

MINUTES OF MEETING OF MAYOR AND CITY COUNCIL HELD
AUGUST 6, 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 5:00 p.m. on August 6, 2018 with attendance as follows:

Present: Mayor Chuck Allen, Presiding
Mayor Pro Tem David Ham
Councilmember Antonio Williams
Councilmember Bill Broadaway
Councilmember Bevan Foster
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
Scott Williams, IT Director
Erin Fonseca, Promotions Coordinator
Scott Barnard, P&R Director
Felicia Brown, Assistant P&R Director
Mike Wagner, Deputy Public Works Director – Utilities
Rick Fletcher, Public Works Director
Lisa Johnson, Assistant Fire Chief
Shycole Simpson-Carter, Community Relations Director
Allen Anderson, Chief Building Inspector
Marty Anderson, City Engineer
Julie Metz, DGDC Director (arrived at 5:15 p.m.)
Joey Pitchford, Goldsboro News-Argus
Ken Conners, News Director-Curtis Media Group East
Carl Martin, Citizen
Lonnie Casey, Citizen
Bobby Mathis, Citizen
Della Mathis, Citizen
Berry Gray, Citizen
Milas Kelly, Citizen
Byron Ash, Citizen
Joe Pritchard, Citizen
Dwayne Vandiford, Citizen
Wells Warner, Citizen
Gina Price, Citizen
Jody Dean, Citizen
Douglas Safford, Citizen
Myelle Thompson, Citizen
Ravonda Jacobs, Citizen (arrived at 5:27 p.m.)
Sylvia Barnes, Citizen (arrived at 6:02 p.m.)

Absent: Councilmember Mark Stevens

Call to Order. The meeting was called to order by Mayor Allen at 5:00 p.m.

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

Liens Discussion. Ms. Kaye Scott shared the following information:

Demolition Liens

Age	Number of Liens	Amounts
2007 & Older	37	\$ 221,658
2008-2010	29	\$ 241,977
2011-2013	20	\$ 126,996
2014-2016	36	\$ 150,264
2017-2018	57	\$ 357,977
Totals	179	\$ 1,098,872

Clean Lot Liens

	Number of Customers	Amounts
Over \$3,000	4	\$ 17,200
Over \$2,000	14	\$ 34,949
Over \$1,000	33	\$ 40,875
Under \$1,000	404	\$ 91,183
Totals	455	\$ 184,207

Foreclosure Process

1. Length of Time: 60 days from time attorney files suit.
2. Could take up to 4 months if there are Heir ownership.
3. Average Cost: \$2,000 - \$4,000 depending on ownership
 - a. Attorney Fees
 - b. Filing and Motion Fees
 - c. Advertising Costs
 - d. Notice of Sale Fees
 - e. Sheriff Fees

Councilmember Williams expressed concerns regarding demolitions and collection of fees in low wealth areas.

Mayor Pro Tem Ham stated he would like information on fees for collection agencies.

Council discussed and asked that staff provide a map of properties demolished and information on collection agencies.

Councilmember Foster Discussion Item – Bus Shelters. Councilmember Foster discussed areas he would like to see additional bus shelters installed. Council discussed. Mayor Allen asked if the locations had been discussed with GWTA. Ms. Simpson-Carter shared at one of the last GWTA's board meetings, members were tasked with looking at where additional shelters were needed. Mayor Allen suggested they wait to hear back from GWTA.

Councilmember Foster made a motion to buy 3 additional bus shelters. Councilmember Williams seconded the motion. Mayor Allen stated he is not opposed to the money for additional shelters or locations but he would like to work with GWTA. Councilmember Foster and Williams voted in favor of the motion. Mayor Allen, Mayor Pro Tem Ham and Councilmembers Broadway and Aycock voted against the motion. Mayor Allen stated the motion failed with a 2:4 vote.

Councilmember Foster Discussion Item – Summer Meals Program. Councilmember Foster expressed concerns regarding free summer meals being offered at Herman Park. He stated he read through some of the federal regulations and he wants to be sure we are in compliance with regulations, there should be some type of income verification. He stated you don't know if these kids at summer camp are from Walnut Creek or Day Circle. Councilmember Foster stated he would send his list of questions to Mr. Lawrence.

Councilmember Foster Discussion Item – Golf Course Budget.

Councilmember Foster stated he requested some information regarding the golf course budget. He expressed concerns regarding losses incurred. He stated he does not have a problem with the golf course but does have a problem with the amount of money we are losing.

