

MINUTES OF THE MEETING OF THE GOLDSBORO CITY COUNCIL
SEPTEMBER 6, 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 September 6, 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
Councilman Greg Batts

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

Adoption of the Agenda. Mayor Ham requested adding the presentation of an Abba's Daughters Proclamation to the Agenda, and to move Item I to Items Requiring Individual Action. Upon motion of Mayor Pro Tem Polack, seconded by Councilwoman Jones, and unanimously carried, Council adopted the agenda as amended.

New Business.

Veterans Stand Down Request. Bill Graham with the Veteran and Patriots Coalition requested the use of the Herman Park Center on October 13, 2022, and that the fee be waived for use of the center. Council agreed to allow the use of the Herman Park Center, and to waive the usage fee.

Economic Development Update. Kenny Talton discussed upcoming commercial and residential developments in Goldsboro. He stated that there is a growth trending from the Northwest creating a Southeastern migration into the City. Mr. Talton also stated that the Planning Department is going to begin working on a new land use plan; the current one is about 10 years old.

Council discussed the upcoming developments, and the effects on provided services.

Revision of City Code 53.17(B) 3 For Industrial Properties. Matthew Livingston, Assistant City Manager, presented the following:

Section 53.17 of the City of Goldsboro's Code of Ordinances outlines conditions upon making water and sewer connections. The code section requires a petition for voluntary annexation be submitted upon connection of water and sewer services with the notable exception of Industrial property, defined as Division D, Manufacturing of the Standard Industrial Classification Code published by OMB. Industrial property as defined above has a seven (7) year window before having to file for annexation.

The rationale for requiring annexation in exchange for water and services is about the city's ability and need to manage growth which is essential for the ongoing delivery of services and the healthy development of Goldsboro. Requiring voluntary annexation in exchange for the provision of water and sewer is commonplace throughout North Carolina. What is unusual and not common practice is Goldsboro's provision of delaying annexation for industry by a period of seven years.

To ensure our proposed modification to 53.17(B) 3 would be permissible under current state law, city staff consulted with UNC SOG regarding our ability to modify our ordinances to require annexation upon connection to city water or sewer such that all land uses are treated equally under the terms and conditions of our ordinances. The SOG affirmed our ability to remove the 7-year waiting period and require voluntary annexation upon connection of water or sewer services. The 7-year delay for industry creates an administrative burden for city staff by having to keep track of and create timelines for various industry annexation initiatives that new staff or industry may not be aware of especially given the amount of change that inevitably occurs over a seven-year period.

The seven-year delay may have been originated as part of an overall economic development policy for the city. However, there are a host of other incentives that the city can offer through the Department of Commerce and Wayne County Development Alliance that may be of greater value that could be considered. The city ordinance under 53.17 (A) 5 (d) already permits the Council to enter into an agreement whereby a voluntary annexation petition may be delayed until some future date. As such, amending Section 53.17(B) (3) would not remove authority to delay an annexation timeline if such was to be negotiated. It would, however, ensure a more level playing field in that future industry would be annexed into the city at the time of receiving services as is the case with all other land uses. While the industry would have to pay

city taxes, they also would get substantially lower water and sewer rates and have direct access to all city services. Depending on the industry, it may be far more cost effective to receive the lower water and sewer rates and be within the city than paying double rates outside of the city.

For Council information and consideration. To be added to the September 19, 2022 agenda for adoption.

Councilman Broadway asked what other localities have done with the 7-year delay. Mr. Livingston stated that he has not seen this elsewhere.

Mayor Ham stated that revising this code is a serious matter, and encouraged Council to look at the code and be ready to make an informed decision on the 19th.

Utility Study Discussion. Matthew Livingston, Assistant City Manager, presented the following:

System Development Fees Matthew S. Livingston, Assistant City Manager 9/6/2022  www.goldsboronc.gov	What Are System Development Fees? • <u>They are:</u> • A one time Development fee charged by the City at the outset of development to partially recoup water and sewer investments currently in place and to help fund expansions resulting from growth. • <u>Origin:</u> • They were authorized in 2017 as an alternative to impact fees which were struck down by the NC State legislature; the new legislation is codified in NCGS 162A – Article 8.
Why system development fees? • They are more equitable to current rate payers and/or existing customers by assigning the costs of growth to those new users who directly benefit from new development. • Revenue will help finance water and sewer costs up front thereby limiting borrowing and debt which will positively affect rate payers. This is especially important as costs continue to rise and excessive borrowing can negatively affect our financial ratings. • Reinforces the belief that new growth should pay its own way.	Why not use system development charges? • Some have argued that the charges will drive development away and or drive up development costs. • Studies have shown that the charges are often rolled into the development costs which can drive up the overall project cost; however, there has been no known case where charges alone have led to development going elsewhere. • This is because development is market driven and costs will be absorbed into the project.
Whom Does It Affect and When are Fees Applied? • Fees apply to all new development that connects to water and sewer system; there are no exceptions provided it is new growth and not an existing facility, business park or home. • Timing can vary; however, fees are generally applied and collected upfront associated with the subdivision of land or application of a zoning or building permit. • *A key point is that a system development charge cannot be used to fund existing/past deficiencies...it is a forward looking charge.	How are System Development Fees Determined? • Local government must conduct a professional analysis by a financial professional or licensed engineer. • The professional must be "qualified by experience and training or education to employ generally accepted accounting, engineering and planning methodologies to calculate system development fees for public water and sewer systems". • Once the study is complete, results shall be posted for at least 45 days prior to the adoption of the analysis and new fee schedule.
Recommended Next Steps • Stantec is currently performing a water and sewer rate study for the City and is very familiar with our existing assets and inventory. • Staff recommends: Amending Stantec's scope of services authorizing the creation of a comprehensive system development fee schedule. The additional cost is \$20,420. • Stantec believes the work could be completed in three months and no later than December 30th 2022.	Questions, Comments or Concerns?

