes (CS & R20 to R9) – South side of Ditchbank Rd. between Woodpeck Rd. and S. NC 111 HWY. Ordinance Adopted.**

ADDRESS: Ditchbank Rd.  
 PARCEL#: 3527-27-3569 (Portion of)  
 PROPERTY OWNER: J J Daniels Farming Enterprises  
 APPLICANT: Smith Douglas Homes

The subject property consists of agricultural farmland and woodlands. It is currently vacant and undeveloped.

Frontage:            Approximately 1620 ft. (Ditchbank Rd.)  
                               Approximately 749 ft. (S. NC 111 HWY.)  
 Acreage:            Approximately 1,551,013 sq. ft. or 35.62 acres

**SURROUNDING ZONING:**  
 North:            Wayne Co. Community Shopping (CS); Wayne Co. Residential-Agricultural (RA30);  
 South:            Wayne Co. Residential-Agricultural (RA30);  
 East:              Wayne Co. Residential-Agricultural (RA30); and  
 West:              Wayne Co. Residential-Agricultural (RA30) and Shopping Center (SC)

The City’s Land Use Plan recommends Commercial development for a portion of the property that fronts S. NC 111 HWY. and Ditchbank Rd. The remaining property along Ditchbank Rd. is identified for Rural Residential/Agricultural development.

The applicant requests to rezone the property from Community Shopping (CS) and Residential (R20CD) to Residential (R9). The purpose of the Residential (R9) zoning district is to accommodate both single and multifamily residential uses and to prohibit all activities of a commercial nature. If developed in the future, site and landscape plans will be required and approved by City officials before construction permits can be issued.

The corresponding zoning districts for the Commercial designation are as follows: Neighborhood Business (NB), Highway Business (HB), Shopping Center, General Business (GB), and Airport Business (AB). The district’s intent is to prohibit commercial encroachment upon existing residential neighborhoods while controlling strip development and emphasizing infill development in existing commercial locations. The corresponding zoning districts for the Rural Residential Agricultural designation are as follows: Agricultural (AG), Residential (R20A), Residential-Agriculture District (RA20 Wayne Co.) and Residential-Agriculture District (RA30 Wayne Co.) The district’s intent is to support/protect agricultural areas. Infringement by non-agricultural uses should be discouraged. The proposed Residential (R9) is not a corresponding district in the Commercial or Rural/Residential Agriculture designation.

This is a conventional rezoning and all potential uses allowed in the Residential (R9) zoning district, as well as the proposed rezoning’s compatibility with the Goldsboro Comprehensive Land Use Plan are to be considered. Any use of the property will be required to comply with the Goldsboro Unified Development Ordinance.

Most of the subject property is satellite annexed into the City limits. A portion of the subject property is located in Wayne County which is outside of the City’s one mile ETJ.

City records indicate that a portion of the subject property was originally rezoned by Goldsboro City Council on July 15, 2013 to Residential (R20CD) for the purposes of developing the a 36-lot residential cluster subdivision. Consequently, the site was never developed.

Although the City’s Comprehensive Land Use Plan recommends Commercial and Rural Residential development for the subject area, the Plan also supports medium to high density development where plans to extend City utilities exist.

City of Goldsboro water and sanitary sewer lines are not available to serve the subject property. Eastern Wayne Sanitary District has a water line on the east side of HWY 111S. The City’s existing 12-inch sanitary sewer line terminates at Sheridan Forest Road and can be extended at the expense of the developer. The subject property is not located in a Special Flood Hazard Area.

Since the property is within 1,000 ft. of City utilities, the owner/developer will be required to connect to available utilities and satellite annex all new development into the City limits of Goldsboro. The owner/developer will be required subdivide the property in accordance with the City’s subdivision ordinances.

Base officials have been contacted regarding the conditional zoning proposal. Although a very small portion on the southern side of the subject property falls within the 65-69 day-night average sound level (DNL) noise zone, most of the property falls within the 70-74 DNL noise zone. According to the AICUZ report, residential use in this area is strongly discouraged. However, if the City determines that there is a community need for housing in the area, measures to achieve an outdoor to indoor noise level reduction (NLR) of at least 30 decibels should be required.

Staff is recommending approval of the rezoning request based on existing residential development patterns, limited constraints to development and the fact that the City Comprehensive Land Use Plan supports higher density residential development as it pertains to the location of infrastructure to the site such as City utilities and a transportation network.

On July 25, 2022, the Planning Commission voted to recommend approval of the rezoning request and voted in favor of the Consistency Statement (attached).

It was recommended that Council vote to adopt the recommendation for approval and consistency statement that the Planning Commission has provided and vote to adopt the Approval Ordinance with the inclusion of the Consistency Statement, or vote to deny and adopt the Ordinance to Deny with the inclusion of a statement that deems this rezoning request to be inconsistent.

