

MINUTES OF MEETING OF MAYOR AND CITY COUNCIL HELD
SEPTEMBER 4, 2018

WORK SESSION

The Mayor and Council of the City of Goldsboro, North Carolina, met in a Work Session in the Large Conference Room, City Hall Addition, 200 North Center Street, at 4:45 p.m. on September 4, 2018 with attendance as follows:

Present: Mayor Chuck Allen, Presiding
Mayor Pro Tem David Ham
Councilmember Antonio Williams
Councilmember Bill Broadaway
Councilmember Mark Stevens
Councilmember Gene Aycock
Ron Lawrence, Attorney
Scott Stevens, City Manager
Melissa Corser, City Clerk
Randy Guthrie, Assistant City Manager
LaToya Henry, Public Information Officer
Octavius Murphy, Assistant to the City Manager
Jennifer Collins, Interim Planning Director
Kaye Scott, Finance Director
Mike West, Police Chief
Brad Hinnant, Assistant IT Director
Scott Barnard, P&R Director
Mike Wagner, Deputy Public Works Director – Utilities
Rick Fletcher, Public Works Director
Joe Dixon, Fire Chief
Christy Langley, Administrative Assistant III
Bobby Croom, Traffic Engineer
Shycole Simpson-Carter, Community Relations Director
Don Willis, GWTA Director
Freeman Hardison, GWTA
Tiffany Creech, Wayne Development Alliance
Mark Pope, Wayne Development Alliance
Julie Metz, DGDC Director (arrived at 5:04 p.m.)
Joey Pitchford, Goldsboro News-Argus
Ken Connors, News Director-Curtis Media Group East
Carl Martin, Citizen
Bobby Mathis, Citizen
Della Mathis, Citizen
David Weil, Citizen
Amy Bauer, Citizen
Jay Bauer, Citizen
Shirley Edwards, Citizen
Brandy Matthews, Citizen
Kimberly Rhodes, Citizen
Ravonda Jacobs, Citizen (arrived at 5:35 p.m.)
Sylvia Barnes, Citizen (arrived at 6:02 p.m.)

Absent: Councilmember Bevan Foster

Call to Order. The meeting was called to order by Mayor Allen at 4:45 p.m.

Closed Session Held. Upon motion of Mayor Pro Tem Ham, seconded by Councilmember Aycock and unanimously carried, Council convened into Closed Session to discuss an economic development matter.

Council came out of Closed Session.

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

Bus Shelters. Mr. Don Willis and Mr. Freeman Hardison provided an update on bus shelters and the criteria used to evaluate where shelters are placed. Shelters have recently been placed at Dillard Academy, the Maxwell Center, Wayne Community College and Ash Street (near DSS/Health Department). The board has recommended a shelter be placed on Slocumb Street at Day Circle and on Olivia Lane at E. Lincoln Drive.

Mayor Allen asked how often they look at stops to evaluate whether a shelter is needed and Mr. Willis replied once a year we have a consultant look at ridership as a whole.

Council also discussed grant funding and sponsorships.

Sidewalk Discussion. Ms. Jennifer Collins shared the following information:

N. Herman St. – E. Holly Street to RR Right-of-way

- 5' sidewalk on East side @\$43 square yard.
- 1,060 LF
- \$25,327.00
- 130% mark-up = \$3,292.51
- Total: **\$28,620.00**

George Street – W. Grantham to A Street

- 5' sidewalk on West side @\$43 square yard.
- 1,865 LF
- \$44,548.00
- 130% mark-up = \$5,791.24
- Total: **\$50,339.24**

Spence Ave – RR Right-of-way to Mall Road

- 5' sidewalk on East side @ \$43 square yard.
- 2,338 LF
- \$55,857.00
- 130% mark-up = \$7,261.41
- Total: **\$63,118.41**

Wayne Memorial Dr. – North St. to US Hwy Bridge

- 5' sidewalk on South side @ \$43 square yard.
- 1,000 LF
- \$23,908.00
- 130% mark-up = \$3,108.04
- Total: **\$27,016.04**

Mayor Allen suggested doing all the above sidewalks as there is bond money available and he stated he felt we would get better pricing by bidding the projects together.

Upon motion of Councilmember Williams, seconded by Mayor Pro Tem Ham and unanimously carried, Council agreed to proceed with the installation of sidewalks as listed above.

Herman Park Center. Mr. Scott Stevens reviewed the following information:

Option 1

- Two Story Building with 3 gyms
- 67,170 square feet
- \$16,976,142
- \$252.73 per square foot

Option 2

- Two Story Building with 2 gyms
- 58,630 square feet
- \$14,893,054
- \$254.02 per square foot

Option 3

- One Story Building with 2.5 gyms
- 39,000 square feet
- \$10,799,232
- \$276.90 per square foot

Herman Park Center Financing Discussion									
September 4, 2018									
				18-19	19-20	20-21	21-22	22-23	23-24
Existing General Fund Debt Service Payments				\$4,649,879	\$4,358,763	\$3,607,974	\$3,279,830	\$2,599,260	\$2,400,518
Cumulative Reduction in General Fund Debt Service					(\$291,116)	(\$1,041,905)	(\$1,370,049)	(\$2,050,619)	(\$2,249,361)
Anticipated Equipment Loans (Average of last three years)				19-20		\$248,000	\$248,000	\$248,000	\$248,000
				20-21			\$248,000	\$248,000	\$248,000
				21-22				\$248,000	\$248,000
				23-23				\$248,000	\$248,000
Anticipated Debt Service Payments Reduction					(\$291,116)	(\$793,905)	(\$874,049)	(\$1,058,619)	(\$1,257,361)
Estimated Debt Service for Herman Park Center									
(Construction contract awarded after July 2019)									
(15 year, level principal payments, 4% interest)									
Option 1	67,170 sf	3 gyms - 2 story	\$17,000,000			\$1,813,000	\$1,768,000	\$1,723,000	\$1,677,000
Additional Revenue needed						\$1,019,095	\$893,951	\$664,381	\$419,639
Option 2	58,630 sf	2 gyms - 2 story	\$15,000,000			\$1,600,000	\$1,560,000	\$1,520,000	\$1,480,000
Additional Revenue needed						\$806,095	\$685,951	\$461,381	\$222,639
Option 3	39,000 sf	2.5 gyms - 1 story	\$11,000,000			\$1,173,000	\$1,144,000	\$1,114,000	\$1,085,000
Additional Revenue needed						\$379,095	\$269,951	\$55,381	(\$172,361)
Note: 1 cent on tax rate generates \$220,000 in revenue									