Mayor Ham stated that, much like the code change, this is a change to operating porcedure; it is a serious matter to be considered. He stated that there are other cities in the state that charge this fee. Council discussed the proposed study.

Consent Agenda Review. The Consent Agenda was reviewed. The following items were discussed.

Item E. Split-Jurisdiction Agreement between the City of Goldsboro and County of Wayne. Mayor Ham asked if the County had met to discuss the matter. Kenny Talton, Planning Director, stated that no formal decision was made, but it was discussed, and that the County Planning Director has no issue with the item. Ron Lawrence, City Attorney, confirmed that the County Attorney agrees with the Resolution being presented.

Item F. Offer and Acceptance for ARP Funding for 2019 Water System Improvements (2-inch Galvanized Water Lines). Councilman Broadway asked if there were any matching funds required. Bobby Croom, Engineering Director, stated that there were no matching funds, the improvements are entirely funded by the grant via reimbursement.

Item H. Establishing a Special Revenue Fund Ordinance – Fire Other Restricted Revenue Funds (F3110). Council asked what the fund would be for and what happened to money from equipment sales. Catherine Gwynn, Finance Director, stated it would coalesce non-general fund money for use and hold money from sales if required by a grant.

Item K. Resolution authorizing the execution and delivery of an installment financing agreement to finance certain vehicles and person property for FY23 with Truist Bank pursuant to N.C.G.S. §160A-20. Council asked for the terms to be clarified. Catherine Gwynn, Finance Director, defined the terms.

Item O. Historic District Commission Appointment. Council asked about the other applications on file. Holly Jones, Deputy City Clerk, confirmed that the applicant presented was the only one available and that applications are kept on file for one year from the date received. Council asked about the current board status. Austin Brinkley, Assistant Planning Director, stated that the board has seven members, and does have quorum with the current vacancies. Ron Lawrence, City Attorney, stated that the board does have difficulty getting quorum and recommended someone be appointed.

During the Consent Agenda review, the following item was reviewed and adopted.

Items Requiring Individual Action.

Operating Budget Amendment FY22-23. Ordinance Adopted. Council adopted the FY22-23 annual operating budget on June 20, 2022.

Transfer from Utility Capital Reserve

Council adopted a resolution on June 20, 2022 authorizing the establishment of a Utility Capital Reserve Fund, and a transfer appropriation from the Utility Fund was approved with the FY23 operating budget ordinance. Council approved the award of a contract for flood barriers at the August 1st council meeting. Due to rising materials costs, the amount budgeted for the flood barriers was not sufficient. It is necessary to transfer \$49,000.00 from the Utility Capital Reserve Fund to the Utility Fund to support the balance required in the capital outlay item for the flood barriers.

Fund Balance Appropriation – Police Vehicle

In FY22, the City received insurance proceeds in the amount of \$20,785.78 for the replacement of a 2016 Dodge Charger (A1343), however a replacement vehicle could not be obtained due to supply chain shortages. Two Chevrolet Tahoes have been secured as replacement vehicles that were budgeted in FY23, but the cost is \$11,000 higher than the adopted budget. Chief West has requested the appropriation of the prior year insurance proceeds which have not been utilized in order to make up the difference in the cost. It is requested to appropriate \$11,000 of General Fund fund balance in order to close the gap on the funding.

An analysis of General Fund fund balance appropriated in FY23 is presented below:

Date	Description	Adopted
6/20/2022	Ord 2022-31 FY22-23 Adopted Budget	\$ -
8/15/2022	FY21-22 Purchase Order Rollovers	\$ 1,183,863.21
	Current Year Appropriations	\$ 1,183,863.21
9/6/2022	Insurance Proceeds FY22 for Purchase of Chevrolet Tahoes	\$ 11,000.00
	Proposed	\$ 11,000.00
	Current Year with Proposed	\$ 1,194,863.21

Nonprofit Funding Allocation

At the August 15th Council meeting, City Council authorized the funding appropriation to the various nonprofits that applied to the City to contract out various services. The Council had a total of \$161,000 to allocate, and the methodology used was a combined average of all Council recommendations which totaled a final allocation amount of \$158,633 (list attached). The Manager’s recommended budget also included \$20,000 allocated to the Chamber of Commerce and \$16,125 to the Friends of Seymour for a total in the Agency Support-Annual Allocation of \$196,125.

Due to the impact of S.B. 473 (Session Law 2021-191), there are 3 budget ordinance amendments presented for this item. WAGES and the Wayne County Chamber of Commerce have been presented separately since the City has board members serving on the board of these nonprofits.

Staff recommended that the City Council, by motion:

1. Adopt the following entitled ordinance to amend the FY22-23 Operating Budget for the General Fund and the Utility Fund.
2. Adopt the following entitled ordinance to amend the FY22-23 Operating Budget for the General Fund for the WAGES nonprofit allocation.
3. Adopt the following entitled ordinance to amend the FY22-23 Operating Budget for the General Fund for the Wayne County Chamber of Commerce.

Councilman Batts requested to be excused from voting due to employment with Communities Supporting Schools. Councilman Gaylor made a motion to allow Councilman Batts to abstain from voting. The motion was seconded by Councilman Broadaway. Mayor Ham, Mayor Pro Tem Polack, Councilwoman Jones, Councilman Broadaway, Councilwoman Matthews, and Councilman Gaylor voted for the motion. The motion passed.

Councilman Gaylor made a motion to approve the proposed Ordinance. The motion was seconded by Mayor Pro Tem Polack. Mayor Ham, Mayor Pro Tem Polack, Councilwoman Jones, Councilman Broadaway, Councilwoman Matthews, and Councilman Gaylor voted for the motion. The motion passed and the following entitled Ordinance was adopted.

