MINUTES OF THE MEETING OF THE GOLDSBORO CITY COUNCIL
AUGUST 16, 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 August 16, 2021.

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

Roll Call.

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
Laura Getz, City Clerk

Adoption of the Agenda. Upon motion of Councilmember Broadaway, seconded by Councilmember Polack and unanimously carried, Council adopted the agenda.

Old Business.

Vacant Mayoral Seat Discussion. Mayor Pro Tem Ham asked if Council had enough information to vote on the appointment for the replacement of Mayor Allen. Councilmember Broadaway made a motion to vote, Councilmember Aycock seconded the motion. Council discussed the item. Mayor Pro Tem Ham, Councilmembers Jones, Broadaway, Polack and Aycock voted for the motion. Councilmember Matthews did not vote, however, pursuant to N.C.G.S. 160A-75, Councilmember Matthews vote would be considered an affirmative vote. The motion passed 6:0.

Mayor Pro Tem Ham asked to be excused from the balloting. Councilmember Aycock made a motion to excuse Mayor Pro Tem Ham. The motion was seconded by Councilmember Polack and unanimously carried.

Councilmember Aycock made a motion to start the voting process by ballot. The motion was seconded by Councilmember Broadaway. Councilmembers Jones, Broadaway, Polack and Aycock voted for the motion. Councilmember Matthews voted against the motion. The motion passed 4:1.

The ballots were distributed to council members. Each councilmember marked their ballot.

Councilmember Matthews asked for a discussion of the previous motion to start the voting process by ballot.

Councilmember Polack retracted the previous motion. Councilmember Aycock made a motion to start the voting process by ballot. The motion was seconded by Councilmember Broadaway. Council discussed the item. Councilmembers Jones, Broadaway, Polack and Aycock voted for the motion. Councilmember Matthews voted against the motion. The motion passed 4:1.

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

Hiawatha Jones, District One—David Ham
Bill Broadaway, District Two—David Ham
Taj Polack, District Three—David Ham
Brandi Matthews, District Four—Charles Henry
Gene Aycock, District Six—David Ham

Councilmember Broadaway made a motion that Council accept the tabulation of votes as stated and the candidate that received majority of the votes be appointed to the vacant seat. Councilmember Aycock seconded the motion. Councilmembers Jones, Broadaway, Polack and Aycock voted for the motion. Councilmember Matthews voted against the motion. The motion passed 4:1.
Councilmember Jones made a motion to bring Mayor Pro Tem Ham back to his seat. The motion was seconded by Councilmember Broadaway and unanimously carried.

**New Business.**

**Deputy City Clerk Swearing In Ceremony.** Laura Getz, City Clerk, administered the Oath of Office to Holly Jones, Deputy City Clerk. Her family joined her for the ceremony.

**Downtown Development Presentation.** Erin Fonseca, Downtown Development Director and Doug McGrath, DGDC President shared information concerning downtown using the following presentation:
The Downtown Goldboro Development Corporation (DGDC) is Goldboro’s private sector partner working to achieve an economically healthy downtown within the Main Street™ Community approach.

Currently there are 23 Board of Director Members
14 Promotions Committee Members
8 Economic Vitality Committee Members
10 Design Committee Members

Mission Statement: We work to make downtown better, so whatever you do, you can do it downtown.

How?
We facilitate a unified, sustainable, proactive and comprehensive development effort within the framework of the Main Street™ structure.

Values: We value asset-based economic development, our historic structures, partnerships, diversity and quality.

We value the creation of a unique, distinctive place that helps distinguish Goldboro as a premier, desirable and livable city.

Current Goals
- Protect and enhance downtown’s assets and distinctiveness.
- Increase residential density downtown.
- Promote quality of life for everyone.
- Turn the uninhabitable buildings back into productive, quality ready-to-lease spaces.
- Raise the quality of businesses and support entrepreneurs.
- Increase family-centered amenities.
- Expand the marketing footprint for downtown, engage audience.
- Implement and encourage thoughtful, engaging art.
2019 – 2021 Highlights

- Organization Objective - Reduce vacant, non-productive, habitable space by 25,000 sq ft.
- IV objectives - Raise the quality of businesses by supporting entrepreneurs.
- Design Objective - Create engagement through public art and increase tax base by encouraging investment.
- Promotions Objective - Promote quality of life downtown.
- 52% Work Plan Completion

2019 – 2021 highlights

- COVID Relief Efforts
- 22 Net New Businesses
- Streetscape & HUB Completion
- Wayfinding Completion
- Rehab Development Construction Region
- Expanded Partnership w/ Downtown Merchants
- Union Station Adaptive Reuse Study

2019 – 2021 highlights

- Incubator Study
- 109 Ormond & 209 W Walnut
- Lofts on Center (109 N. Center)
- Avatar Loft
- 2 New Murals
- Additional Public Art
- Historic Property Narratives
- Hometown Takeover Video
- Residential Properties Initiatives
- Communities Inc.