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

- Spence Ave from Royall Ave to Mall Road
 - 5' sidewalk on East side @ \$32 square yard.
 - 2,338 LF
 - \$41,568.00
 - Additional Cost associated with RR crossings
- E. Ash Street from N. George Street to US 117 Hwy (Westhaven area)
 - 5' sidewalk on North side @ \$32 square yard.
 - 2,442 LF
 - \$43,424.00
 - Additional Cost associated with RR crossing
- W. Grantham Street from N. George Street to RR Right-of-Way (Bakery)
 - 5' sidewalk on North side @ \$32 square yard.
 - 1,290 LF
 - \$22,944.00
 - Possibility of incorporating sidewalk into Bridge Replacement Project. (Construction Let – Feb 2021)
- Wayne Memorial Drive from North Street to US 70 Hwy Bridge
 - 5' sidewalk on South side @ \$32 square yard.
 - 1,000 LF
 - \$17,792.00
- Sidewalk fund balance of **\$55,807.87**

Near Term Widening Projects

70/30 Cost Share w/ NCDOT

- William Street widening from 70 to Fedelon Trail – 70/30 cost share with NCDOT - \$117,440 with 30% (\$35,232) provided by City
- East Ash Street Extension widening from Berkeley Blvd to 70 to include sidewalk
- Wayne Memorial Drive widening from New Hope Rd to 70 Bypass to include sidewalk
- Berkeley Blvd widening from New Hope Rd to Saulston Road to include sidewalk up to the Dollar General

Council discussed.

Councilmember Williams made a motion to approve the installation of sidewalks on W. Grantham Street from N. George Street to RR Right-of-Way (Bakery) and Wayne Memorial Drive from North Street to US 70 Hwy Bridge. The motion was seconded by Councilmember Aycock. Councilmember Broadway stated sidewalks are needed along Spence Ave. from Royall Ave. to Mall Road. Mayor Allen, Mayor Pro Tem Ham and Councilmembers Williams, Foster and Aycock voted in favor of the motion. Councilmember Broadway voted against the motion. Mayor Allen stated the motion passed 5:1.

Purchase of Gas Powered Golf Carts. Resolutions Adopted. Ordinance Adopted. Ms. Kaye Scott shared the following information:

The City of Goldsboro entered into a lease agreement with Yamaha for 58 gas powered golf carts in August 2013. The term of this lease was for 60 months with the lease ending in July 2018. Council determined at its July 26 meeting that it was best to procure 50 golf carts along with two (2) utility carts.

Requests for bids were advertised and were opened on August 3, 2018. The City received four (4) responsive bidders. The bids were reviewed by the Parks and Recreation Director and found to be in order. The low bid from E-Z-Go Division of Textron, Inc. is being recommended at \$3,650 per cart. E-Z-Go Representative has indicated that the carts should be delivered within 30 days. A bid tabulation is available for information.

Since financing for these carts will not be finalized until later in 2018, a reimbursement resolution is needed for not to exceed \$205,000. The reimbursement resolution includes the amount for the 50 carts and the cost for the two (2) utility carts.

Ms. Scott also shared information regarding an email from Yamaha about the final bill and charges to return the leased carts. Council discussed how to proceed.

Councilmember Aycock made a motion to:

1. Adopt the following entitled Resolution authorizing the City Manager, Finance Director and City Clerk to enter into a contract with E-Z-Go Division of Textron, Inc. for the purchase of 50 gas powered golf carts.
2. Adopt the following entitled Resolution declaring the City Council's intent to reimburse the City of Goldsboro from the proceeds of the installment financing for the golf carts and utility carts in the amount not to exceed \$205,000.
3. Adopt the following entitled budget ordinance to reflect an increase in the General Fund's revenues and expenditures for the purchase of the golf carts.

The motion was seconded by Councilmember Broadaway. Mayor Allen, Mayor Pro Tem Ham, and Councilmember Broadaway and Aycock voted in favor of the motion. Councilmembers Williams and Foster voted against the motion. Mayor Allen stated the motion passed 4:2.

RESOLUTION NO. 2018-42 "RESOLUTION AUTHORIZING THE CITY MANAGER, FINANCE DIRECTOR AND CITY CLERK TO EXECUTE AN AGREEMENT FOR THE PURCHASE OF GOLF CARTS"

RESOLUTION NO. 2018-43 "RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GOLDSBORO, NORTH CAROLINA DECLARING ITS INTENTION TO REIMBURSE THE CITY OF GOLDSBORO, NORTH CAROLINA FROM THE PROCEEDS OF THE INSTALLMENT FINANCING FOR GOLF CARTS"

ORDINANCE NO. 2018-37 "AN ORDINANCE AMENDING THE BUDGET ORDINANCE FOR THE CITY OF GOLDSBORO FOR THE 2018-19 FISCAL YEAR"

Compost Facility Pricing Discussion. Mr. Mike Wagner presented the following information:

Current Pricing Overview – January 1, 2018

- Wholesale Compost: \$9.00 per cubic yard and \$2.00 per 100/30-lb bag for wholesale customers with a minimum of 20 cubic yards purchased in the calendar year.
 - 2017 -\$8.00 per cubic yard
 - 2016 -\$6.50 per cubic yard
- Retail Compost: \$15.00 per cubic yard and \$4.00 per 30-lb bag for retail customers with advance purchase.
 - Not available prior to 2018
 - To Date 59 cubic yards bulk and 129 bags
- Mulch: \$6.00 cubic yard.
 - 2017 -\$8.00
 - 2016 -\$6.50

Mr. Wagner reviewed sales information.