ORDINANCE NO. 2022-42 “AN ORDINANCE AMENDING THE BUDGET ORDINANCE OF THE CITY OF GOLDSBORO FOR THE 2022-23 FISCAL YEAR” (General Fund and the Utility Fund)

Mayor Ham requested to be excused from voting due to serving on the Wayne County Chamber of Commerce Board. Councilman Broadaway made a motion to allow Mayor Ham to abstain from voting. The motion was seconded by Councilwoman Jones. Mayor Pro Tem Polack, Councilwoman Jones, Councilman Broadaway, Councilwoman Matthews, Councilman Gaylor, and Councilman Batts voted for the motion. The motion passed.

Councilman Gaylor made a motion to approve the proposed Ordinance. The motion was seconded by Councilman Batts. Mayor Pro Tem Polack, Councilwoman Jones, Councilman Broadaway, Councilwoman Matthews, Councilman Gaylor, and Councilman Batts voted for the motion. The motion passed and the following entitled Ordinance was adopted.

ORDINANCE NO. 2022-43 “AN ORDINANCE AMENDING THE BUDGET ORDINANCE OF THE CITY OF GOLDSBORO FOR THE 2022-23 FISCAL YEAR” (General Fund for the Wayne County Chamber of Commerce)

Councilman Broadaway requested to be excused from voting due to serving on the WAGES Board. Councilman Gaylor made a motion to allow Councilman Broadaway to abstain from voting. The motion was seconded by Mayor Pro Tem Polack. Mayor Ham, Mayor Pro Tem Polack, Councilwoman Jones, Councilwoman Matthews, Councilman Gaylor, and Councilman Batts voted for the motion. The motion passed.

Councilman Gaylor made a motion to approve the proposed Ordinance. The motion was seconded by Mayor Pro Tem Polack. Mayor Ham, Mayor Pro Tem Polack, Councilwoman Jones, Councilwoman Matthews, Councilman Gaylor, and Councilman Batts voted for the motion. The motion passed and the following entitled Ordinance was adopted.

ORDINANCE NO. 2022-44 “AN ORDINANCE AMENDING THE BUDGET ORDINANCE OF THE CITY OF GOLDSBORO FOR THE 2022-23 FISCAL YEAR” (General Fund for the WAGES nonprofit allocation)

Closed Session. Councilman Gaylor made a motion to go into closed session to discuss potential litigation and confidential information. The motion was seconded by Mayor Pro Tem Polack and unanimously carried.

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

There being no further business, the meeting recessed.

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 September 6, 2022.

Mayor Ham called the meeting to order at 7:03 p.m.

Pastor Christian Powell with Faith FWB 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
Councilman Greg Batts

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

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

Presentations.

Women Generals of the Gospel Day. Read by Mayor Ham; The Mayor and City Council of the City of Goldsboro, NC proclaimed September 16, 2022, as WOMEN GENERALS OF THE GOSPEL DAY and appreciates the efforts they have made over the years. Pastor Deeah Hayes spoke about the Abba's Daughters Women's Ministries and Mayor Ham presented the proclamation.

Public Hearings.

Z-15-22 Vasavi Developers USA (Community Shopping/Wayne County to Planned Unit Development) – East side of the intersection of US Hwy 70 W and NC 581 N Hwy. Ordinance Adopted.

ADDRESS: No physical address yet.
PARCEL #: 2671928347, 2681029713, 2681225518
PROPERTY OWNER: Julia Neal Becton Trust
APPLICANT: Praveen Thadakamalla

The applicant is requesting a change of zone for the subject properties from Community Shopping, which is a Wayne County Zoning District to a Planned Unit Development (PUD) Conditional Zoning District. The purpose of a Planned Unit Development is to provide an alternative development procedure for large tracts of land. Planned Unit Developments provide a more desirable environment by providing a variety of housing types, design, and arrangements.

This PUD is proposing 68 single-family dwelling lots, 100 townhomes, 288 apartments, and a commercial development to include retail, office, and entertainment use types.

The corresponding zoning districts for this PUD to determine the permitted uses are as follows:

Single-Family: R-6SF, R-9SF, R-12SF
Multifamily: R-6, R-9, R-12
Business: NB, GB
Office: O&I-1, O-R
Civic: O&I-2
Access: Two proposed access points off NC Hwy 581 N.
Area: Approximately 101.6 acres (total of all three parcels).
Schools: Rosewood School District (Elementary, Middle, High)

SURROUNDING ZONING:

North: Shopping Center (SC) & Wayne County Zoning
South: Shopping Center (SC) & Wayne County Zoning
East: Wayne County Zoning
West: General Business (GB), Shopping Center (SC) & Wayne County Zoning

The parcels proposed to be rezoned currently are vacant.

The City's Land Use Plan locates these parcels within four separate land use designations. The land use designations in which the parcels are located are Commercial, Mixed Use I, Mixed Use II, and Medium-Density Residential.

Commercial: This designations intent is to prohibit commercial encroachment upon existing residential neighborhoods while controlling strip development and emphasizing infill development in existing commercial locations. 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).

Mixed Use I: This designations intent is to allow for a mixture of uses that have a minimum impact on the adjacent areas. Corresponding zoning districts for the Mixed Use I designation are as follows; Office Residence (O-R), Office & Institutional 1 (O&I-1), Office & Institutional 2 (O&I-2), and Neighborhood Business (NB).

Mixed Use II: This designations intent is to allow for a mixture of uses that may have an impact or produce conflict with adjacent lower density districts, this use is intended to serve citizens and areas beyond the immediate vicinity of its location and is anticipated to generate higher traffic volumes. Corresponding zoning districts for the Mixed Use II designation are as follows; Office Residence (O-R), Office & Institutional 1 (O&I-1), Office & Institutional 2 (O&I-2), and Shopping Center (SC).

Medium-Density Residential: This designation was developed after evaluating the location of existing residential developments, identification of environmental constraints, and the location of infrastructure. Medium-Density designations exists in areas where water and sewer are available or where there are plans to extend water and sewer services. Corresponding zoning districts for the Medium-Density Residential designation are as follows; R-9SF, RM-9, R-12SF, and R-16.