Council discussed options, cost of demolition for existing building and budgeting timeframes. Mayor Allen stated we have been discussing this for some time and we do still have other needs throughout the community but whatever we can do, will be better than what we have. Councilmember Broadway shared he is at Herman Park Center at least once a week, he would be in favor of Option 3, Councilmember Stevens agreed. Mayor Pro Tem Ham stated there is a need for this and he would be favor of Option 3 as well. Councilmember Aycock agreed as long as there was no tax increase. Councilmember Williams stated he did not want any community block grant funding used on this project.

Council also discussed what type of process to use; design, bid, build or design/build.

Upon motion of Councilmember Broadway, seconded by Councilmember Stevens and unanimously carried, Council agreed to move forward with Option 3 for Herman Park Center as a design/build.

Councilmember Williams asked for an update on HV Brown Park. Mr. Scott Barnard shared information regarding the bathrooms at HV Brown. Staff is waiting on a “flood proof” design for bathrooms at HV Brown Park. Funding for shelters was also discussed.

Historic District Commission. Mr. Ron Lawrence, City Attorney provided a summary of the investigation and his recommendations regarding the Historic District Commission. He stated after speaking with other attorneys that he believed there was no

conflict of interest with Ms. Betty Duncan serving on the Historic District Commission or no conflict of interest with realtors serving on the commission. Mr. Lawrence stated in his opinion Mr. Lily should be removed as chairman as a result of how he acted in regards to Ms. Jacobs. If you take a look at bylaws and procedures, it says the chairman should preserve order and decorum. Mr. Lawrence stated he did not see any unethical action in which anyone should be removed from the board.

Mayor Allen asked what would be the proper way to remove Mr. Lily as Chairman. Mr. Lawrence stated Mr. Lily could resign as chairman or the Historic District Commission could remove him as chairman.

Mr. Lawrence added he felt Ms. Jacobs handled herself very well while Mr. Lily was being argumentative with her and that he felt like Councilmember Williams did a very good job at trying to maintain decorum at the last meeting. I do believe under pressure it is easy to fire back.

Councilmember Williams made a motion to remove Mr. Lily from the Historic District Commission. The motion failed due to the lack of second.

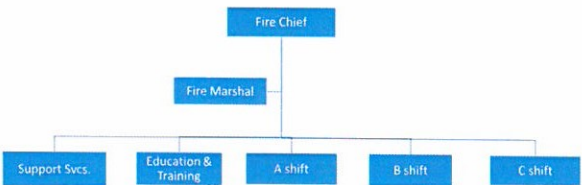
Appointment of Interim City Manager. Upon motion of Mayor Pro Tem Ham, seconded by Councilmember Broadaway and unanimously carried, Council appointed Mr. Randy Guthrie to serve as Interim City Manager at a salary of \$145,000 effective September 14, 2018.

Discussion Items – Councilmember Stevens – Technology and the Future of Goldsboro and Social and Financial Economics of Goldsboro. Councilmember Stevens shared information on the following:

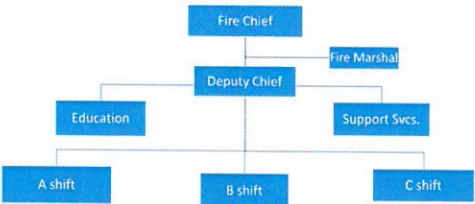
- Our Place in North Carolina
 - Destination Cities vs. Drive Thru Cities
- Caring for our Neighbors
 - Taking Steps out of Poverty
- Protecting Our Citizens
 - Tackling Crime, and Taking Steps to a Safer City
- Losing our Phobia of Technology
 - Educating Ourselves on Current Technology and How It Can Improve Our Lives
- Putting Our Best Foot Forward
 - How to Bring New Life to Our City Every Weekend

Fire Department Reorganization. Fire Chief Joe Dixon shared the following information:

Where we are:



More Efficient:



GFD RESTRUCTURE					
Current Uniformed Costs			Proposed Changes and Estimated Cost		
JOB TITLE	SALARY	GRADE	JOB TITLE	SALARY	GRADE
Fire Chief	99000	88	Fire Chief	99000	88
			Deputy Chief	85000	86
Asst. Chief/ Support Services	75000	84	Asst. Chief/ Support Services	75000	84
Asst. Chief/ Training & Safety	75000	84	Asst. Chief/ Training & Safety	75000	84
Asst. Chief/ Operations A	75000	84	Battalion Chief/Operations A	65000	80
Asst. Chief/ Operations B	75000	84	Battalion Chief/Operations B	65000	80
Asst. Chief/ Operations C	75000	84	Battalion Chief/Operations C	65000	80
Fire Marshal (Non Exempt)	65000	80	Fire Marshal (Exempt)	65000	80
Captain/ Inspector	56000	78	Captain/ Inspector	56000	78
Captain/ Training	56000	78	Captain/ Training	56000	78
			P/T Civilian Inspector	20000	
			P/T Civilian Recruit/Training	20000	
			P/T Support Services	20000	
			Staff Vehicle	5000	
	651000			771000	

This is the start of the reorganization. While it appears I am asking to increase the budget foot print, the reality is much the opposite when the entire plan is enacted.