Increase Cost for New Customers?

(Current “compost” wholesale agreements run through December 31, 2018)

- 60 Mile Area Compost
 - \$35, \$26, \$21 per cubic yard and \$28 ½ cy
 - Raise the Price?
 - What Price?
 - Continue Bulk Pricing?
 - Reminder: We are eliminating 100% Biosolids and Yard Waste
- Raise Mulch Price?
 - There are no agreements for mulch

Council discussed pricing and asked staff to bring back an item at the next meeting to increase pricing as follows: \$15.00/cubic yard for compost purchases over 20 cubic yards, \$21.00/cubic yard for compost purchases less than 20 cubic yards; and \$8.00/cubic yard for mulch.

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

Item G. Site, Landscape and Building Elevation Plans. Mayor Pro Tem Ham asked that staff verify our fee in lieu is consistent with pricing to install sidewalks.

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 August 6, 2018 with attendance as follows:

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

Absent: Councilmember Mark Stevens

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

Pastor Ryne Fullerton with Adamsville Baptist Church provided the invocation. The Pledge to the Flag followed.

Approval of the Minutes. Councilmember Aycock made a motion to approve the Work Session and Regular Meeting Minutes of June 4, 2018, the Work Session and Regular Meeting Minutes of June 25, 2018 and the Work Session and Regular Meeting Minutes of July 16, 2018 as submitted. Councilmember Broadway seconded the motion. Mayor Allen, Mayor Pro Tem Ham, Councilmembers Williams, Broadway, and Aycock voted in favor of the motion. Councilmember Foster voted against the motion. Mayor Allen stated the motion passed 5:1.

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

1. Liza Govan shared information on upcoming events hosted by 92.7 Jamz.
2. Autumn and Aubrey Wright stated they would like to have a splash pad.
3. Kristina Herring stated she would like a splash pad and see improvements made in the parks.

4. Bobby Jones stated he would like a splash pad and to see reinvestment made back into areas impacted by Hurricane Matthew.
5. Harold Warren stated he would like to see improvements made to parks, specifically HV Brown, Mina Weil, WA Foster, North End and Quail Parks.
6. Maj. D.R. Halliday discussed littering issues in Goldsboro.

Councilmember Williams asked if we had trash cans throughout the city, like the ones downtown, did he think that would help. Major Halliday stated yes, Councilmember Williams stated maybe we should sponsor some trash cans throughout the city.

7. Charles Wright shared information regarding the Wayne County Hurricane Matthew Resilient Redevelopment Plan and referenced an article in the News Argus where \$700,000 has been freed up because Seven Springs Fire Department obtained other funding. Handouts were provided by Mr. Wright and are on file in the Clerk's Office.

Councilmember Foster asked for clarification on where Mr. Wright would like to see this money spent, in areas impacted by Hurricane Matthew, right. Mr. Wright stated yes.

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

Mayor Allen stated he wanted to make one comment about this CDBG-DR money. This money is several years from coming, this would be our best bet, and this money is highly regulated and controlled by the state and HUD. It is first going to people who were directly affected by the flood. Secondly, there are some pots for public use. There is a lot of discussion, but there will be plenty of time for people to share ideas.

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. Mayor Pro Tem Ham moved the items on the Consent Agenda, Items B, C, D, E, F, G, H, I, J, K, L, M, N and O be approved as recommended by the City Manager and staff. The motion was seconded by Councilmember Broadway. Mayor Allen, Mayor Pro Tem Ham, Councilmembers Broadway and Aycock voted in favor of the motion. Councilmembers Williams and Foster voted against the motion. Mayor Allen declared the Consent Agenda approved as recommended by a 4:2 vote. The items on the Consent Agenda were as follows:

Z-10-18 Lane Farms, Inc. – Southwest corner of Salem Church Road and US 70 Bypass. Ordinance Adopted. Applicant requests a zoning change from R-16 Residential to Highway Business.

Frontage: 500 ft. (on Salem Church Road)
2,400 ft. (on US 70 Bypass)
Area: 22 Acres (approx.)

Surrounding Zoning: North: R-20 and General Business
South: R-16 Residential
East: R-16 Residential
West: R-16 Residential

A portion of the property is occupied by Lanetree Conference Center and an area just north of Titleist Drive which is vacant.

A Conditional District has not been requested, however, the existing conference center would be a permitted use in Highway Business.

The City’s adopted Land Use Plan designates this property for industrial use (north of Titleist Drive) and Office and Institutional (for the Conference Center). Industrial uses are also recommended to the east and to the north, across US 70 Bypass.

City water is available to serve the property and the developer can extend sewer service to the subject site. The property is not located within a Special Flood Hazard Area.

The applicant has indicated his desire to develop a portion of the property just north of Titleist Drive for patio homes in the future which would be permitted in the proposed Highway Business zone.

The property north of Titleist Drive is located just outside the city limits but is within the City’s Extraterritorial Jurisdiction.

