

MINUTES OF THE MEETING OF THE GOLDSBORO CITY COUNCIL
OCTOBER 4, 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 5:30 p.m. on October 4, 2021.

Call to Order. Mayor Ham called the meeting to order at 5:30 p.m.

Roll Call.

Present: Mayor David Ham, Presiding
Mayor Pro Tem Taj Polack
Councilmember Hiawatha Jones (participated remotely via Zoom)
Councilmember Bill Broadaway
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 Mayor Pro Tem Polack and unanimously carried, Council adopted the agenda. A roll call vote was conducted.

New Business.

District 5 Applicants Presentations. The following applicants made a presentation for the District 5 Councilmember position:

1. Charles P. Gaylor, IV
2. Phyllis Merritt-James

Following the presentations by each applicant, council was given the opportunity to ask questions. At the October 18, 2021 City Council meeting, the City Council will decide if they have enough information to vote on the appointment by motion, second, and majority vote.

Goldsboro AIA Regional Grants Presentation. Marty Anderson, City Engineer presented the following information:

City of Goldsboro and Regional Asset Inventory Assessment Grant Projects

NCDEQ Asset Inventory and Assessment (AIA) Grants

- The City of Goldsboro has been asked by the NC Department of Environmental Quality (DEQ), Division of Water Infrastructure (DWI), to oversee the AIA projects associated with the potential regionalization of waste water systems that are treated by the Goldsboro Water Reclamation Facility (WRF)
- The City Engineering Department will lead this effort in close coordination with the DWI, Wayne County and involved town governments (Eureka, Pikeville, and Fremont)

NCDEQ AIA Grants

- Grants are awarded to broaden the use of grant funds to encourage water and wastewater utilities to become more viable and more proactive in the management and financing of their systems
- Grants are limited to \$150,000 each from the Wastewater Reserve or the Drinking Water Reserve, over a period of three years, to the same local government unit or nonprofit water corporation
- No match required for distressed utilities, as Goldsboro has been designated recently, but a grant fee of 1.5% will be invoiced with each grant offer
- Eligible Projects
 - Asset Inventory
 - Condition Assessment of critical assets
 - Other components of critical assets
 - Merger and Regionalization feasibility studies

NCDEQ AIA Grants

- Eligible Project Components
 - GPS location and inventory of utilities
 - GIS data acquisition, assessment and database design
 - Closed circuit TV (CCTV) and Sewer System Evaluation Survey (SSES) of sewer assets
 - Asset inventory & assessment utilizing GIS database
 - Hydraulic modeling (water only)
 - Asset management plan
 - CIP development and financial analysis
 - Merger and regionalization feasibility

Fall 2021 AIA Grant Recipients

- Wayne County
 - \$150,000 (Sewer)
- Goldsboro
 - \$150,000 (Sewer)
 - \$150,000 (Water)
 - \$100,000 (Merger/Regionalization)
- Fremont
 - \$150,000 (Sewer)
 - \$150,000 (Water)
- Pikeville
 - \$150,000 (Sewer)
 - \$150,000 (Water)
- Eureka
 - \$150,000 (Sewer)
- **Total for All = \$1.3M**

What's Next

- Upcoming engineering services contract with CDM Smith for AIA work
 - Required Goldsboro scope of work due October 16, 2021
 - Required Merger/Regionalization scope of work due October 16, 2021
 - Waiting on engineering services proposal; anticipating < \$5k
- Timeline TBD following AIA scope of work completion and DWI approval

Questions?

Council discussed the regionalization presentation with Mr. Anderson.

2022 Citizen's Academy Presentation. Octavius Murphy, Assistant to the City Manager presented the following information:

2022 Citizen's Academy Presentation

Purpose

The City of Goldsboro Citizen's Academy is an interactive and educational program designed to enlighten residents about the City's history and governmental process and to improve and enhance communication with residents. Participants will get a "behind-the-scenes" look at City services and the employees who provide those services every day.

Goals

The program is designed to give participants knowledge of how City government works, how it impacts their daily lives and to create informed and knowledgeable ambassadors for the City who will be able to:

- Utilize the knowledge they gain in their everyday lives and interactions with neighbors and/or business associates and customers.
- Become an informed neighborhood leader with the ability to answer questions about City services and who to call.
- Utilize the knowledge gained to become more involved in the community; to prepare for an appointment to a City board or commission; or, to run for elected office.

Attendance

A person must attend six out of the eight sessions: if the session is not completed he/she may return to make up the missed session during the next Citizen Academy.

Graduation

Upon completion, the individual will receive a certificate and recognition at a Goldsboro City Council meeting.

Application process

To be considered for the 2022 program, each participant must provide a completed application. Application deadline is at 5pm on Friday, October 29, 2021. The steering committee will review all applications and make the final selection of participants for the 2022 Citizen’s Academy. The class will consist of 80% City of Goldsboro residents and 20% Wayne County residents with a class size of 20 participants.