GFD RESTRUCTURE					
Current Uniformed Costs			Proposed Changes and Estimated Cost		
JOB TITLE	SALARY	GRADE	JOB TITLE	SALARY	GRADE
Fire Chief	99000	88	Fire Chief	99000	88
			Deputy Chief	85000	86
Assistant Chiefs (5 x 75000)	375000	84	Assistant Chiefs (2 x 75000)	150000	84
Battalion Chief (1 x 65000)	65000	80	Battalion Chiefs (3 x 65000)	195000	80
Captains (20 x 56000)	1120000	78	Captains (8 x 56000)	448000	78
			Lieutenants (12 x 46000)	552000	76
			P/T Civilian Inspector	20000	
			P/T Civilian Recruit/Training	20000	
			P/T Support Services	20000	
			Staff Vehicle	5000	
	1659000			1594000	

The numbers are correct. The GFD will be able to add 4 or 5 positions within the same budget foot print.

The end result will be an efficient and accountable organization that demonstrates the ability to operate in a fiscally responsible manner... adding value versus costs.

Council asked for a couple of weeks to look over the recommendation.

Consent Agenda Review. Each item on the Consent Agenda was reviewed.

Litter Prevention Campaign. Ms. LaToya Henry presented the following information:

Litter collection in Goldsboro

- 2017 — 4,885 bags
- 2018 — 3,011 bags (through July)

The Message

Keeping our city clean and beautiful is everyone’s responsibility, and it takes everyone’s help. Do your part to keep Goldsboro clean by making a personal choice to put trash in its proper place and encouraging others to do the same.

Strategies

- Increase public awareness of the problem of litter and its impact on the environment.
 - Video PSA
 - Graphics for social media and the website
 - Information in citizens newsletter
 - Water bill insert

- Education and outreach to local schools
 - Engagement with local community organizations
- Improve infrastructure to discourage littering
 - Explore the need for additional lighting and trash cans in certain areas.
- Encourage residents to take pride and ownership in the cleanliness of the community.
 - Host community clean-up events
- Develop a program similar to Keep America Beautiful's Adopt-a-Spot program that would allow community groups to take responsibility for maintaining certain areas within the City.

Long Term Solution

- Explore the feasibility of establishing a Keep America Beautiful affiliate in Goldsboro/Wayne County.
 - Cost: One-time \$4,000 certification fee; annual \$330 fee

Council discussed. Mayor Allen stated we have to do a better job with educating the public on the importance of not littering.

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

CITY COUNCIL MEETING

The Mayor and Council of the City of Goldsboro, North Carolina, met in regular session in Council Chambers, City Hall, 214 North Center Street, at 7:00 p.m. on September 4, 2018 with attendance as follows:

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

Absent: Councilmember Bevan Foster

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

Pastor Stanley Kelly with Fellowship Baptist Church provided the invocation. The Pledge to the Flag followed.

Mayor Allen shared we received an email from Councilmember Foster stating he would be out of town for business.

Resolution in Memory of William Harrell Everett. Resolution Adopted.

William Harrell Everett Jr., was born on December 25, 1934 and was raised in Williamston, North Carolina. From 1964 until his death on August 16, 2018, Harrell resided in Goldsboro, North Carolina. Harrell is survived by his wife Lila and his daughters: Lucy and Ann. Harrell was blessed with three grandchildren: Adlai, Xavier and Lila Frances. He is also survived by one sister, one brother and many nieces, and nephews. Harrell served his country in the United States Army between undergraduate and law school. Harrell began practicing law in 1962 in Rocky Mount, N.C., and moved to Goldsboro in 1964, where he practiced law until 2015, including serving as city attorney of the City of Goldsboro for 35 years. Harrell served his community and church in many ways, including senior warden and treasurer of St. Stephen's Episcopal Church, president of the Goldsboro Chamber of Commerce, president and Paul Harris Scholar of Rotary, and member of the Goldsboro City Schools Board of Education. Harrell also served as chairman of the Wayne Mental Health Board, president of the local Wachovia Bank board and member of the North Carolina Job Development Investment Grant (JDIG) committee. The City Council would like to express to the family of Mr. William

Harrell Everett, Jr. our heartfelt belief that the memory of his good works and character will be and remain an inspiration to many and a blessing to all.

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

RESOLUTION 2018-54 “RESOLUTION IN MEMORY OF WILLIAM HARRELL EVERETT, JR.”

Mayor Allen presented a framed copy of the Resolution to Ms. Lila Everett and daughter Lucy.

Resolution Expressing Appreciation for Services Rendered by Scott A. Stevens as City Manager. Resolution Adopted. Scott A. Stevens retires on October 1, 2018 as City Manager for the City of Goldsboro with more than 29 years of creditable service. Scott served his country faithfully as a reserve officer in the Navy’s Civil Engineer Corps from 1993 until 2001. Scott began his career in public service with the N.C. Department of Transportation in 1990. Scott transitioned from state to local government in 1998 with the City of Kinston where he served as Assistant City Engineer, City Engineer, Public Services Director, Assistant City Manager and City Manager. On August 8, 2011, Scott was hired as the City Manager for the City of Goldsboro, where he has served for seven years until his retirement. Scott has participated in numerous local boards, commissions and civic activities including the Wayne County United Way, Wayne County Chamber of Commerce, the Exchange Club of Goldsboro and the Goldsboro Kiwanis Club, to name a few. Scott has represented the City of Goldsboro on various boards and commissions including the N.C. Building Codes Council, N.C. Water Treatment Operators Certification Board and the ElectriCities Board of Directors. Scott has proven himself to be a dedicated and efficient public servant who has gained the admiration and respect of his co-workers, colleagues and the citizens of the City of Goldsboro. The Mayor and City Council of the City of Goldsboro are desirous, on behalf of themselves, City employees and the citizens of the City of Goldsboro, of expressing to Scott their deep appreciation and gratitude for the service rendered by him to the City over the years. We express to Scott our deep appreciation and gratitude for the dedicated service rendered during his tenure with the City of Goldsboro and offer Scott our very best wishes for success, happiness, prosperity and good health in his future endeavors.