All corresponding zoning districts for the proposed Planned Unit Development (PUD) are compatible and align with the land use plan map. The Goldsboro Comprehensive Plan also encourages for planned mixed-use developments as well as

providing for a variety of housing choices. This proposed Planned Unit Development (PUD) aligns with both above the above-mentioned desires of the comprehensive plan.

This is a conditional rezoning to establish a Planned Unit Development (PUD), specifically to include 68 single-family dwelling lots, 100 townhomes, 288 apartments, and a commercial development to include retail, office, and entertainment use types. All future site plan and subdivision submittals will be required to comply with the Goldsboro Unified Development Ordinance. The full development of this PUD will depend on the establishment of adequate water and sewer service, this will be addressed by the developer and City during the plan review process. The properties proposed to be rezoned are adjacent to other properties that have been satellite annexed into the City of Goldsboro and these properties have been zoned Shopping Center (SC), General Business (GB), and Residential 6(R-6).

Staff has distributed this proposed rezoning to several different departments as well as Seymour Johnson Air Force Base and NCDOT. Please see below for the comments that were received 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 599 feet.
- NCDOT: a TIA (Traffic Impact Analysis) will be required for this site.

Subject property is located outside of the City limits of Goldsboro. City water and sewer are not available to serve the property, services would need to be extended. The property is not located within a special flood hazard area.

Staff is recommending approval of the rezoning request based on the fact that all corresponding zoning districts for the proposed Planned Unit Development (PUD) are compatible and align with the comprehensive land use plan map. This conditional rezoning would also provide for a variety of housing choices. Staff is recommending that a condition be that a development agreement as described in NCGS 160D-1006 between the developer and the City of Goldsboro be approved by City Council prior to any final approval of subdivision or site plans.

The Planning Commission was unable to conduct a meeting prior to the submittal deadline of this agenda memo. Planning staff will provide the Planning Commission’s recommendation and Consistency Statement prior to the public hearing and final Council action on September 6, 2022.

Staff requested that City Council make a motion to adopt the consistency statement and ordinance to approve the conditional rezoning request or make a motion to adopt the ordinance to deny the rezoning request.

Mayor Ham opened the public hearing. No one 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 Mayor Pro Tem Polack, and unanimously carried. Council adopted the following entitled Ordinance.

ORDINANCE NO. 2022-45 “AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF GOLDSBORO, NORTH CAROLINA”

Z-18-22 Wawa-W.US 70 HWY. #1 – South of W. US 70 HWY. between Westbrook Ave. and S. NC 581 HWY. Ordinance Adopted.

ADDRESS: 2853 W. US 70 HWY. Goldsboro, NC
PARCEL #: 2671815879
PROPERTY OWNER: Raymond S. & Jeanette Radford
APPLICANT: Jeffrey Lewin; WW, LLC.

The applicant is requesting a change of zone for the subject property from Wayne County’s Community Shopping (CS) Zoning District to General Business Conditional District (GBCD) to allow the operation of a convenience store and gas station.

The purpose of the General Business (GB) zoning district is to accommodate the widest range of uses providing general goods and services to the community. The district is intended to promote high quality, accessible developments serving the needs of the community and surrounding area.

SURROUNDING ZONING:

North: Shopping Center (SC)/Watershed Protection Overlay
South: Shopping Center (SC)/Watershed Protection Overlay; Wayne Co. Heavy Industrial (HI)
East: General Business/Watershed Protection Overlay
West: Wayne Co. Community Shopping (CS)

The parcel proposed to be rezoned is currently occupied by a single-family dwelling.

The City’s Land Use Plan recommends this parcel for Commercial development. The corresponding zoning districts for Commercial development are Neighborhood Business (NB), Highway Business (HB), Shopping Center (SC), General

Business (GB), Airport Business (AB), and Community Shopping (CS-Wayne Co.) The intent of the Commercial development Land-Use designation is to allow for commercial land uses in the Urbanized Area within the City’s Central Business District, along the existing US 70 corridor and along the Wayne Memorial Drive and Berkeley Drive corridors. Emphasis is placed upon control of strip development, in-fill development in existing commercial locations, prohibition of commercial development upon residential neighborhoods and encourage open/recreational space that provides pedestrian-friendly and landscaped areas. The proposed General Business (GB) Zoning District is a corresponding zoning district in the Commercial Land-Use designation.

This is a conditional rezoning. As such, the development and use of the property is subject to predetermined ordinance standards and the rules, regulations, and conditions imposed as part of the legislative decision creating the district and applying it to the particular property. All future site plan and subdivision submittals will be required to comply with the Goldsboro Unified Development as the applicant is petitioning for satellite annexation into Goldsboro City limits.

Staff has distributed this proposed rezoning to several different departments as well as Seymour Johnson Air Force Base and NCDOT. Please see below for the comments that were received 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 599 feet.

A TIA (Traffic Impact Analysis) is currently being conducted for the site. NCDOT requirements shall be satisfied before driveway permits can be issued.

Subject property is located outside of the City limits of Goldsboro. City water and sewer are not available to serve the property. The property is not located within a special flood hazard area. Stormwater calculations, grading and drainage plans shall be required.

Staff is recommending approval of the conditional rezoning request since the proposal would be compatible with the surrounding zoning patterns in the area. In addition, the proposal will not impair or injure the health, safety, or general welfare of the public and is consistent with the Goldsboro Comprehensive Land Use Plan and the Land-Use Map.

The Planning Commission was unable to conduct a meeting prior to the submittal deadline of this agenda memo. Planning staff will provide the Planning Commission’s recommendation and Consistency Statement prior to the public hearing and final Council action on September 6, 2022.

Staff requested that Council make a motion to adopt the recommendation for approval and Consistency Statement that the Goldsboro Planning Commission has provided and adopt the Approval Ordinance with the inclusion of the Consistency Statement, or council make a motion to deny and adopt the Ordinance to Deny with the inclusion of a statement that deems this conditional rezoning request to be inconsistent.

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

1. Henry Smith, representing Wawa, Inc., spoke in favor of approving the annexation and rezoning request.

No one else spoke and the public hearing was closed.