At the public hearing held on July 16, 2018, no one appeared to speak regarding this matter.

At their meeting held on July 30, 2018, the Planning Commission recommended approval of the zoning change.

Staff recommended Council accept the recommendation of the Planning Commission and adopt an Ordinance changing the zoning for the subject property from R-16 Residential to Highway Business. While not entirely compliant with the City’s adopted Land Use Plan which recommends industrial use, the change to Highway Business would reflect its proximity to a major corridor while appropriately zoning the existing conference center use. Consent Agenda Approval. Ham/Broadaway (4:2)

ORDINANCE NO. 2018-38 “AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT ORDINANCE OF THE CITY OF GOLDSBORO, NORTH CAROLINA CODE OF ORDINANCES”

CU-6-18 Glenn Price –West side of Millers Chapel Road between US 70 East and Wilson Street. Approved. Applicant requests a Conditional Use Permit to allow the operation of a contractor’s office with outdoor storage in the Airport-Business-1 zoning district.

The property is located within the Accident Potential Zone-1 and 75-79 decibel Noise Overlay District for Seymour Johnson Air Force Base.

Frontage: 100 ft.
Depth: 415 ft. (approx.)
Area: 0.95 Acres

In 2017 Council approved a Conditional Use Permit to allow an automobile repair and shop for property immediately behind the subject site.

Previously, the property operated as a producer of rubber stamps. It has been more than six months since the facility was last operated and, therefore, a Conditional Use Permit will now be required.

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

The submitted site plan shows that the property contains an existing single-story building with a 950 sq. ft. office area at the front and a 3,000 sq. ft. storage area at the rear which includes two vehicle bays.

The area behind the office is fenced in and is proposed for storage of the applicant's business vehicles and equipment. Applicant will be required to screen outside storage from off-site views.

According to Seymour Johnson AFB 2011 Air Installation Compatible Use Zone (AICUZ) report, the subject property falls within the 75-79 day-night average sound level (DNL) noise zone. The proposed use is compatible as long as measures to achieve a noise level reduction of 30 decibels will be incorporated into the design and construction of portions of the building where the public is received.

In addition, the subject property is located within the APZ-1. The occupancy of the property would be limited to 26 people. The density is considered compatible because the calculated FAR (Floor/Area Ratio) is less than the maximum FAR of 0.11 as required by the AICUZ report.

At the public hearing held on July 16, 2018, the applicant spoke in favor of the request. No one appeared in opposition.

The Planning Commission, at their meeting on July 30, 2018, recommended approval of the Conditional Use Permit and plans detailing the operation.

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

1. Adopt an Order approving the Conditional Use Permit to allow the operation of a contractor's office with outdoor storage in the Airport-Business-1 zoning district; and
2. Approve the submitted site plan detailing the operation of the contractor's office. Consent Agenda Approval. Ham/Broadway (4:2)

CU-7-18 Jay Patel – West side of Parkway Drive between Berkeley Boulevard and North Park Drive. Denied. Applicant requests a Conditional Use Permit to operate an internet café/electronic gaming facility within one unit in a strip shopping center

Lot Frontage: 246.7 ft.
Lot Depth: 145 ft.
Unit Area: 2,400 sq. ft.
Zone: General Business (GB)

Within the General Business zoning classification, internet cafés (electronic gaming operations) with no ABC permits are a permitted use only after the issuance of a Conditional Use Permit approved by City Council.

In May of 2017, Council adopted an Ordinance rewriting its regulations as they pertain to internet cafes/sweepstakes facilities and electronic gaming operations.

The new Ordinance now allows these uses only within the General Business zoning district if a Conditional Use Permit is granted. In addition, distances were established between internet cafes and other uses as follows:

500 ft. from Residentially zoned or developed property; Church, School, Day Care, Playground or Public Park

5,280 ft. from Another internet café (One Mile)

The new Ordinance also reduced the parking requirement for internet cafes to 1.5 spaces per computer and one space per employee.

Since the adoption of the new Ordinance, there have been no applications for internet cafés submitted for Conditional Use Permits.

The subject site meets all of the distance requirements with the exception of the distance between such facilities.

There is an existing internet café in the Pinewood Shopping Center that is approximately 4,842 ft. away from the applicant’s site. A modification of the one-mile distance will be required from 5,280 ft. to 4,842 ft.

Hours of Operation: 8:00 a. m. to 11:00 p. m.
(Monday through Friday)
Noon to 6:00 p. m.
(Saturday)
No. of Employees: 2
No. of Computers: 25

Based on the number of computers, the use would require 40 parking spaces. There are 44 marked parking spaces serving the entire strip center which contains four individual businesses. There is an additional paved area on the lot that is not striped but which would provide up to 20 parking spaces.

The applicant contends that the majority of his business will be after 5:00 p. m. when at least one other business in the center is closed.

At the public hearing held on July 16, 2018, no one appeared to speak either for or against this request.

The Planning Commission, at their meeting on July 30, 2018, recommended denial of the Conditional Use Permit since the location could not meet the separation distance from an existing internet café use.