Upon motion of Mayor Pro Tem Ham, seconded by Councilmember Stevens and unanimously carried, Council adopted the following entitled Resolution.

RESOLUTION NO. 2018-55 “RESOLUTION EXPRESSING APPRECIATION FOR SERVICES RENDERED BY SCOTT A. STEVENS AS CITY MANAGER OF THE CITY OF GOLDSBORO FOR MORE THAN 7 YEARS”

Mayor Allen presented Mr. Stevens with a framed copy of the Resolution.

Public Comment Period. Mayor Allen opened the public comment period and the following people spoke:

1. Mr. Zachary Lily stated tomorrow will be his last Historic District Commission meeting.
2. Ms. Luzetta Vaughn shared concerns regarding a group home near her home. She stated she was not notified and neither were any of her neighbors. She stated she was concerned with safety and devaluation of her property.
3. Mr. Larry Reed also shared concerns regarding the group home.
4. Ms. Hill stated she would like to thank everyone who came out for the International Overdose Day.
5. Mr. Larry Reed also shared concerns regarding North End.

Councilmember Williams shared part of North End is in his district and shared they are paving streets and getting sidewalks.

No one else spoke and the Public Comment Period was closed.

Consent Agenda - Approved as Recommended. City Manager, Scott A. Stevens, 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 Broadaway moved the items on the Consent Agenda, Items C, D, E, F, G, H, I, J, K, L, and M be approved as recommended by the City Manager and staff. The motion was seconded by Councilmember Stevens and a roll call vote resulted in all members voting in the affirmative. Mayor Allen declared the Consent Agenda approved as recommended. The items on the Consent Agenda were as follows:

Budget Amendment – City Hall Repairs. Ordinance Adopted. At the August 20, 2018 Council Work Session, staff discussed needed repairs to the Historic City Hall columns and the fountain. Staff explained that the repairs to the columns would require scraping, cleaning, applying mesh to minimize cracks along with waterproofing and refinishing. Parts/materials for the fountain repairs will cost \$6,015, which include tiles, diffusion and floor plates, crystal bowl and blossom jet. The City staff will repair and install parts.

The City received quotes for the repairs/parts. Coastal Constructors, Inc. was the lowest at \$16,576 for the City Hall columns and Tournesol Siteworks at \$6,015 for the fountain parts.

Since funding is not available in the City's current budget, a budget appropriation is needed in the amount of \$22,591.

It is recommended Council adopt the following entitled budget ordinance appropriating \$22,591 from the unassigned fund balance of the General Fund. Consent Agenda Approval. Consent Agenda Approval. Broadaway/Stevens (6 Ayes)

ORDINANCE NO. 2018-42 "AN ORDINANCE AMENDING THE BUDGET ORDINANCE FOR THE CITY OF GOLDSBORO FOR THE 2018-2019 FISCAL YEAR"

US Department of Justice: Edward Byrne Memorial Justice Grant (JAG) Formula Program: Local Solicitation. Resolution Adopted. The Goldsboro Police Department has been notified that Federal grant funds are available from the 2018 Edward Byrne Memorial Justice Assistance Grant (JAG). This is the same grant that was applied for in 2017.

The total amount of the grant is \$48,372.00. As in 2017, the Grant requires that the application be filed on behalf of both the Goldsboro Police Department and the Wayne County Sheriff's Office. Each agency would receive \$24,186.00.

The grant requires that an Interlocal Agreement is submitted with the application indicating the agreement between both agencies, the amount each agency will receive and how the grant will be administered. In addition, the Interlocal Agreement and Grant Application are required to be distributed to the City Council for review only, no fewer than 30 days prior to the application submission, or before the grant will be awarded.

The Goldsboro Police Department has agreed to purchase additional patrol rifles to improve officer safety by having the ability to confront heavy-duty firepower situations that cannot be accomplished through the use of traditional sidearms and the Wayne County Sheriff's Office has agreed to purchase a 2019 Ford SUV Police Interceptor Vehicle to their Crime Prevention Unit.

It is recommended the following entitled Resolution be adopted supporting the Police Department applying for this grant. Consent Agenda Approval. Broadaway/Stevens (6 Ayes)

RESOLUTION NO. 2018-56 “A RESOLUTION SUPPORTING THE 2018 EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT (JAG) APPLICATION”

Contract Award for 2018 Bituminous Concrete Resurfacing Project - Formal Bid No. 2018-005. Resolution Adopted. On Tuesday, August 21, 2018 four sealed bids were received for the 2018 Bituminous Concrete Resurfacing Project. Turner Asphalt, Inc. of Raleigh, NC submitted the low bid for the 2018 Bituminous Concrete Resurfacing for a total cost of \$2,627,358.15. The bids received for this project are tabulated as follows:

<u>Name of Bidder</u>	<u>Amount of Bid</u>
Turner Asphalt, Inc. Raleigh, NC	\$2,627,358.15
Tripp Brothers, Inc. Ayden, NC	\$2,781,565.63
Barnhill Contracting Co. Kinston, NC	\$2,891,807.98
S. T. Wooten Corp. Wilson, NC	\$3,758,581.20

The proposed work consists of approximately 160,000 square yards of bituminous concrete resurfacing and approximately 80,000 square yards of milling asphalt pavement for sections of streets as shown on the list.

The bids for this project have been reviewed by the Engineering Department, checked for accuracy, and found to be in order. We have also reviewed the financing of this project with the Finance Director and determined that funds are available in 2018 Street Bonds.