A motion was made by Councilman Gaylor to adopt the Ordinance approving the rezoning request. The motion was seconded by Mayor Pro Tem Polack, and unanimously carried. Council adopted the following entitled Ordinance.

*ORDINANCE NO. 2022-39 “AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP AND COMPREHENSIVE LAND USE MAP OF THE CITY OF GOLDSBORO, NORTH CAROLINA”*

**Z-16-22 Greenleaf Christian Church (GB & R6 to O&I-1) – East side of N. William St. located north of Orange St. Ordinance Adopted.**

ADDRESS: 2110 N. William St.  
PARCEL #: 3600342975, 3600343969, 3600351150, 3600352150  
PROPERTY OWNER: Greenleaf Christian Church  
APPLICANT: E. Scott Edwards

The applicant is requesting a change of zone for the subject properties from the General Business (GB) and Residential (R-6) Zoning District to the Office & Institutional (O&I-1) Zoning District. The purpose of the Office & Institutional district is to provide for the development of office and community institutions that have similar development characteristics and require locations close to residential and commercial uses. This district discourages commercial uses and forbids industrial uses.

Frontage: Approximately 300’ of total frontage on N. William St.  
Area: Approximately 2.06 acres (total of all four parcels)

SURROUNDING ZONING:  
North: Office & Institutional (O&I-1)  
South: General Business (GB) & Residential (R-6)

East: Residential (R-6)  
West: General Business (GB)

The parcels proposed to be rezoned currently are vacant.

The City's Land Use Plan locates these parcels within two separate land use designations. Three parcels are located within the Commercial land use designation. The corresponding zoning districts for the Commercial designation are as follows; Neighborhood Business (NB), Highway Business (HB), Shopping Center, General Business (GB), and Airport Business (AB). This districts intent is to prohibit commercial encroachment upon existing residential neighborhoods while controlling strip development and emphasizing infill development in existing commercial locations. The other parcel falls within the High-Density Residential designation. The corresponding zoning districts for the High-Density Residential designation are as follows; Residential (R-6), Residential (RM-8), Residential (R-9) and Residential (R-12). This district was designated based off existing residential land uses, residential development patterns, and existing infrastructure or where plans exist to extend infrastructure. The proposed Office & Institutional (O&I-1) Zoning District is not a corresponding zoning district with the Commercial designation or the High-Density Residential designation.

This is a conventional rezoning and all potential uses allowed in the Office & Institutional (O&I-1) Zoning District, as well as the proposed rezonings compatibility with the Goldsboro Comprehensive Land Use Plan are to be considered. Any use of the property will be required to comply with the Goldsboro Unified Development Ordinance. The properties proposed to be rezoned are adjacent to an existing O&I-1 zoned property which has a Church located upon it. All properties are under the same ownership as the church and if rezoned, they would satisfy a component of the O&I-1 Zoning District purpose which is to provide office and community institutions in locations close to residential and commercial use.

Staff has distributed this proposed rezoning to several different departments as well as Seymour Johnson Air Force Base and NCDOT. During the review process Seymour Johnson indicated that this proposal is located within the Outer Horizontal Surface and the recommended maximum height above sea level in this area is 559 feet. NCDOT driveway permits would be needed in the future once the use of the properties is determined.

Subject property is located within the City limits of Goldsboro. As such, City water and sewer are available to serve the property. The property is not located within a special flood hazard area.

At the July 25, 2022, meeting, the Planning Commission voted to recommend approval of the rezoning request and voted in favor of the Consistency Statement (attached).

Staff is recommending approval of the rezoning request based on the fact there is adjacent O&I-1 zoning and this proposed rezoning would satisfy a component of the purpose of the O&I-1 Zoning District by providing office and community institutions in locations close to residential and commercial use.

It was recommended that Council vote to adopt the recommendation for approval and consistency statement that the Planning Commission has provided and vote to adopt the Approval Ordinance with the inclusion of the Consistency Statement, or vote to deny and adopt the Ordinance to Deny with the inclusion of a statement that deems this rezoning request to be inconsistent.

A motion was made by Councilman Broadaway to adopt the Ordinance approving the rezoning request. The motion was seconded by Councilman Gaylor, and unanimously carried. Council adopted the following entitled Ordinance.

*ORDINANCE NO. 2022-40 "AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP AND COMPREHENSIVE LAND USE MAP OF THE CITY OF GOLDSBORO, NORTH CAROLINA"*

**Amendment to the Friends of Seymour Agreement. Resolution Adopted.** In order to raise funds to help support its efforts to preserve, grow and maintain its relationship with Seymour Johnson Air Force Base, members of the Military Affairs Committee founded Seymour Support Council, Inc., a non-profit corporation, which is currently known by its registered assumed name, Friends of Seymour Johnson AFB.