Staff recommended Council accept the recommendation of the Planning Commission and adopt an Order detailing the denial of the Conditional Use Permit request. Consent Agenda Approval. Ham/Broadaway (4:2)

Amendment to: Site, Landscape and Building Elevation Plans - Maxwell Regional Agricultural and Convention Center & Farmer’s Market. Approved. The property is located on the east side of Wayne Memorial Drive between Cox Boulevard and New Hope Road.

Frontage: 700.12 ft.
Depth: 870.00 ft. (average)
Area: 534,089.16 sq. ft. or 12.261 acres
Zoning: General Business & O&I-1

Zoning for the property was changed from Shopping Center and Office and Institutional-1 to General Business (for the proposed Civic Center) on March 4, 2002. City Council approved site, landscape and building elevations plan for the 66,321 sq. ft. Convention Center and 4,800 sq. ft. open-air farmer’s market structure on June 6, 2016.

At the time of site plan approval for the Convention Center and the Farmer’s Market, the Farmer’s Market was proposed to be constructed of masonry (brick and stone) veneer to meet the City’s exterior performance requirements.

Prior to construction, and to stay within budget, the developer constructed the Farmer’s Market with prefabricated metal panels. Per the City’s exterior performance requirements, no more than 50% of the exterior building materials shall be prefabricated metal panels. The applicant is requesting a modification of this requirement. The developer has proposed to incorporate cupolas on the roof of the Farmer’s Market, as well as, planters around the building to provide a more attractive architectural design to meet the intent of the City’s requirements.

A temporary Certificate of Occupancy was issued in June, 2018. A final Certificate of Occupancy will be issued upon approval of the requested modification of the exterior performance requirements by City Council.

The Planning Commission, at their meeting on July 30, 2018, recommended approval of the modification subject to the applicant working with the staff to include additional plant material in proximity to the Farmer’s Market building in addition to the incorporation of cupolas and planters.

Staff recommended Council accept the recommendation of the Planning Commission and approve the modification of the City’s performance requirement for exterior building materials subject to the incorporation of cupolas on the roof, planters around the building and additional plant material being installed in proximity to the building. Consent Agenda Approval. Ham/Broadaway (4:2)

Site, Landscape and Building Elevation Plans – Wayne County Shell Building. Approved. The property is located on the southeast corner of Challen Court and Gateway Drive.

- Frontage: 775.49 ft. (Gateway Drive)
791.34 ft. (Challen Court)
- Depth: 966 ft. (average)
- Area: 18.94 acres
- Zoning: Industrial Business Park-1

The site has been identified as Lot No. 8 in the Wayne County Industrial and Business Park.

The submitted site plan indicates that the building will contain 50,277 square feet. Two paved access drives and a parking lot containing 18 parking spaces (including two handicapped spaces) is also proposed. No specific tenant is proposed to occupy this building, however, office and manufacturing uses are anticipated.

City Engineering will require approval of stormwater calculations and drainage plans prior to issuance of any building permits. Site plan does indicate a proposed wet pond and proper screening of pond will be required.

The submitted landscape plan indicates street trees along Challen Court and vehicular surface area plantings for the proposed 18 parking space area.

Building elevations have been submitted and indicate the proposed shell building will be constructed of metal and have a standing seam metal roof.

At the time a specific use is proposed, complete and detailed site, landscape and building elevation plans will be required for approval by the Planning Commission and City Council.

At their meeting held on July 30, 2018, the Planning Commission recommended approval of the plans as submitted.

Staff recommended Council accept the recommendation of the Planning Commission and approve the site, landscape and building elevation plans for the Wayne County Shell Building. Consent Agenda Approval. Ham/Broadaway (4:2)

Site, Landscape and Building Elevation Plans – Adair Place Apartments. Approved. The property is located behind Goshen Medical Center on the southwest corner of Adair Drive and U.S. Highway 70 West.

- Frontage: 373 ft. (Keenway Drive)
- Depth: 900 ft. (approximately)
- Area: 7.0 acres
- Zoning: R-6 Residential

The site has been identified as lot no. 3 of the Adair Place Subdivision. City Council approved rezoning of the subject property from Shopping Center to R-6 Residential in April, 2016.

The submitted site plan indicates three newly-constructed three-story apartment buildings containing a total of 72 units. In addition, a community building is also being proposed on site.

Parking for the site requires two spaces per unit plus .5 per bedroom over two. Thirty-six of the 72 total units will be 3-bedroom units and the other 36 units will be 2-bedroom units. A total of 162 parking spaces are required and 162 spaces have been provided to include eight handicap accessible spaces.

Access to the site will be directly from Keenway Drive. A portion of Keenway Drive will be constructed to City standards as a result of this development which would connect to Adair Drive from U.S. Highway 70. Interconnectivity has not been shown on the site plan however, staff is working with the applicant to indicate an access easement for future interconnectivity to Lot 4.