Year-Round Efforts

- We manage a geographic area of 21 blocks (the Municipal Service District), plus involvement in surrounding areas.
- We host and implement over 30 events a year. (In a typical year)
- We help existing business and property owners with business and property needs.
- We work to recruit new businesses and investors and help them through that journey.
- We manage a group of dedicated volunteers to include private sector involvement and investment.

Year-Round Efforts

- We manage multiple grant and development projects. $531,864 secured in last 10 years.
- We work to be experts in the field of downtown development and bring best practices to Goldsboro.
- We work to actively and positively promote the City through Downtown success, promotions and marketing with extensive communication forms.
Council discussed downtown and asked questions.

**Kiwanis Train Replacement.** Felicia Brown, Parks and Recreation Director introduced Becky and Chip Craig of the Kiwanis. Chip Craig presented the following presentation:

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**Request for Approval of Proposed Miniature Train Replacement Project, Herman Park**

Monday, August 16, 2021

**Goldboro**

**Kiwanis Miniature Train at Herman Park**

**Internationally, Kiwanis Clubs are committed to changing the world, one child & one community, at a time.**

- Supporters of education
- Sponsors 3 Key Clubs ( servant leadership) @ Wayne School of Engineering
- Sponsors Early Middle College High School
- Drive 2,000 laps/year around the track at Herman Park
- Supports children’s charities in Wayne County

**A beautiful history of service in Goldboro since 1955**

1955: Kiwanis Club of Goldboro purchased a used train for $5,000
- From Whiteville Recreation Department for the City of Goldboro
- Kiwanis Club members operating the train: 
  - Average 2,000 riders per season
  - Total revenue $25,000, gross revenue $10,000 per season
- $1,000 for maintenance, including
- Train track replacement (2012) and
- With surcharge for future needs

Role of City of Goldboro Parks & Recreation Dept:
- Maintains the grounds & fence at Herman Park
- Oversee train operations, including safety inspections
- Train is not a budget item for the City (since 1955)

**2021 - 2 great projects:**
- Concession Stand Upgrades
- SAMEB sends skills to get train going

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Thanks to Volunteers, &
the City of Goldboro’s
Parks & Rec Dept.

BOY SCOUTS EAGLE
- PATRIOT Hunter Brown &
Team (concession bid)

SAMEB MECHANICS get the
train going again

KIWANIS CLUB OF GEMO
added new equipment.
To Refurbish, Replace Train, or Use Site for Alternative to Miniature Train?

Together, the City of Goldsboro, Triangle Trains, and the Kiwanis Club of Goldsboro can consider actions, and, by a previous vote, the Kiwanis Club of Goldsboro recommends that the City of Goldsboro take these actions, with help from generous Citizens who love the train:

1. Purchase a NEW train from Company A, B, or C with heart for miniature, to last 70 more years.
2. Replace the concrete apron around train station with durable bricks, expanding in front of the concessions stand.
3. Build permanent train covered platform, as funds allow.

All at no cost to the City of Goldsboro. A gift to the city.

Kiwanis Club of Goldsboro plans to continue to operate & maintain the train.

2. Replace the Train’s concrete apron with durable bricks

Thank You to Greg D. who taught me about LIFE & TRAINS

Wayne Community College, Naval Building Museum

3. Install a permanent covered platform beside train (this photo is highly conceptual)

Kiwanis Club of Goldsboro’s COST BUDGET:

$110,000 to purchase NEW miniature train
- All funds will be raised by Kiwanis Club of Goldsboro
- Cost includes Delivery & Set-Up by Miniature Train Fabricator in TX
- Time is of the essence: 9 months lead time, goal is for 2022 season

$ 10,000 for proposed brick Train Station Apron

$ 30,000 for proposed Train Platform construction**

$150,000 TOTAL ESTIMATED COST BUDGET

** added as sufficient funds are raised
Kiwanis Club of GB's FUNDRAISING BUDGET:

$ 50,000 Funds from Club's Train Legacy Account
$ 25,000 Est Funds (donated by the city) IF City decides to sell the old train
$ 75,000 Funds raised from local businesses and individuals, other Kiwanis Clubs, local Foundations, and funds received at the train station itself; $ could increase if old train not sold
$250,000 TOTAL FUNDS AVAILABLE for Train for the next generations of children in Goldsboro