Selection Process

- Districts – require equal representation – max. 3 per district.
- First to apply is considered first.
- Selection committee will review all applications to determine eligibility. The selection committee (7):
 - CoG staff (3)
 - Community (4)

2022 Schedule

➤ January 13	Introduction to City of Goldsboro	Tim Salmon, City Manager
➤ January 20	Planning, Engineering and Inspection	Department Heads
➤ January 27	Community Relations and Downtown Development	Department Heads
➤ February 3	Parks & Recreation, Paramount Theatre & GEC and Travel and Tourism	Department Heads

2022 Schedule continued...

➤ February 10	Human Resources, Finance and IT	Department Heads
➤ February 17	Fire and Police	Department Heads
➤ February 24	Public Works and Public Utilities	Department Heads
➤ March 3	Graduation	

Evaluation

THE CITIZEN’S ACADEMY EVALUATION
(Presenters/History of Goldsboro/Virtual Experience)

Place a check in each space that indicates your assessment of Session 1

	Excellent	Good	Average	Poor
Content: relevance, timeline				
Presenter: qualification, communication skills				
Value: applicability and usefulness of information				
Participation: opportunity for discussion, interaction and questions				
Virtual experience: suitability, interactive and convenience				

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

SU-9-21 Christopher and Elondia Grant (120 E. Mulberry Street) – Subject property is located on the north side of E. Mulberry Street between Center Street and John Street. Council discussed options for

the hookah lounge in downtown and North Carolina General Statute concerning the limitations for the hookah lounge with Mr. Ken Talton, Interim Planning Director.

Closed Session Held. Upon motion of Councilmember Broadaway, seconded by Mayor Pro Tem Polack and unanimously carried, Council convened into Closed Session to discuss a personnel and litigation matter. A roll call vote was conducted.

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 October 4, 2021.

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

Pastor Stanley Kelly with Fellowship Baptist Church provided the invocation. The Pledge of Allegiance followed.

Roll Call.

Present: Mayor David Ham, Presiding
Mayor Pro Tem Taj Polack
Councilmember Hiawatha Jones (participated remotely via Zoom)
Councilmember Bill Broadaway
Councilmember Brandi Matthews
Councilmember Gene Aycock

Approval of Minutes. Mayor Pro Tem Polack made a motion to approve the minutes of the Work Session and Regular Meeting of September 20, 2021. The motion was seconded by Councilmember Aycock and unanimously carried. A roll call vote was conducted.

Public Comment Period. Mayor Ham opened the public comment period. The following person spoke:

- 1. Willie Smith with AARP local 381 stated he would be attending city council meetings.

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 Aycock moved the items on the Consent Agenda, Items B and C be approved as recommended by staff. The motion was seconded by Councilmember Broadaway. Mayor Pro Tem Polack asked that the following be clarified: Item B is denied without prejudice and those individuals are able to come back. A roll call vote resulted in Mayor Ham, Mayor Pro Tem Polack, Councilmembers Jones, Broadaway and Aycock voting in favor of the motion and Councilmember Matthews voting against the motion.

The items on the Consent Agenda were as follows:

SU-9-21 Christopher and Elondia Grant (120 E. Mulberry Street) – Subject property is located on the north side of E. Mulberry Street between Center Street and John Street. Order Denied. The applicant is requesting a Special Use Permit to allow the operation of a Place of Entertainment (Hookah Lounge) with ABC permits.

Frontage: 25.68 ft.
Depth: 90.00 ft.
Area: 2,311 sq. ft.

Zoning: Central Business District (CBD)

The applicant has proposed to up-fit an existing one-story concrete commercial building for the operation of a Hookah Lounge.

Since the site is located within the Historic District, any exterior improvements to the building will be required to receive a Certificate of Appropriateness from the Historic District Commission.

The property was previously occupied as a restaurant.

The applicant's floor plan indicates 14 Hookah Tables that will accommodate up to 56 seats/occupants, a retail area and a bar area which accommodates for eight occupants. Restrooms, storage area and a Hookah prep area are also included within the proposed place of entertainment.

Days/hours of Operation: Monday – Friday
6:00 p.m. – 12:00 a.m.
Saturday – Sunday
12:00 pm – 12:00 a.m.
Employees: 6

The Unified Development Ordinance specifies that required parking standards would not apply in the Central Business District within an area bounded by the south side of Ash Street, the east side George Street, the north side of Chestnut Street and the west side of William Street. Since the subject site is located within this area, no off-street parking is required.

There shall be no more than two such establishments, with the exception of microbreweries, located per City block, defined as the length of street between two intersections. If City Council were to approve the requested Place of Entertainment with ABC permits, no other place of entertainment would be permitted within this city block as one place of entertainment currently exist at 110 E. Mulberry Street, approved by City Council on August 3, 2020.

At the public hearing held September 20, 2021, the applicants spoke in favor of the request. In addition, Justin Thomas was present to speak in favor of the request. No one was present to speak in opposition to the request. The Planning Commission at their meeting held September 27, 2021 recommended denial without prejudice the Special Use Permit for the operation of a place of entertainment (Hookah Lounge) with ABC Permits as the request does not meet requirements of NCGS 130A-496 (b)(2) regarding “free standing” structures.