City sidewalks are required along frontage of the proposed development. Frontage along Keenway Drive is approximately 373 linear ft. The applicant is requesting to pay the sidewalk fee in the amount of \$5,595 in lieu of installation of the sidewalk.

The subject property would be served water through Fork Township Sanitary District. Sanitary sewer service will be provided by Fork Township but treated by the City of Goldsboro. City Engineering will require approval of stormwater calculations and drainage plans prior to issuance of any building permits.

Street trees have been provided along Keenway Drive. The proposed site plan indicates a Type C 20' landscape buffer along the eastern property line and along the northern property line along the future Keenway Drive. The applicant is requesting a modification of the required landscape buffers along the southern and western property lines due to those lines being adjacent to a permanently protected and managed open space.

Vehicular surface area landscape requirements must be met. Staff is working with the applicant to ensure landscape requirements are met per the requirements of the City's Unified Development Ordinance.

Dumpsters have been shown on the site plan and staff will work with the applicant to ensure the dumpsters are appropriately screened from off-site views.

Building elevations have been submitted and indicate the proposed buildings will be constructed of brick veneer and vinyl siding. Roofing materials will be a combination of asphalt shingles and standing seam metal.

At their meeting held on July 30, 2018, the Planning Commission recommended approval of the plans with a modification of the landscape buffers along the southern and western property lines.

It is recommended Council accept the recommendation of the Planning Commission and approve the site, landscape and building elevation plans as submitted with a modification of the required landscape buffers along the southern and western property lines adjacent to a permanently protected and managed open space. Consent Agenda Approval. Ham/Broadaway (4:2)

Contiguous Annexation Petition – The Three J's (North side of US 70 East between North Oak Forest Road and East Ash Street Extension) 9.74 Acres. Referred to the City Clerk. The applicant is requesting that contiguous property described by metes and bounds in Item 2 of the petition be annexed to the City of Goldsboro. Maps showing the property proposed to be annexed are available.

Pursuant to G. S. 160A-31, Council shall fix a date for public hearing on the proposed annexation if the petition is considered sufficient by the City Clerk.

The City Council, at their meeting on August 6, 2018 would request the City Clerk to determine the sufficiency of the petition. If the petition is determined to be sufficient, a public hearing would be scheduled and a report would be prepared by the Planning Department, in conjunction with other City departments, for submission to the Council.

It was recommended Council request that the City Clerk examine the annexation petition to determine its sufficiency. Consent Agenda Approval. Ham/Broadaway (4:2)

FY 2018-19 Installment Financing – Vehicles. Resolution Adopted. When Council adopted the FY 2018-19 budget, several vehicles/equipment were characterized to be purchased through installment financing. The following vehicles were listed to be purchased by an installment financing agreement pursuant to N.C.G.S. 160A-20:

<u>Vehicle/Equipment</u>	<u>Department</u>	<u>Amount</u>
Bucket Truck	Building Maint.	\$ 120,000
Crew Cab Pick-Up Truck	Solid Waste	29,000
Dump Truck		90,000
Transit Van	Police	28,102
F150 Truck		23,515
F250 Truck		21,869
Utility Truck	Parks & Rec.	47,500
Tandem Dump Truck	Maintenance	140,000
Heavy Duty Wheel Loader	Compost	153,000
Air Compressor	Fire Dept.	52,234
Trommel Screen	Compost	235,000
	Total	\$ 940,220

The City will start the Request for Proposals (RFP’s) for the abovementioned vehicles to banking institutions in December 2018 with an anticipated loan closing in January 2019. The bid proposal will request quotes over a five (5) and ten (10) year term.

Since the equipment will be necessary before financing can be finalized, a reimbursement resolution is needed in the amount of not to exceed \$960,000.

It is recommended Council adopt the following entitled Resolution declaring the City Council’s intent to reimburse the City of Goldsboro from the proceeds of the installment financing for the vehicles listed above in the amount not to exceed \$960,000. Consent Agenda Approval. Ham/Broadaway (4:2)

RESOLUTION NO. 2018-44 “RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GOLDSBORO, NORTH CAROLINA DECLARING ITS INTENTION TO REIMBURSE THE CITY OF GOLDSBORO, NORTH CAROLINA FROM THE PROCEEDS OF THE INSTALLMENT FINANCING FOR VEHICLES AND EQUIPMENT”

Authorization of an Installment Financing for the Hardware to enhance the City’s Network. Resolution Adopted. The City has implemented a Technology Replacement Plan to regularly upgrade computers and equipment along with replacement of servers/storage in a timely manner to meet the City’s growing technology needs.

In 2012, 2013, and 2016, the City of Goldsboro issued three (3) other IT equipment leases. The final payments on the 2012 and 2013 leases were paid in July 2016 and December 2017 respectfully. Council agreed to divide the IT lease for 2018 into two leases at its February 5 meeting, authorizing \$478,000 in February and agreeing for the other lease in the following fiscal year.