REQUEST RECAP: Kiwanis Club of Goldsboro

1. Accept Kiwanis Club of Goldsboro's gift of a new MINIATURE TRAIN. Train Lead time is 9-10 months from down-payment. In-service date desired: late spring 2022.
2. Authorize City employees to work with the Club to design a safe and attractive train platform structure and replace the grass around the train station, to be paid for with durable engraved bricks added as contributed funds allow.
3. If the City decides to sell the 1993 Train, contribute proceeds toward the Replacement Train. (Could be $15,000-$5,000?)
4. Support Kiwanis Club of Goldsboro's New Train Capital Campaign. (Consider purchasing a brick in honor of someone who took you to the train or otherwise added joy to your childhood.)

Council discussed the presentation and the request. Councilmember Polack made a motion to proceed with the presentation and the city support your movement moving forward. Councilmember Broadaway seconded the motion and the motion passed unanimously.

Consent Agenda Review. Each item was reviewed.

Closed Session Held. Upon motion of Councilmember Aycock, seconded by Councilmember Jones and unanimously carried, Council convened into Closed Session to discuss a potential litigation matter.

Council came out of Closed Session.

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

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 16, 2021.

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

Pastor Jonathan Smith with Freedom Baptist Church provided the invocation. The Pledge of Allegiance followed.
Roll Call.

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

Approval of Minutes. Councilmember Polack made a motion to approve the minutes of the Work Session and Regular Meeting of August 2, 2021. The motion was seconded by Councilmember Broadaway and unanimously carried.

Public Hearings.

The applicant requests to rezone the entire property to General Business (GB) for commercial development purposes. If the property is rezoned, site and landscape plans will be required and approved by City officials before construction permits can be issued in the future.

Frontage: 280 ft. (11th St.)
Area: 20,467 sq. ft. or 0.47 acres
North: Residential (R-6), General Business (GB);
South: Highway Business/General Business (HB/GB)
Residential/Manufactured Non-Conforming (RM-NC)
East: Highway Business (HB/ RM-NC); and
West: General Business (GB)

The subject property is clear and vacant.

The City’s Land Use Plan recommends Commercial development for the property.

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

Mayor Pro Tem Ham opened the Public Hearing.

1. Mack Burns Jr., Eleventh Street, inquired as to what type of business would be located in the area in question. Council, Ms. Collins and Mr. Burns discussed the proposed uses.

No one else spoke and the Public Hearing was closed.

No action necessary. The Planning Commission will have a recommendation for Goldsboro City Council at their regularly scheduled meeting on September 7, 2021.

Analysis of Impediments & Assessment of Fair Housing Choice Public Hearing. Public Hearing Held. As required by HUD, the Community Relations Department sought an agency to complete an Analysis of Impediments to Fair Housing through a Request for Proposal process. UNC-Greensboro’s Center for Housing & Community Studies completed the report and provided a final draft of the analysis to City staff on May 1, 2021.

This project involved compiling, analyzing, and mapping local jurisdictional, state, and national data sources on residential housing disparities for the seven federally protected categories: Race, Color, Religion, Sex, Handicap, Familial Status, and National Origin.

Staff will highlight the six notable impediments and recommendations. The Community Relations Department will take appropriate actions necessary to overcome the effects of the impediments identified through the analysis.

Felecia Williams, Interim Community Relations Director shared the following presentation:
Analysis of Impediments & Assessment of Fair Housing Choice

Introduction:
- The Department of Housing & Urban Development (HUD) requires that recipients of funding through the Fair Housing Choice Voucher (FHV) program maintain records of all activities related to the program to ensure compliance with the Fair Housing Act.
- The City of Goldsboro, as a recipient of federal housing grants, is required to comply with the Fair Housing Act by conducting an analysis of Fair Housing Choice Voucher (FHV) recipients to identify any patterns or practices that may result in unlawful discrimination against individuals on the basis of race, color, national origin, sex, or disability.