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

ORDINANCE NO. 2022-46 “AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF GOLDSBORO, NORTH CAROLINA”

Z-19-22 Wawa-Wayne Memorial & Medical Office Pl. #2 – North side of Wayne Memorial Dr. between Hospital Rd. and Medical Office Pl. Ordinance Adopted.

ADDRESS: 2606/2608 Medical Office Pl.
PARCEL #: 3610125496/3610127533
PROPERTY OWNER: Linda Gail Drew Wiggins et al.
APPLICANT: Jeffrey Lewin; WW, LLC.

On July 6, 2009, Goldsboro City Council approved a change of zone request for the two parcels referenced above from Office and Institutional (O&I-1) to General Business Conditional District (GBCD) to allow the operation of a pharmacy and the sale of medical equipment. Site and landscape plans were to be approved separately.

Now, the applicant is requesting a change of zone for the subject properties from General Business Conditional District (GBCD) limiting the operation of the site to a pharmacy and retail sales to General Business Conditional District (GBCD) limiting the use of the property to the operation of a convenience store and gas station.

The purpose of the General Business (GB) zoning district is to accommodate the widest range of uses providing general goods and services to the community. The district is intended to promote high quality, accessible developments serving the needs of the community and surrounding area.

SURROUNDING ZONING:

North: Office and Institutional (O&I-1)
South: Office and Institutional (O&I-1)
East: Office and Institutional (O&I-1)
West: Office and Institutional (O&I-1)

The parcels proposed to be rezoned currently are vacant and undeveloped.

The City's Land Use Plan recommends these parcels for Mixed-Use development. The corresponding zoning district for Mixed-Use development are Office-Residential (O&R), Office and Institutional (O&I-1), Office and Institutional (O&I-2), and Neighborhood Business (NB). The intent of the Mixed-Use designation is to allow for a mixture of uses that have a minimum impact on the adjacent areas. The proposed General Business (GB) Zoning District is not a corresponding zoning district in the Mixed-Use land use designation.

This is a conditional rezoning. As such, the development and use of the property is subject to predetermined ordinance standards and the rules, regulations, and conditions imposed as part of the legislative decision creating the district and applying it to the particular property. All future site plan and subdivision submittals will be required to comply with the Goldsboro Unified Development Ordinance.

Staff has distributed this proposed rezoning to several different departments as well as Seymour Johnson Air Force Base and NCDOT. Please see below for the comments that were received 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 599 feet.

A TIA (Traffic Impact Analysis) will be required for this site before driveway permits can be issued.

Subject property is located inside the City limits of Goldsboro. City water and sewer are available to serve the property. The property is not located within a special flood hazard area. Stormwater calculations, grading and drainage plans shall be required.

The proposed conditional zoning request is inconsistent with the Goldsboro Comprehensive Land Use Plan. However, staff is recommending approval of the conditional rezoning since the change of zone will have minimal impact on adjacent uses and areas in proximity to the site. In addition, staff believes the proposed use would mitigate congestion issues along the Wayne Memorial Dr. corridor by providing a secondary means of access to and for service to the public. City and other service providers will be able to provide sufficient levels of service to existing developments as well as meet transportation and utility demands to the property. Lastly, staff believes the conditional rezoning will not impair or injure the health, safety, and general welfare of the public.

The Planning Commission was unable to conduct a meeting prior to the submittal deadline of this agenda memo. Planning staff will provide the Planning Commission's recommendation and Consistency Statement prior to the public hearing and final Council action on September 6, 2022.

Staff requested that Council make a motion to adopt the recommendation for approval and Consistency Statement that the Goldsboro Planning Commission has provided and adopt the Approval Ordinance with the inclusion of the Consistency Statement, or council make a motion to deny and adopt the Ordinance to Deny with the inclusion of a statement that deems this conditional rezoning request to be inconsistent.

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

1. Paul Willman, physician at and owner/president of Wayne Radiologists, expressed concerns about traffic and congestion. He feels the location would be a detriment to the surrounding offices.
2. Henry Smith, representing Wawa, Inc., and Jeremy Yee, engineer from Kimley Horn, provided site maps showing there would be no access to the store from Hospital Road. They also discussed possible future DOT improvements for the area to relieve traffic, as well as a proposed crosswalk and median.
3. Joe Ponzi, pediatrician at Goldsboro Pediatrics, shared concerns regarding traffic problems, and delays that may occur when trying to reach the hospital in an emergency. He stated he would like a DOT analysis to confirm that traffic will not be a problem.

No one else spoke and the public hearing was closed.

Councilman Broadaway asked if this was for conditional use. Kenny Talton, Planning Director, confirmed that this is currently only for the conditional use and rezoning; a site plan would still have to be submitted and approved before beginning any construction.

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

ORDINANCE NO. 2022-47 “AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF GOLDSBORO, NORTH CAROLINA”

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

- 1. Willie Baptiste asked for an update on 1402 Lemon Street, and shared concerns about the trash on the property. Kenny Talton, Planning Director, shared the status of the property. Mr. Baptiste also requested bylaws or other documents concerning the purpose for the Golf Course Committee, of which he is a member. Mayor Ham stated they would try to provide him with the requested documents.

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. Item I. Operating Budget Amendment FY22-23 was removed from the Consent Agenda and was moved to Items Requiring Individual Action. Councilman Gaylor moved the items on the Consent Agenda, Items E-H and J-O, be approved as recommended by the City Manager and staff. The motion was seconded by Mayor Pro Tem Polack, and a roll call vote resulted in all members voting in favor of the motion.

The items on the Consent Agenda were as follows:

Split-Jurisdiction Agreement between the City of Goldsboro and County of Wayne. Resolution adopted.

Tax Parcel Id: 3610975765
Owner: Atkinson William E. Heirs c/o Mark Hale Trustee
Acres: 11.3; 6 acres (County of Wayne)/5 acres (City of Goldsboro)

Zoning and other development regulations are state powers delegated to local governments. North Carolina state legislature sets the rules for which local governments can exercise these powers and where that can be done within their respective jurisdictions.