The City needs to update the following equipment:

1. Network Equipment for all City Facilities	\$355,000
2. UPS Units for all Wiring Closets	7,000
3. Upgrade Security Systems for City Facilities	16,000
4. Fiber Trailer	25,000
5. Message Archiver	7,000
6. Police Department MDTs	40,000
Total	\$450,000

The estimated cost for equipment and upgrades is appropriately \$450,000. SunTrust Bank shall retain the interest rate of 3.21% for a fifty-nine (59) month term with a closing fee of \$250. The first payment will be due August 2019.

North Carolina General Statute 160A-20 allows cities to enter into installment contracts for the financing of personal property acquisitions.

It is recommended Council adopt the following entitled Resolution contracting with SunTrust Equipment Finance and Leasing Corporation for the installment financing of \$450,000. Consent Agenda Approval. Ham/Broadaway (4:2)

RESOLUTION NO. 2018-45 “RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY OF A MASTER LEASE AGREEMENT, EQUIPMENT SCHEDULE NO. 06, AN ESCROW AGREEMENT, AND RELATED INSTRUMENTS, AND DETERMINING OTHER MATTERS IN CONNECTION THEREWITH”

Authorization to File Application for Approval with the North Carolina Local Government Commission for the Financing of the Construction of Central Police/Fire Department and Replacement of Dorm Building at Fire Station #4.

Resolution Adopted. The City Council desires to pursue the financing of the construction of a replacement dorm building at Fire Station #4 and renovations and expansion of the City’s Police and Fire Department. The cost of the financing for these projects with cost of issuance expenses will be approximately \$5,300,000.

The Council determined that the most advantageous manner of financing these projects is by installment financing contract pursuant to Section 160A-20 of the General Statutes of North Carolina. The City Manager, Finance Director and other appropriate officers of the City is hereby authorized and directed to proceed with the financing of the project and filing the application with the Local Government Commission for its approval of such financing in the amount not to exceed \$5,300,000.

It is recommended that the following entitled Resolution be adopted authorizing the Finance Director to file an application with the North Carolina Local Government Commission for the construction of the Central Police/Fire Department and Replacement of Dorm Building at Fire Station #4. Consent Agenda Approval. Ham/Broadaway (4:2)

RESOLUTION NO. 2018-46 “RESOLUTION AUTHORIZING THE FILING OF AN APPLICATION FOR APPROVAL OF AN INSTALLMENT FINANCING AGREEMENT AUTHORIZED BY NORTH CAROLINA GENERAL STATUTES §160A-20 AND MAKING CERTAIN FINDINGS REQUIRED BY NORTH CAROLINA GENERAL STATUTES §159-151”

Resolution Authorizing the Execution and Delivery of an Installment Financing Contract to Finance the Construction of Central Police and Fire Department Expansion and Renovations to Fire Station #4. Resolution Adopted.

The City of Goldsboro plans to construct a state-of-art 8,000 square foot expansion for police evidence and construct a 3,500 square foot dormitory building at Fire Station #4. The City has solicited bids for the installment financing for these projects with an amount not to exceed \$5,300,000.

Requests for Proposals (RFP's) were mailed to over 50 institutions on June 8, 2018 with nine different financial institutions responding on June 28, 2018. A listing of the proposals are attached for Council's information.

The RFP was distributed to potential lenders with a request not-to-exceed par amount of \$4,500,000. Based on construction bids received, it was determined that the financing needed to be delayed until September and the amount needed to be increased to \$5,300,000. While the majority of the institutions submitted proposals consistent with the RFP, Zions Bank offered the lowest rate for the \$5,300,000 and extend the closing date to September 2018. Zions Bank presented a rate of 3.41% over a 15-year term. Southern Bank declined to increase the loan amount to \$5.3 million.

Davenport, the City's Financial Advisor, has reviewed the proposals and recommends Zions Bank for the \$5,300,000 financing. By selecting Zions Bank's bid, the City locks in the lowest cost of financing while maintaining the ability to prepay the loan in the future if needed.

Financing of this project will be authorized through the utilization of an installment contract authorized under North Carolina General Statute 160A-20. The Local Government Commission will meet for approval on this financing at its September 11th meeting.

It is recommended that the City Council accepts the proposal from Zions Bank with the interest rate of 3.41% over a 15 year term for the construction of the Police/Fire Department facility and renovations to Fire Station #4 subject to the Local Government Commission's approval on September 11, 2018.

It is recommended the following entitled Resolution be adopted authorizing the Mayor, City Manager, Finance Director and City Clerk to sign and execute all the necessary documents required for the installment financing contract with Zions Bank. Consent Agenda Approval. Ham/Broadaway (4:2)

RESOLUTION NO. 2018-47 "RESOLUTION TO APPROVE AN INSTALLMENT PURCHASE CONTRACT"

McKim & Creed, Inc. Engineering Services Agreement for Phase IV Sewer Collection System Rehabilitation – Contract Addendum No. 1. Resolution Adopted. The City of Goldsboro entered into an engineering agreement with McKim and Creed on July 17, 2017 for Phase IV of the phased sewer rehab program to complete rehabilitation design, bid, and award assistance.