Staff recommended Council adopt the following entitled Resolution authorizing the Mayor and City Clerk to execute a contract in the amount of \$2,627,358.15 with Turner Asphalt, Inc. for the 2018 Bituminous Concrete Resurfacing Project. Consent Agenda Approval. Broadaway/Stevens (6 Ayes)

RESOLUTION NO. 2018-57 “RESOLUTION AWARDING AND AUTHORIZING THE EXECUTION OF A CONTRACT FOR 2018 BITUMINOUS CONCRETE RESURFACING FORMAL BID REQUEST NO. 2018-005”

Authorization of an Agreement with McAdams for Professional Services on a District 6 Park Master Plan. Resolution Adopted. The City of Goldsboro was approached by the Goldsboro Family YMCA on a potential partnership to develop property in District 6 for a park. This would be the first public park in District 6. At the September 18, 2017 Work Session, Council gave the approval for Parks and Recreation to move forward with an RFQ.

The City of Goldsboro advertised for Request for Qualifications from design firms and received ten responses on February 23, 2018. Four of the firms were invited to present on this project on April 12 and 13, 2018.

The City is interested in having a design firm develop a District 6 Park Master Plan. A proposal has been received from McAdams for these services for \$10,000. There are sufficient funds in the approved Parks and Recreation Budget to cover this cost.

Staff recommended Council adopt the following Resolution authorizing the Mayor and City Clerk to execute a contract in the amount of \$10,000 with McAdams to design a Master Plan for a public park in District 6. Consent Agenda Approval. Broadaway/Stevens (6 Ayes)

RESOLUTION NO. 2018-58 “A RESOLUTION AUTHORIZING THE CITY OF GOLDSBORO TO EXECUTE CONTRACT WITH MCADAMS FOR DESIGNING A MASTERPLAN FOR A DISTRICT 6 PARK”

Z-11-18 The Three J’s – North Side of US 70 East between North Oak Forest Road and East Ash Street Extension (SC to GBCD). Ordinance Adopted. Applicant requests a zoning change from Shopping Center to General Business Conditional District which would limit the use of the property to a car dealership including the accessory uses of used car sales, leasing, service and repair.

Site, landscape and building elevation plans have been submitted and are to be approved separately.

Frontage: 275 ft. (McLain Street)
Tract One: 6.964 acres
Tract Two: 2.772 acres

Surrounding Zoning: North: Industrial Business Park;
South: Shopping Center & GB
East: Industrial Business Park
West: General Industry/R-16 and General Business

The site is located outside the city limits. Applicant has submitted a petition for contiguous annexation of the subject property.

The property is currently vacant farmland.

A car dealership is proposed as detailed in the submitted development plans.

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

The applicant has submitted development plans for a new KIA automobile dealership on Tract One. The site plan indicates the construction of a 20,193 sq. ft. facility consisting of office spaces, vehicle display areas and service areas. A total of 447 parking spaces have been provided to include 5 customer spaces and 2 handicap accessible parking spaces.

Hours of operation: Monday thru Saturday
8:00am to 8:00pm
Employees: Approximately 25

The property can be served by City sewer and the developer will be required to extend water lines to the site. A small strip of land traversing the property along Richland Creek is located within a Special Flood Hazard Area. Stormwater calculations, grading and drainage plans will be required and subject to approval by City Engineering before construction permits are released.

Access will be provided by a new curb cut along McLain Street and driveway permits are subject to NCDOT review. Interconnectivity has been shown along the northern property line approximately 200 ft. from McLain Street adjacent to vehicular display areas. A proposed access easement is shown along the rear of Tract One which will allow for one future driveway at the rear.

Building elevation plans have not been submitted, however, staff is working with applicant to ensure building design standards are compliant with the City’s Unified Development Code.

Interior sidewalks have been provided for pedestrian access into the building. Exterior sidewalks are required for the site along McLain Street. Applicant will be required to install sidewalks or pay the fee in lieu of exterior sidewalk installation in the amount of \$4,125.

Commercial lighting plans have not been submitted, however, staff will work with the applicant to ensure that proposed lighting is compliant with the City's commercial lighting ordinance.

Commercial garbage dumpsters and exterior HVAC units have not been identified on the site plan. Staff will work with applicant to ensure that each are properly screened from public view.

The submitted site plan indicates an 8 ft. street yard for the planting of 10 Maple trees along the 60 ft. access easement located along the eastern property line.

The applicant is requesting the following landscaping modifications:

- 1) Modification of interior landscaping.
- 2) Modification of the requirement that rows of parking spaces exceeding 15 shall be visually divided by a parking lot landscape island.
- 3) Modification that all parking spaces shall be located within 60 ft. of a parking lot tree.
- 4) Modification of required landscape screening surrounding proposed retention ponds.
- 5) Modification of street trees along McLain Street and the 60 ft. wide easement along the southern property line.

The zoning change to General Business would be consistent with the City's Comprehensive Land Use Plan, which recommends commercial development for the property.

At the public hearing held on August 20, 2018, no one appeared to speak either for or against this request.

The Planning Commission, at their meeting on August 27, 2018, recommended approval of the zoning change and development plans with the requested modifications.

Staff recommended accept the recommendation of the Planning Commission and:

1. Adopt an Ordinance changing the zoning for the property from Shopping Center to General Business Conditional District to limit the site for the development of a car dealership.

The change to General Business Conditional District would be consistent with the recommendations contained within the City's adopted Comprehensive Land Use Plan.

2. Approve the submitted site and landscape plans with the following modifications:
 - a. Modification of interior landscaping.
 - b. Modification of the requirement that rows of parking spaces exceeding 15 shall be visually divided by a parking lot landscape island.
 - c. Modification that all parking spaces shall be located within 60 ft. of a parking lot tree.
 - d. Modification of required landscape screening surrounding proposed retention ponds.
 - e. Modification of street trees along McLain Street and the 60 ft. wide easement along the southern property line.