The City of Goldsboro exercises the enforcement of planning and development regulations throughout the corporate City limits and one-mile extra-territorial jurisdiction. The County of Wayne exercises planning and development regulations outside of the City’s corporate limits and one-mile extra-territorial jurisdiction.

City and County jurisdictional boundaries do not have to follow property lines. In Wayne County, it is not uncommon for part of a parcel of land to be in the City of Goldsboro’s planning jurisdiction and the remainder of the property to be in Wayne County.

Historically, the City and County released planning and development regulation jurisdiction from one unit of local government to another based on which unit of local government had the majority acreage within their respective jurisdiction. Informal administrative development approvals were authorized by the City Planning Director and the County Planning Director.

According to GS 160D-203, property shall be subject to City or County development regulations. New land-use law dictates that if the landowner and both units of government agree, exclusive planning and development regulation jurisdiction for the entire parcel may be assigned to one jurisdiction. An agreement on development regulation must be approved by resolution formally adopted by both the City of Goldsboro and the County of Wayne.

On behalf of the owners of subject property, trustee desires the entire parcel have continuity in planning and development regulations by assigning exclusive jurisdiction to the County of Wayne.

Staff is recommending that City Council agree to the release of City planning and development jurisdiction to the County of Wayne for the portion of said property within the City’s jurisdiction.

Staff requested that Council vote to approve the recommendation of Planning staff and Resolution Authorizing by Mutual Agreement Between the City of Goldsboro and the County of Wayne to Assign Exclusive Planning and Development Regulation Jurisdiction from One (the City of Goldsboro) to the Other (County of Wayne). Consent Agenda Approval. Gaylor/Polack (7 Ayes)

RESOLUTION NO. 2022-80 “RESOLUTION AUTHORIZING BY MUTUAL AGREEMENT BETWEEN THE CITY OF GOLDSBORO AND THE COUNTY OF WAYNE TO ASSIGN EXCLUSIVE PLANNING AND DEVELOPMENT REGULATION JURISDICTION FROM ONE TO THE OTHER”

Offer and Acceptance for ARP Funding for 2019 Water System Improvements (2-inch Galvanized Water Lines). Resolution Adopted. The City received a loan offer in July 2019 for \$2,998,100 from the North Carolina Department of Environmental Quality Division of Water Infrastructure (DWI) to fund the 2-inch Galvanized Water Lines Project. With the passage of the American Rescue Plan Act, the City applied to convert this loan to a fully funded grant. Due to rising construction costs, the project is now anticipated to cost \$5,999,395.

On August 18, 2022, the City received an offer and acceptance for American Rescue Plan (ARP) funding from the State Fiscal Recovery Fund in the amount of \$5,999,395. This grant offer is made by the Division of Water Infrastructure (DWI).

Funds will not be disbursed unless this offer is accepted and upon submittal of the following items:

- A resolution adopted by the governing body, accepting the offer, and making the applicable assurances contained therein.
- One (1) copy of the original offer-and-acceptance document, executed by the Authorized Representative for the project, along with the signed “Standard Conditions and Assurances” for ARP Projects.
- Federal Identification Number and Unique Entity ID # of the Recipient.
- Sales Tax Certification.

The financing of this project has been discussed with the Finance Director and a budget ordinance is required to amend the grant project ordinance to appropriate the grant revenue for funding of the construction of the water system improvements. The Finance Director will present the budget ordinance to City Council for approval.

Staff recommended that the City Council adopt the following entitled resolution authorizing the Mayor to execute the Grant Contract and agreeing to the obligations as Grant Recipient as set out in the Grant Contract. Consent Agenda Approval. Gaylor/Polack (7 Ayes)

RESOLUTION NO. 2022-81 “RESOLUTION AUTHORIZING THE MAYOR OF THE CITY OF GOLDSBORO TO EXECUTE THE GRANT CONTRACT AGREEING TO OBLIGATIONS AS GRANT RECIPIENT SET OUT IN THE AMERICAN RESCUE PLAN GRANT”

Ordinance amending the grant project fund for the 2” Galvanized Water Lines (WIF-1979) Capital Project Fund (W1113). Ordinance Adopted. On July 19, 2019, the City received an intent to fund the 2” Galvanized Water Lines Project (WIF-1979) from the North Carolina Department of Environmental Quality Division of Water Infrastructure in the amount of \$2,998,100. Council approved the establishment of a grant project fund on June 21, 2021 to account for the preliminary engineering fees.

City Council authorized staff to apply for an American Rescue Plan (ARP) grant through the State Fiscal Recovery Fund. The City received notification of the award of \$5,999,395 for the construction costs and reimbursement of the engineering costs on August 18, 2022.

At this time, it is necessary to amend the grant project ordinance to appropriate the grant revenue in order to fund the construction of the water system improvements.

Staff recommended that the City Council adopt the following entitled project budget ordinance amendment for the 2” Galvanized Water Line Replacement (VUR-D-ARP-0085) Capital Project Fund (W1113) in the amount of \$5,999,395. Consent Agenda Approval. Gaylor/Polack (7 Ayes)

ORDINANCE NO. 2022-48 “AN ORDINANCE AMENDING THE GRANT PROJECT FUND FOR THE 2” GALVANIZED WATER LINE REPLACEMENT (VUR-D-ARP-0085) (WIF-1979) CAPITAL PROJECT FUND (W1113)”

Establishing a Special Revenue Fund Ordinance – Fire Other Restricted Revenue Funds (F3110). Ordinance Adopted. In order to create more transparency in the collection and disbursement of funds received from various donations, local grants, fundraisers and other restricted revenue sources for the fire department; it is our recommendation to create a special revenue fund to account for the inflows and outflows of resources.

The Fire department is slated to receive a grant from Walmart. In order to comply with G.S §159-28 that requires all expenditures to be budgeted, it is necessary to appropriate the expenditures. This fund will be amended as needed to account for the receipt of revenues and corresponding disbursements.