Background:
- The City of Goldsboro initiated a request for proposals in late 2018 and fully executed a contract on July 1, 2020 with the University of North Carolina at Greensboro’s Center for Housing and Community Studies.
- The contract was amended to extend the period of performance from June 2020 to February 2021, and then again to July 2021.
- The contract was made available to the public on July 14, 2021, and included a 2-month public comment period that ended on July 30, 2021. Two written comments were received from Habitat for Humanity and Wayne Forward.

Data Sources & Methods:
- Public hearings
- Interviews with local stakeholders
- Geographic Information Systems (GIS)
- Other analytical tools
- Census tract maps
- Census block maps
- Subdivision maps
- Analysis of income, employment, poverty
- Telephone and in-person interviews
- Public and private meetings
- Focus groups

Impediments & Goals

Impediment 1: Lack of Affordable Rental Housing
- Lack of affordable rental housing was repeatedly noted in the data. Nearly half of tenants (49%) were cost-burdened, paying more than 30% of their income towards rent. Housing affordability was repeatedly discussed in interviews, clear in survey data, and throughout the secondary data analysis.
- Goal 1: Promote Preservation of Existing and Development of New Affordable Rental Housing
  - Promote and encourage the development of affordable rental housing units, especially for households whose income is less than 80% of the Area Median Income.

Impediment 2: Lack of Affordable Housing for Sale
- Lack of affordable single-family housing was also found in the data.
- Goal 2: Promote and encourage the development of for-sale single-family housing for low- and moderate-income households
  - Continue to support down-payment assistance programs and mortgage financing to low-income homebuyers, support rehabilitation of existing owner-occupied housing, increase homeowner education, support non-profit developers, etc.
Mayor Pro Tem Ham opened the Public Hearing the following people spoke:

1. Kaelon Williams spoke about affordable housing and a specific set of people. Council discussed affordable housing, home ownership, lending institutions, census tracts and the homelessness board.
2. Dr. David Craig, 509 Shelley Drive, spoke about city policies, HOME funds, change and Council.
3. Alicia Pierce, 806 S. Taylor Street, spoke about advertising to reach more citizens to get funding for housing and breaking out the Community Relations Department into two positions.
4. Dr. David Craig spoke about the city using federal dollars, policies and affordable housing.

No one else spoke and the Public Hearing was closed.

No action is necessary. The Community Relations Interim Director will send the Analysis of Impediments & Assessment of Fair Housing Choice to HUD as required after the public hearing. A report will be submitted to HUD of any comments made by the public.
**Public Comment Period.** Mayor Pro Tem Ham opened the public comment period. The following people spoke:

1. Alicia Pierce, 806 S. Taylor Street, shared comments concerning voting.
2. Kaelon Williams shared comments concerning voting rights and council votes.
3. Dr. David Craig shared comments concerning an email sent to Council concerning the Analysis.
4. Madeline Agner, 208 Village Drive, shared information concerning the Keeping Girls in Schools Act.
5. Archbishop Anthony Slater, 800 Lionel Street, thanked council for what they do and spoke about race relations.
6. Yvonnia Moore shared comments concerning race and leadership.
7. Thomas Rice shared comments concerning his family, unity and respect.
8. Sylvia Barnes shared comments concerning the District 5 seat.

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. Councilmember Polack moved the items on the Consent Agenda, Items D-G be approved as recommended by the City Manager and staff. The motion was seconded by Councilmember Aycock and a roll call vote resulted in all members voting in favor of the motion.

The items on the Consent Agenda were as follows:

**Taste of Wayne - Temporary Street Closing. Approved.** The United Way of Wayne County will host the annual “Taste of Wayne” food festival to benefit the United Way of Wayne County. Local restaurants and vendors will setup booths and give out “tastes” to patrons.

The events will be hosted on Saturday, October 9, 2021 from 11:00am – 2:00pm at “The HUB” in downtown Goldsboro. A rain date is schedule for October 16, 2021. The United Way is requesting the closure of the northbound lane of South Center Street from Spruce to Chestnut Street from 7:30am – 4:00pm. As with all downtown events, affected city departments will be contacted and the following concerns are to be addressed:

1. All intersections remain open for Police Department traffic control.
2. A 14-foot fire lane is to be maintained to provide access for fire and emergency vehicles.
3. All activities, change in plans, etc., will be coordinated with the Police Department.
4. The Police and Fire Departments are to be involved in the logistical aspects of the Event.

No Special Events/Parades/Street Closing Permit will be issued until a Certificate of Insurance (proof of insurance or applicable rider) has been obtained and submitted with the permit application adding the City of Goldsboro as an additional insured on said policy for any and all relevant times to the operation and/or carnival presence.