Approval would be granted subject to the applicant complying with staff directives as they relate to building elevations, lighting, dumpster and HVAC location, stormwater calculations, grading, drainage and installation of sidewalks or payment of a fee in lieu of

sidewalk installation in the amount of \$4,125. Consent Agenda Approval.
Broadaway/Stevens (6 Ayes)

ORDINANCE NO. 2018-43 “AN ORDINANCE AMENDING THE UNIFIED
DEVELOPMENT ORDINANCE OF THE CITY OF GOLDSBORO, NORTH
CAROLINA CODE OF ORDINANCES”

**Z-12-18 Goldsboro Housing Authority – South side of Edgerton Street
between Claiborne Street and Taylor Street (R-9 Residential to O&I-1 CD for Day
Care Center). Ordinance Adopted.** The applicant requests the zoning change in order
to allow the development and operation of a day care center to serve residents of
Fairview Homes.

Frontage: 130 ft. (approx.)
Depth: 190 ft. (approx.)
Area: 0.58 acres (approx.)

Surrounding Zoning: North: R-9 Residential
South: R-9 Residential
East: R-9 Residential
West: R-9 Residential

The building on the site is currently used as community and office space for the
Goldsboro Housing Authority.

The Housing Authority wishes to convert a portion of the existing space into a day care
center associated with Head Start and Early Head Start with the target user being
residents of Fairview Homes. The Conditional District designation would limit the use of
the property to a day care center and site plan approval would be required separately.

The City’s adopted Land Use Plan designates this property for High Density Residential
development.

The property is served by City water and sanitary sewer lines and is not located within a
Special Flood Hazard Area.

There is a 5,200 sq. ft. building on the property. Two existing multi-purpose rooms will
be converted to the day care center. An area to the rear will be enclosed with a 6 ft. tall
black vinyl fence. This space will be divided to provide for each program with the
required play area per child. The center will have to comply with all State and Federal
laws that pertain to health, safety and welfare of the children served.

Children to be Served: 26
Employees: 4
Hours of operation: Monday – Friday
9am – 3pm

Currently there are no paved areas on site for parking. The applicant contends that
services at the daycare are primarily for residents of Fairview Homes. The applicant is
requesting modifications of loading/unloading areas and parking requirements and
request shared parking with the City of Goldsboro for the four required employee spaces
at Fairview Park directly across from the proposed daycare.

The Housing Authority has been upgrading the existing landscaping at the front of the
site and there are existing shrubs along a majority of the eastern property line. There is no
space to provide plant material on the western side as the building extends to the property
line. A modification of the landscape requirements per the Unified Development
Ordinance is being requested due to existing site conditions.

At the public hearing held on August 20, 2018, no one appeared to speak either for or
against this request.

The Planning Commission, at their meeting on August 27, 2018, recommended approval of the zoning change and development plans with the requested modifications as they relate to parking and landscaping.

Staff recommended Council accept the recommendation of the Planning Commission and:

1. Adopt an Ordinance changing the zoning from R-9 Residential to Office and Institutional-1 Conditional District limiting the use of the property to a day care center.
While not entirely compliant with the recommendations of the City's adopted Comprehensive Plan, the O&I-1 zoning district would be compatible with the surrounding residential zoning since it will provide services aimed at residents of Fairview Homes.
2. Approve the site and landscape plans for the day care center with the following modifications:
 - a. Loading/unloading areas and parking requirements, subject to proper documentation being submitted to allow for shared parking with the City of Goldsboro at Fairview Park; and
 - b. Landscape requirements along the western property line due to site conditions and building placement. Consent Agenda Approval. Broadaway/Stevens (6 Ayes)

ORDINANCE NO. 2018-44 "AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT ORDINANCE OF THE CITY OF GOLDSBORO, NORTH CAROLINA CODE OF ORDINANCES"

Z-13-18 Arnold Flowers – North side of Arrington Bridge Road between Casey Mill Road and Bill Lane Boulevard (R-9 and RM-NC to I-2 CD Industrial). Ordinance Adopted. The applicant requests a zoning change to I-2 General Industry Conditional District to limit the use of the property to a log fumigation operation.

Frontage: 420 ft.
Depth: 600 ft. (approx.)
Area: 17.3 acres

Surrounding Zoning: North: R-20A Residential
South: R-20A Residential
East: R-20A Residential
West: R-20A Residential

The property is currently wooded and vacant.

The applicant has requested a zoning change to I-2 Conditional District in order to limit the use of the property to a log fumigation operation. The applicant has requested a waiver of the site plan requirement at time of rezoning. If the rezoning is approved, full development plans would have to be approved prior to issuance of any building permits.

The City's Adopted Land Use Plan recommends a combination of Rural Residential and Agricultural uses for the property.

City water and sewer is not available to the property. The property is located within the Floodway.

In conjunction with his logging operation, the applicant wishes to utilize the property as an area where truckloads of logs can be fumigated prior to shipping. No permanent building will be erected on the site and the use will operate on an occasional basis as necessary.

Officials at Seymour Johnson Air Force Base were contacted for their comments regarding this proposal. They have indicated the following information:

The majority of the subject property falls within the 70-74 day-night average sound level (DNL) noise zone and a small portion falls within the 65-69 DNL noise zone. According to the AICUZ report, the land use associated with the proposed operation is compatible in both noise zones with no buildings proposed. If any sort of structure is proposed in the future within the 70-74 noise zone, measures would have to be taken to achieve a noise reduction of 25 decibels in the design and structure of the portions of the building where the public is received or other noise sensitive areas.

At the public hearing held on August 20, 2018, the applicant spoke in favor of the request. No one appeared in opposition.