It was recommended that Council accept the recommendation of the Planning Commission and adopt an Order denying the Special Use Permit #SU-9-21 for the operation of a place of entertainment (Hookah Lounge) with ABC Permits due to the fact that the request does not meet requirements of NCGS 130A-496 (b)(2) regarding “free standing” structures, and; if the Special Use Permit #SU-9-21 were issued, the development could materially endanger the public health or welfare; or if the Special Use Permit #SU-9-21 were issued, the development could substantially injure the beneficial use of adjoining or abutting property. Consent Agenda Approval. Aycock/Broadaway (5 Ayes:1 Nay)

UDO-2-21 I&BP-1 Special Use Permit Addition - Unified Development Ordinance Amendments. Ordinance Adopted. The City of Goldsboro first adopted its Unified Development Ordinance (UDO) in 2005 and has amended it from time to time over the past 15 years. Most recently the City Council approved a major amendment to the Unified Development at their June 7, 2021 meeting to comply with the Chapter 160D NC General Assembly's regulations.

Currently, the proposed changes for consideration are “Minor Text Amendments” to Article 5 within the UDO under Sections 5.4, 5.5, 5.5.4M and 5.5.4EE as follows:

- Section 5.4 Table of Permitted Uses;

- Section 5.5 Supplemental Use Regulations;
- Subsection 5.5.4M Community Sensitive Heavy Industrial Uses; and
- Subsection 5.5.4EE Storage or Treatment of Hazardous/Chemical Material.

Proposed changes are to reflect the addition of Chemical products manufacturing/processing and Storage or treatment of hazardous materials or chemicals uses as a special use within the Industrial and Business Park (I&BP-1) zoning district.

A Notice of Public Hearing listing all the Sections of the UDO under consideration for amendment was advertised for two consecutive weeks in the newspaper and posted on the City’s website for review.

Minor changes, which are included for possible amendment include:

1. Amending Section 5.4 Table of Permitted Uses by allowing both Chemical products manufacturing/processing and Storage or treatment of hazardous materials or chemical uses as a special use in the Industrial and Business Park (I&BP-1) zoning district;
2. Amending Section 5.5 Supplemental Use Regulations by adding to Subsections 5.5.4M and 5.5.4EE, Industrial and Business Park (I&BP) zoning district, as a permitted district for the use of Community Sensitive Heavy Industrial Uses (5.5.4M) and Storage or Treatment of Hazardous/Chemical Materials (5.5.4EE).

At the public hearing held September 20, 2021, no one spoke in favor or in opposition to the request.

The Planning Commission at their meeting held September 27, 2021 recommended approval of the City of Goldsboro’s Unified Development Ordinance (UDO) to reflect the minor text amendments to Article 5, Sections 5.4, 5.5, 5.5.4M and 5.5.4EE

It was recommended that Council accept the recommendation of the Planning Commission and adopt an Ordinance amending the City of Goldsboro’s Unified Development Ordinance (UDO) to reflect the minor text amendments to Article 5, Sections 5.4, 5.5, 5.5.4M and 5.5.4EE. Consent Agenda Approval. Aycock/Broadaway (5 Ayes:1 Nay)

ORDINANCE NO. 2021-34 “AN ORDINANCE AMENDING ARTICLE 5, SECTIONS 5.4, 5.5, 5.5.4M AND 5.5.4EE RELATIVE TO I&BP-1 ZONING DISTRICT PERMITTED USES AND SUPPLEMENTAL REGULATIONS IN THE UNIFIED DEVELOPMENT ORDINANCE FOR THE CITY OF GOLDSBORO, NORTH CAROLINA, AND ITS EXTRATERRITORIAL JURISDICTION”

End of Consent Agenda.

City Manager’s Report. Tim Salmon recognized the Community Relations Department for holding a recent suicide vigil. He also spoke about the USTA tournament being held on October 7-10, Ride the City, which will be held on October 16th and recognized Mark Blizzard, City Nurse for being chosen as the 2021 Best of the Boot-Wayne County Government Employee.

Mayor and Councilmembers’ Reports and Recommendation.

Halloween Proclamation 2021. Mayor Ham proclaimed SAFETY FIRST ON HALLOWEEN and encouraged all citizens of Goldsboro to promote and observe safety guidelines from 6:00 p.m. to 8:00 p.m. on Sunday, October 31, 2021.

Councilmember Broadaway shared comments concerning the passing of Bill Edgerton, local Goldsboro resident.

Mayor Pro Tem Polack shared comments concerning the pandemic. He shared that on October 15 there will be a Father-Son Ball at the Terrace Room and shared comments concerning the passing of DaShaunti Waters and condolences to his father.

Councilmember Matthews had no comment.

Councilmember Aycock shared comments concerning the passing of Bill Edgerton, local Goldsboro resident.

Councilmember Jones had no comment.

Mayor Ham shared comments concerning the passing of Bill Edgerton, local Goldsboro resident.

The meeting adjourned at 7:13 p.m.




David Ham
Mayor


Laura Getz, MMC/NCCMC
City Clerk