Staff recommended that the following entitled Special Revenue Fund Ordinance for the Fire Other Restricted Revenue Funds (F3110) be adopted. Consent Agenda Approval. Gaylor/Polack (7 Ayes)

ORDINANCE NO. 2022-49 “AN ORDINANCE ESTABLISHING THE SPECIAL REVENUE FUND FOR THE FIRE OTHER RESTRICTED REVENUE FUND (F3110)”

Grant Project Budget Amendment for the Stormwater Capital Projects Fund (T2201). Ordinance Adopted. At the January 10, 2022 council meeting, City Council was presented with a brief history and an update on the Stormwater Fund from inception to date, including a discussion about the capital projects that the revenues were anticipated to fund. A professional engineering agreement with CDM Smith, Inc. was authorized to be executed with a total cost not exceed \$1,567,900 for the contract period, and not to exceed \$1,100,000 in FY22. The Vine Street project was also approved which will be completed with City force labor. On January 24, 2022, Council approved the appropriation of a transfer from the Stormwater Fund to the Stormwater Capital Projects Fund of \$640,000.00 to fund the mapping and GIS overlay project, as well as a reduction of Contingency to fund the same.

The following entitled ordinance amends the Stormwater Capital Project Fund to appropriate revenue from a transfer from the Stormwater Fund for the allocation funded in the FY23 budget process in the amount of \$244,871.00. This will fund the Storm Drainage Mapping and GIS Overlay project.

Staff recommended that the City Council adopt the following amendment to the Stormwater Capital Project Fund (T2201). Consent Agenda Approval. Gaylor/Polack (7 Ayes)

ORDINANCE NO. 2022-50 “AN ORDINANCE AMENDING THE GRANT PROJECT FUND FOR THE STORMWATER CAPITAL PROJECT FUND (T2201)”

Resolution authorizing the execution and delivery of an installment financing agreement to finance certain vehicles and person property for FY23 with Truist Bank pursuant to N.C.G.S. §160A-20. Resolution Adopted. On September 9, 2019, Council adopted a resolution designating the City Manager or the Finance Director as authorized to declare the City’s official intent to reimburse expenditures. On July 1, 2022, the Finance Director issued the declaration of intent for the FY22-23 rolling stock in the amount of \$2,412,464.

Staff worked in conjunction with our financial advisors, Davenport, to issue an RFP to secure a commitment for a direct bank loan. On August 23rd, the City received 6 responses, and each proposal was evaluated on interest rate, prepayment provisions, and bank closing fees. You will find attached an analysis of all 6 financial institutions.

Staff recommends that City Council pass the proposed resolution to enter into an installment financing contract with the Lender, Truist Bank, for a 60 month installment contract for an amount not to exceed \$2,450,000 at an interest rate of 3.09%. If approved, the City intends on closing the financing on or before September 23, 2022.

The approved capital list is included in the attached reimbursement declaration and the loan proposal prepared by Davenport.

Staff recommended that Council adopt the following entitled resolution authorizing an installment financing contract for rolling stock for FY23 with the Lender in an amount not to exceed \$2,450,000, and authorize the Mayor and City staff to execute the financial instruments necessary to close the loan. Consent Agenda Approval. Gaylor/Polack (7 Ayes)

RESOLUTION 2022-82 “RESOLUTION AUTHORIZING EXECUTION AND DELIVERY OF AN INSTALLMENT FINANCING AGREEMENT TO FINANCE CERTAIN VEHICLES AND PERSONAL PROPERTY”

Request authorization to purchase Heil DuraPack Python Side Loader Refuse Truck and Global R4 Street Sweeper. Resolution Adopted. The Heil DuraPack Python and Global Street Sweeper were both approved to be purchased in the FY23 budget for \$350K and \$290K respectively.

Carolina Environmental Systems, Inc. has provided a quote of \$326,966 for the Heil DuraPack Python Side Loader Refuse Truck, which includes an extended 5-year engine and transmission warranty. The quote and award are through Sourcewell, so no formal bid process is required.

Jet-Vac Equipment Company, LLC has provided a quote of \$292,087 for the Global R4 Street Sweeper. The quote and award are through the North Carolina Sheriffs' Association Cooperative Bid Program, so no formal bid process is required.

The difference in cost of \$2,087 for the Global R4 Street Sweeper will be funded with operational funds approved in the FY23 budget, precluding the need for a formal Stormwater Fund budget amendment. We have submitted a Letter of Intent for purchase to hold the Global R4 Street Sweeper and lock in the price for 30 days, pending City Council final approval.

Staff requested that Council approve purchase of the Heil DuraPack Python Loader for \$326,966 and Global R4 Street Sweeper for \$292,087. Consent Agenda Approval. Gaylor/Polack (7 Ayes)

RESOLUTION NO. 2022-83 “RESOLUTION OF INTENT TO PURCHASE A NEW HEIL DURAPACK PYTHON SIDE LOADER REFUSE TRUCK AND GLOBAL SWEEPER”

Change orders for the Goldsboro Fire Department 75’ Rear Mount Aerial Apparatus with Atlantic Coast Fire Trucks. Resolution Adopted. At the June 20, 2022 council meeting, City Councilmembers approved the FY 22-23 Budget

which included the purchase of a 75’ Rear Mount Aerial Apparatus for the Goldsboro Fire Department at a cost of \$1,136,600.00.

During the Pre-construction meeting in Snyder, Nebraska on August 2, 2022 – August 5, 2022, the Goldsboro Fire Department Truck Committee met with Engineers and Architects from Smeal and discovered necessary changes to the apparatus specifications. The majority of the changes are striping and lettering to match the existing fleet. These changes resulted in a change order in the amount of \$7,658.

Staff recommended that the City Council, by motion, adopt the following resolution authorizing the City Manager to execute change orders of \$7,658 with Atlantic Coast Fire Trucks. Consent Agenda Approval. Gaylor/Polack (7 Ayes)

RESOLUTION NO. 2022-84 “RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE CHANGE ORDERS WITH ATLANTIC COAST FIRE TRUCKS FOR THE 75’ REAR MOUNT AERIAL APPARATUS.”