It was recommended that Council grant the requested temporary closing of the northbound lane of South Center Street from Spruce to Chestnut Street as stated above. Consent Agenda Approval. Polack/Aycock (6 Ayes)

**NC Freedom Fest (Festival/Carnival) - Temporary Street Closing. Approved.** NC Freedom Fest has a mission to celebrate military personnel with an inclusive, family-friendly festival honoring all who serve in the United States Armed Forces.

Beginning Thursday night (September 16, 2021) the carnival will open in the large empty lot on South Center Street and will operate through Saturday night (September 18, 2021). On Friday night (September 17, 2021) the festival will host a “Grub at the Hub Event” featuring a live band, food vendors, and carnival rides. The following day, the main event (Festival) will feature street fair vendors, food trucks, Wings of Wayne Chicken
Wing Cook-off, live entertainment, corn hole tournament, a carnival/kids zone, and a car and bike show. The Parks and Recreation Department is requesting the following street closures:

09/17/2021 The North and Southbound lane of South Center Street from Spruce to Chestnut Street from 5:00pm – 9:00pm.

09/18/2021 The North and Southbound lanes of Center Street from Ash Street to Spruce Street from 1:30pm – 9:00pm.

As with all downtown events, affected city departments will be contacted and the following concerns are to be addressed:

1. All intersections remain open for Police Department traffic control.
2. A 14-foot fire lane is to be maintained to provide access for fire and emergency vehicles.
3. All activities, change in plans, etc., will be coordinated with the Police Department.
4. The Police and Fire Departments are to be involved in the logistical aspects of the Event.
5. Certificate of Insurance meeting city requirements will be provided in advance of the event to the city finance director and city manager.

It was recommended that Council grant the requested temporary closings of the North and Southbound lanes of Center Street as stated above. Consent Agenda Approval. Polack/Aycock (6 Ayes)

**NC Freedom Fest (5K and Fun Run) - Temporary Street Closing. Approved.** NC Freedom Fest has a mission to celebrate military personnel with an inclusive, family-friendly festival honoring all who serve in the United States Armed Forces.

This event is a component of the NC Freedom Fest. This event consists of a 1-mile Fun Run/Walk and a 5K Run/Walk throughout Downtown Goldsboro beginning at 7:30am – 10:00am on September 18, 2021. The Parks and Recreation Department is requesting the following street closures on September 18, 2021 at the following times and locations:

6:00am – 10:00am Chestnut Street between Center Street and John Street.
7:30am – 9:30am The Northbound lanes of Center Street from Mulberry Street to Spruce Street.
8:00am – 8:30am The Southbound lanes of Center Street from Ash Street to Pine Street.

As with all downtown events, affected city departments will be contacted and the following concerns are to be addressed:

1. All intersections remain open for Police Department traffic control.
2. A 14-foot fire lane is to be maintained to provide access for fire and emergency vehicles.
3. All activities, change in plans, etc., will be coordinated with the Police Department.
4. The Police and Fire Departments are to be involved in the logistical aspects of the Event.
5. Certificate of Insurance meeting city requirements will be provided in advance of the event to the city finance director and city manager.

It was recommended that Council grant the requested temporary closings of Chestnut Street, and the North and Southbound lanes of Center Street as stated above. Consent Agenda Approval. Polack/Aycock (6 Ayes)

**Departmental Monthly Reports. Accepted as Information.** The various departmental reports for July 2021 were submitted for Council’s approval. It was recommended that Council accept the reports as information. Consent Agenda Approval. Polack/Aycock (6 Ayes)

**End of Consent Agenda.**

**City Manager’s Report.** Tim Salmon shared comments concerning the Mayoral vacancies and upcoming boards and commissions vacancies, Covid, the state budget and wastewater grants. He also shared information concerning Parks and Recreation and census data.
Mayor and Councilmembers’ Reports and Recommendation.

Councilmember Jones commended the Fire Department regarding a recent fire and shared sizes of the children that were affected by the fire.

Councilmember Broadway encouraged citizens to get the Covid shot.

Councilmember Polack acknowledged the death of former Captain John Parks and shared information concerning their relationship. He also acknowledged the 100 Men in Suits event.

Councilmember Matthews had no comments.

Councilmember Aycock had no comments.

Mayor Pro Tem Ham shared comments concerning the Mayor position.

The meeting adjourned at 8:19 p.m.

David Ham
Mayor Pro Tem

Laura Getz, MMC/NCCMC
City Clerk