The Planning Commission, at their meeting on August 27, 2018, recommended approval of the zoning change with the requested waiver of the site plan requirement at time of rezoning. Full development plans will be required prior to the applicant utilizing the site.

Staff recommended Council accept the recommendation of the Planning Commission and adopt an Ordinance changing the zoning for the property from R-9 Residential and RM-NC Nonconforming Mobile Home to I-2 General Industrial Conditional District limiting the use to a log fumigation operation. Full development plans will be approved separately prior to the site being occupied for the business. Although not compliant with the recommendations contained within the City's adopted Comprehensive Land Use Plan, surrounding properties cannot be permanently developed residentially due to the Floodway designation. The proposed industrial use, therefore, should not have any adverse effects on surrounding properties. Consent Agenda Approval.
Broadaway/Stevens (6 Ayes)

ORDINANCE NO. 2018-45 "AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT ORDINANCE OF THE CITY OF GOLDSBORO, NORTH CAROLINA CODE OF ORDINANCES"

Z-14-18 Shirley Edwards – South side of A Street between Seaboard Street and North Center Street (R-9 to RM-9CD). Ordinance Adopted. The applicant requests rezoning from R-9 Residential to RM-9 Conditional District to limit the use of the property to the placement of one manufactured (mobile) home on the property. A site plan detailing the layout on the lot will have to be approved separately.

Frontage: 32.34 ft.
Depth: 114 ft.
Area: 3,687 sq. ft. or 0.08 Acres

Surrounding Zoning: North: I-2 Industrial (Across US 117)
South: R-6 Residential
East: R-6 Residential
West: R-6 Residential

The property contains a single-family residential unit which was recently burned.

The applicant proposes placement of one manufactured home on the site.

The City's adopted Land Use Plan designates this property for high-density residential development.

City water and sanitary sewer lines are available to serve the property which is not located within a Special Flood Hazard Area.

Although there are currently no manufactured homes in the area, the applicant contends that there had been a double-wide mobile home immediately to the west which has been removed.

The applicant investigated options regarding replacing the burned house on the property. The cost to construct a new stick-built house on the site would exceed \$100,000.

Replacement with a modular unit would cost over \$75,000 and the applicant does not believe that cost would be supported given existing homes and lot sizes in the area.

The RM-9 zoning district would require masonry underpinning, pitched roof and horizontal siding. It will be required to have working windows and no rust and have the appearance of a site-built home.

The City's UDO also requires that manufactured homes be placed parallel to the front property line. Due to the 32 ft. lot width, such placement would not be possible. The applicant has requested a modification of this requirement.

At the public hearing held on August 20, 2018, no one appeared to speak either for or against this request.

The Planning Commission, at their meeting on August 27, 2018, recommended approval of the zoning change and approval of a site plan with a modification of the requirement that the manufactured home be placed parallel to A Street.

Staff recommended Council accept the recommendation of the Planning Commission and:

1. Adopt an Ordinance changing the zoning for the property from R-9 Residential to RM-9 Residential Conditional District to allow one manufactured home on the lot; and
2. Approve a site plan with a modification of the requirement that the manufactured home be placed parallel to A Street due to the deficient lot width. Consent Agenda Approval. Broadaway/Stevens (6 Ayes)

ORDINANCE NO. 2018-46 "AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT ORDINANCE OF THE CITY OF GOLDSBORO, NORTH CAROLINA CODE OF ORDINANCES"

CU-8-18 Coastal Transport, Inc. – Southwest corner of South George Street and Hemlock Street. Approved. The applicant requests a Conditional Use Permit to allow the operation of an outdoor/indoor flea market within the I-2 General Industry District. Flea markets (both indoor and outdoor) are a permitted use with the issuance of a Conditional Use Permit within the I-2 zone.

Frontage: 250 ft. (South George Street)
660 ft. (Hemlock Street)
Area: 3.8 Acres
Zoning: I-2 General Industry

The site was most recently occupied by offices for the applicant who now plans to rent the space.

There is a 5,700 sq. ft. building on the site which will be utilized as a retail store or flea market.

Hours of operation for the retail store would be from 10:00 a. m. to 7:00 p. m., Monday through Saturday.

On Friday, Saturday and Sunday the applicant proposes to have a grassed area immediately north of the building available for rent to outside vendors.

A total of 30 parking spaces are required for the site. There is space available for up to 33 parking spaces if additional paved area is striped.

Two driveways exist along South George Street to provide access to the site. An additional driveway extends from Hemlock Street.

While there are existing shrubs and trees provided randomly on the site, the applicant has requested a modification of the 5 ft. wide screening requirement between adjacent businesses as well as interior landscaping.

At the public hearing held on August 20, 2018, no one appeared to speak either for or against this request.

The Planning Commission, at their meeting on August 27, 2018, recommended approval of the Conditional Use Permit and submitted plans with the requested modifications.

Staff recommended Council accept the recommendation of the Planning Commission and:

1. Adopt an Order approving a Conditional Use Permit to allow the operation of an indoor/outdoor flea market within the I-2 General Industry District; and
2. Approve the submitted development plans with the following modifications:
 - a. Type A screening buffer; and
 - b. Interior landscaping. Consent Agenda Approval. Broadaway/Stevens (6 Ayes)

CU-9-18 Bradley Tew – South side of US 70 East between North Oak Forest Road and East Ash Street Extension (Place of Entertainment with No ABC Permits-Indoor Batting Cages). Approved. Applicant requests a Conditional Use Permit to allow the operation of indoor batting cages for the purposes of training and skill development.

The property is zoned General Business. Indoor batting cages are classified as a place of entertainment. The use is permitted only after the issuance of a Conditional Use Permit approved by City Council.

Frontage: 555 ft. (Commercial Dr.)
Area: 74,048 sq. ft., or 1.73 acres

In 2012, the site was approved for use as a storage facility operated by Mission Foods. Mission Foods relocated to Wayne County's Industrial Park and since that time the facility has remained vacant.