System Development Fee Study. Resolution Adopted. In 2017, the NC General Assembly passed legislation G.S. 162A-200 eliminating traditional impact fees replacing them with what was then termed system development fees for water and sewer infrastructure. The purpose of the act was to allow municipalities to recoup the cost of current and future water and sewer investments necessitated by the impacts of current and future new growth. System Development fees are similar to traditional impact fees but are specifically structured for water and sewer. The method by which charges are determined is a complex process and must be certified by an engineer before the fees can legally be adopted.

Due to the ongoing effects of inflation on infrastructure, costs for materials have more than doubled while demand continues to increase with a record number of projects planned or in process.

Consequently, it has become increasingly important to find ways to finance new water and sewer infrastructure to facilitate growth and economic development.

The City of Goldsboro is experiencing a new era of growth that staff expects will be ongoing for well into the next decade. Such growth while very beneficial to our local economy does without question strain our resources. This is particularly evident in the provision of water and sewer services where capacity at our water reclamation facility will soon be reaching current treatment limits. The basic argument for a system development fee is that it is an equitable means to help recover infrastructure costs and expansions made necessary by growth. As previously stated, a system development fee must be based on a written analysis that calculates the current and future investments the City has made and or is planning and such must be prepared by a financial professional or licensed engineer (G.S. 160A-205). The analysis and calculation that is required to create a comprehensive and legally defensible system development fee structure requires a substantial amount of work. City staff has had preliminary discussions with Stantec who has been hired to perform a rate study and has done many system development fee studies and calculations. Further, as they are under contract with the city and have been working on the rate study, they also have become very familiar with the assets and inventory within our water and sewer system which is critical to proving the basis for a system development fee. Stantec has proposed they could do a comprehensive system development fee schedule for \$20,420.

Staff recommended that Council authorize the additional scope of services to the Stantec Rate Study contract to include a comprehensive system development fee schedule for an additional \$20,420. This funding will come from the Utility Contingency Fund. Consent Agenda Approval. Gaylor/Polack (7 Ayes)

RESOLUTION NO. 2022-85 “RESOLUTION AUTHORIZING ADDITIONAL SCOPE OF PROFFESIONAL SERVICES TO THE STANTEC RATE STUDY CONTRACT”

Historic District Commission Appointment. Resolutions Adopted. There are currently 2 vacancies on the Historic District Commission. Citizen involvement is vital to the performance of City government. It is necessary that additional appointments be made in an effort to fill these vacancies.

Recommendations for appointments were requested from the Historic District Commission. Applications were also solicited from the public at large.

With this appointment, one vacancy remains.

It is also customary for the City of Goldsboro to express its appreciation by Resolution to those members whose terms have expired, who have moved, or have resigned.

It is recommended that Council adopt the following entitled Resolutions appointing a member to the Historic District Commission in the City of Goldsboro and Commending those individuals who have resigned. Consent Agenda Approval. Gaylor/Polack (7 Ayes)

RESOLUTION NO. 2022-86 “RESOLUTION APPOINTING A MEMBER TO THE HISTORIC DISTRICT COMMISSION”

RESOLUTION NO. 2022-87 “RESOLUTION COMMENDING INDIVIDUALS WHO HAVE SERVED ON THE HISTORIC DISTRICT COMMISSION OF THE CITY OF GOLDSBORO”

End of Consent Agenda.

City Manager's Report. Tim Salmon shared information about upcoming sports events and registrations. He stated that there was a good turnout welcoming the students to Dillard Academy. Mr. Salmon shared information regarding the Wayne School of Technical Arts ribbon cutting on SJAFB. He also shared information regarding the POW/MIA Recognition Week events, September 12-16th.

Ceremonial Documents.

Constitution Week Proclamation. Read by Mayor Ham; The Goldsboro City Council proclaimed the week of September 17 – 23, 2022 as CONSTITUTION WEEK in Goldsboro, North Carolina, and asked citizens to reaffirm the ideals that the Framers of the Constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties, remembering that lost rights may never be regained.

Mayor and Councilmembers' Comments.

Councilman Batts had no comment.

Councilman Gaylor spoke to the concerns regarding the Wawa development on Wayne Memorial Drive, and stated they would use the comments in conversations going forward.

Councilwoman Matthews shared that National Suicide Prevention Week is September 4-10th; a calendar of events can be found on her Councilwoman page. She also stated that you do not have to suffer alone; do not suffer in silence.

Mayor Pro Tem Polack thanked Councilwoman Matthews for bringing up National Suicide Prevention Week. He spoke about the situation in Kenly. Mayor Pro Tem Polack also recognized the passing of Coach Elvin James and asked everyone to keep his family in their prayers.

Councilman Broadway stated he has received many calls asking what is being done regarding the recent shootings in the City. He asked everyone to support the police.

Councilwoman Jones thanked the City Manager and staff for recently sitting down with her and Mr. Battle regarding 312 James Street. She thanked Kenny Talton and his staff for working on 1009 Seaboard. Ms. Jones spoke about the welcoming of students at Dillard Academy, and shared that the school is out of the low performing status. She congratulated the principal and staff on this achievement.

Mayor Ham spoke about the welcoming of students at Dillard Academy, how much he appreciated the teachers, and that he was impressed by the excitement of the students. He stated that there are delicate issues the Council must act upon and asked each Councilmember to do their homework before making any decisions. Mayor Ham spoke about an event at St. Andrews church to pray for the City, stating he was disappointed in the low attendance. He asked citizens to be conscious of what was going on around them, and to report anything if they see it. Mayor Ham spoke about Abba's Daughters Women's Ministries, and stated that he was glad to see such good work being done by so many organizations.

There being no further business, Mayor Ham adjourned at 8:13 p.m.



David Ham
Mayor

Holly Jones
Deputy City Clerk