Friends of Seymour Johnson AFB has proven its value in building and maintaining relationships with Senior Leadership of the United States Air Force, in directing lobbying efforts in support of Seymour Johnson Air Force Base, and in identifying and helping to eliminate or mitigate development that would restrict, limit or diminish the quality of training or the performance of missions at Seymour Johnson Air Force Base.

The original agreement was approved at the Goldsboro City Council meeting on January 21, 2014, executed on March 3, 2014 and was a joint agreement with the County of Wayne.

The amended and restated agreement will be signed by the City of Goldsboro independent of the County of Wayne.

Revisions to the agreement include:

1. A two-year agreement;



2. Transfer of the supervision and payment of consultants from the Friends of Seymour to the City and the County of Wayne;
3. Update the financial compensation and travel for the representative of the Friends of Seymour;
4. Update the financial compensation for administrative expenses to Friends of Seymour, which is currently provided by the Chamber of Commerce of Wayne County;
5. Expenses amount to \$16,125 per year. \$15,875 was appropriated in FY21-22; \$16,125 is appropriated in FY22-23.

It was recommended that Council adopt the following entitled Resolution authorizing the City Manager to sign the amended agreement with the Friends of Seymour.

A motion was made by Councilman Broadway to adopt the resolution authorizing the City Manager to sign the amended agreement with the Friends of Seymour. The motion was seconded by Mayor Pro Tem Polack, and unanimously carried. Council adopted the following entitled Resolution.

*RESOLUTION NO. 2022-73 "RESOLUTION AUTHORIZING THE CITY MANAGER TO SIGN THE AMENDED AGREEMENT WITH THE FRIENDS OF SEYMOUR"*

**City Manager's Report.** Tim Salmon shared that the Wayne County COVID-19 Community Level remains "High", and that the Mayor plans to follow Governor Cooper by lifting the State of Emergency on August 15<sup>th</sup>. He shared updates regarding the employee COVID-19 mask policy, state water infrastructure grants, and Parks and Recreation events. Mr. Salmon shared that leaf collection was back on track, while limb collection was approximately three days behind. He also shared updates on the Water Treatment Plant repairs and costs. Mr. Salmon shared that National Night Out is August 2, 2022, from 6-8 PM at the Herman Park Center. He also shared his condolences for the three Wayne County Deputy Sheriffs shot while serving papers on August 1, 2022. Mr. Salmon also congratulated Mr. Batts on being appointed as the District 6 Councilmember, and thanked the other applicants for applying.

**Mayor and Councilmembers' Comments.**

Councilman Gaylor shared that the violent weekend has spread to today, and acknowledged the difficult job of law enforcement. He thanked all citizens that take risks as either law enforcement or informants, and asked all citizens to look after each other.

Councilwoman Matthews thanked Community Relations Director Felecia Williams and the Mayor's Committee for Persons with Disabilities for helping a resident in need. She shared concern over a lack of response in discussing funding for non-profits and asked for an explanation regarding the delay. Mayor Ham stated it would be put on the Agenda for the next meeting. Ms. Matthews apologized to the candidates not chosen to fill the District 6 seat. She stated that she was fed up with the same old same old, and advised the candidates and all other residents to get involved. Ms. Matthews invited all District 4 residents to a enjoy live entertainment and free food at the grand opening of Bachelor Brothers Funeral Establishment on August 6<sup>th</sup> from 12-4 PM.

Mayor Pro Tem Polack asked that everyone be safe in light of the increased number of COVID cases. He stated that he will have the date of the back-to-school giveaway at the next meeting, and that any students in need of help with resources can contact him. Mr. Polack encouraged others to see the condition of tent city. He also thanked the two candidates not chosen for the District 6 seat for applying to be part of the Council.

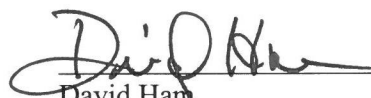
Councilman Broadway congratulated the Council on supporting the Friends of Seymour. He also encouraged citizens to use Crime Stoppers to report any information on crime they may have.


Councilwoman Jones asked the community to join her in prayer for the Deputies that were injured, and thanked all those that serve. She congratulated Mr. Batts for being voted onto the Council, and thanked the other candidates for applying. Ms. Jones asked everyone to continue to pray for the City and to join the Tommy Foundation if they would like to assist in serving the tent city and unhoused of Wayne County.

Mayor Ham added his prayers for the three Deputies that were shot and their families. He thanked the candidates for applying to serve on the Council, and congratulated Mr. Batts on being chosen for the position.

The meeting adjourned at 7:59 p.m.



  
David Ham  
Mayor

  
Holly Jones  
Deputy City Clerk