There is an existing 15,000 sq. ft. building on the site. The applicant's submitted floor plan shows 8 batting cages, an office, retail space, storage areas and two restrooms.

Days/hours of Operation: Monday-Friday: 5-9pm
Saturday-Sunday: Noon-9pm

Employees: 1

The site will be served by two existing driveways from Corporate Drive. Based on two spaces per batting cage and one space per 100 ft. of spectator area, a total of 25 parking spaces are required. There are 47 existing paved parking spaces including two which are handicap accessible.

Existing vegetation is sufficient to meet the intent of the City's landscape ordinance. A modification of a Type A, 5 ft. wide landscape buffer yard is necessary along the southern property line since there is no room to install the required plantings.

Seymour Johnson Air Force Base has been notified of the applicant's intent to operate a place of entertainment since the proposed site is located within the Noise Overlay Contour of 65-69 decibels. Noise attenuation measures may have to be incorporated into the building design if significant building improvements are proposed for interior components of the facility.

At the public hearing held on August 20, 2018, no one appeared to speak either for or against this request.

The Planning Commission, at their meeting on August 27, 2018, recommended approval of the Conditional Use Permit and submitted site plan with a modification of the buffer yard as requested.

Staff recommended Council accept the recommendation of the Planning Commission and:

1. Adopt an Order approving a Conditional Use Permit to allow the operation of an indoor batting cage operation; and
2. Approve the submitted development plans with a modification of the Type A landscape buffer along the southern property line. Consent Agenda Approval. Broadaway/Stevens (6 Ayes)

Site, Landscape and Building Elevation Plans – Malloy Street Offices.

Approved. The property is located on the west side of Malloy Street between East Ash Street Extension and Graves Drive.

Frontage: 354 ft. (Malloy Street)
Area: 0.65 acres
Zoning: Shopping Center (SC)

The site has been identified as lot #4 of Cashwell Office Park Section Two and is currently vacant.

The submitted site plan indicates a proposed office building containing 4,650 total square feet which will consist of three individual office tenant spaces. The applicant is requesting modifications of the front setback requirement from 50 feet to 25 feet and side setback from 15 feet to 13.44 feet due to constraints of the lot size and configuration. Parking for the site requires one space per 350 square feet of gross floor area. A total of 13 parking spaces are required and 21 spaces have been provided to include one handicap accessible space.

Access to the site will be directly from Malloy Street with the proposal of one new curb cut. Driveway permits are required and subject to NCDOT approval. Interconnectivity has not been shown due to the configuration of the proposed office building and constraints of the lot size. The applicant is requesting a modification of the interconnectivity requirement.

Exterior 5 ft. sidewalks have been shown along Malloy Street and a 6.5 ft. wide interior sidewalk is being proposed along the front elevation of the building. City water and sewer are available to serve the subject property. City Engineering will require approval of grading and drainage plans prior to issuance of any building permits. Street trees have been provided along Malloy Street with a combination of existing vegetation and the installation of Maple trees. Type A 5' landscape buffers have been provided along the eastern and northern property lines. The applicant intends to preserve existing trees within the required buffers and supplement buffer plantings with evergreen shrubs. If existing vegetation does not meet the landscape buffer requirements the applicant will incorporate new plantings to meet the full intent of the landscape ordinance.

Vehicular surface area landscape requirements have been met per the requirements of the City's Unified Development Ordinance and 0.17 acres of the site will remain undisturbed which consists of existing pine trees.

Dumpster location has been shown on the site plan and staff will work with the applicant to ensure the dumpster is appropriately screened from off-site views and proper access is provided to the dumpster.

Building elevations have been submitted and indicate the proposed building will be constructed of brick veneer and split face block with an asphalt shingled roof.

At their meeting held on August 27, 2018, the Planning Commission recommended approval of the site and landscape plans with the requested modifications.

Staff recommended Council accept the recommendation of the Planning Commission and approve the site, landscape and building elevation plans for the Malloy Street Offices with the following modifications:

1. Interconnectivity;
2. Front yard setback from 50 ft. to 25 ft.;
3. Side yard setback from 15 ft. to 13.44 ft.; and
4. Type A landscape buffer. Consent Agenda Approval.
Broadaway/Stevens (6 Ayes)

End of Consent Agenda.

City Manager's Report. Mr. Scott Stevens stated it has been an honor to be here.

Mayor and Councilmembers' Reports and Recommendations.

Councilmember Aycock stated no comment.

Mayor Pro Tem Ham stated he would like to express his appreciation to Mr. Scott Stevens for the professionalism he showed. Mayor Pro Tem Ham wished him the best of luck.

Councilmember Stevens stated thank you Mr. Scott Stevens and best of luck in your future endeavors.

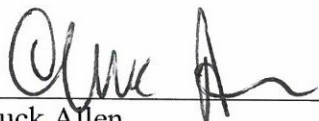
Councilmember Broadaway thanked Mr. Scott Stevens for his leadership and counsel. He stated Scott has been a great representative for the City of Goldsboro.

Councilmember Williams shared he was able to go to Dillard Academy and he thanked all the dads who came out for Doughnuts for Dads.

Mayor Allen stated he was not sure who would get him dressed since Scott is leaving or write my letters, tell me what I should or should not say. Randy you have some big shoes to fill. Mayor Allen reminded everyone school is back in session, please be careful riding around our city, a lot of kids are out and about. He shared information regarding back to school bashes by several members in the community, over a 1,000 book bags were given away. Center Street Jam is on Thursday, Beak Week is going on with events on Saturday.

Mayor Allen shared his dad passed away and he would like to thank everyone for their calls and cards.

There being no further business, the meeting adjourned.



Chuck Allen
Mayor



Melissa Corser, MMC/NCCMC
City Clerk