The Phase IV Sanitary Sewer Rehabilitation project has been bid and contract award is contingent upon approval of an additional Clean Water State Revolving Fund loan.

The City of Goldsboro has requested additional services to complete limited construction phase services and post-construction services. The scope of work also includes additional permitting and bidding efforts not included in the original contract scope, as detailed below:

<u>Task/Fee Schedule:</u>	
Limited Construction Services	\$ 107,300
Limited Post-Construction Services	\$ 15,000
Additional Services	\$ 22,000
Task Total	\$ 144,300

We have reviewed the financing of this project with the Finance Director and determined that sufficient funds are available in Sanitary Sewer Bond Proceeds.

It is recommended Council adopt the following entitled resolution authorizing the City Manager to execute Contract Addendum No. 1 with McKim and Creed, Inc. in the amount of \$144,300. Consent Agenda Approval. Ham/Broadaway (4:2)

RESOLUTION NO. 2018-48 “RESOLUTION AUTHORIZING EXECUTION OF CONTRACT ADDENDUM NO. 1 FOR PROFESSIONAL ENGINEERING SERVICES AGREEMENT BETWEEN THE CITY OF GOLDSBORO AND MCKIM & CREED, INC. FOR PHASE IV SEWER COLLECTION SYSTEM REHABILITATION”

Street Closing – Downtown Goldsboro Annual Dinner. Approved. The Downtown Goldsboro Development Corporation Annual Dinner is an award ceremony and celebration, which highlights achievements downtown Goldsboro has made over the past year, and recognizes individuals and groups that have helped turn vision into reality. The event includes live music, a catered dinner and an awards ceremony.

The Downtown Goldsboro Development Corporation will host their 2018 Annual Dinner in front of Historic City Hall on Friday, September 21st from 6:00pm – 9:30pm. The organization requests a street closure of the 200 block of North Center Street, northbound lane only. The event will include 30+ tables, 200+ chairs, food tables and tents to accommodate 200+ guests.

Due to the logistics of this event and the safety of the guests, the DGDC is requesting that the 200 block of North Center Street, northbound only, be closed from 7am to 11pm. The parking lot next to historic City Hall is also requested to be closed from 7am – 11pm for the safety of drivers and their property during set-up.

All tents and tables will be arranged to ensure proper access to all alleyways and driveways.

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

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

Staff recommended Council grant the requested temporary closing of the north bound lane of the 200 block of North Center Street between Mulberry and Ash Street on Friday, September 21, 2018 from 7:00 am to 11:00 p.m. to be used for the Downtown Goldsboro Annual Dinner, subject to the above conditions. Consent Agenda Approval.
Ham/Broadaway (4:2)

NC Poultry Festival Street Closing. Approved. The NC Poultry Festival is an all-inclusive, poultry festival that celebrates the deep, “feathered” roots of Goldsboro. It includes the 2nd Annual “Food Cluck Rodeo” kid’s zone, vendor booths, food, live music on two stages, the Kansas City Barbecue Society Cook-Off to be held Friday and Saturday, September 7-8th, 2018.

Since January, Goldsboro Parks and Recreation, DGDC, Arts in Wayne, Boys and Girls Club of Wayne County, Downtown Merchants Association and Wayne County Travel and Tourism have been planning to make this year’s festival the best one yet. The festival will offer an array of activities for all ages to enjoy. The event takes place on the 100 & 200 blocks of South Center Street. Each year attendance increases and we expect this year to be no different.

Due to the logistics of the festival and to keep attendees safe, Goldsboro Parks and Recreation is requesting that the 100 & 200 block of South Center Street be closed from:

-Friday, September 7th, 5:00pm-9:00pm

Center St at Intersections: Spruce & Chestnut
-Saturday, September 8th, 6:00am-6:30pm
Center Street at Intersections: Walnut, Chestnut & Spruce

All vendor booths, entertainment attractions and displays will be arranged to secure proper access to all fire hydrants, alleyways and driveways.

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

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

Staff recommended Council grant the requested temporary closing of:

- The 200 block of South Center & Spruce, and South Center and Chestnut on Friday, September 7, 2018 from 5:00pm-9:00pm to be used for activities associated with the NC Poultry Festival subject to the above conditions.
- Center Street from Ash to Spruce Streets and intersections of Center and Mulberry Center and Walnut and Center and Chestnut on Saturday, September 8, 2018 from 6:00am to 6:30pm. to be used for activities associated with the NC Poultry Festival, subject to the above conditions. Consent Agenda Approval. Ham/Broadaway (4:2)

End of Consent Agenda.

City Manager's Report. Mr. Scott Stevens stated National Night Out is Tuesday, August 7th at Herman Park from 6:00 – 8:00 pm. Goldsboro High School will be back in class tomorrow, watch for students and buses. Mr. Stevens shared information regarding the Former WA Foster Center Renaming Survey. A flyer is going out in water bills this month with information on how to submit one's recommendation.

Councilmember Williams shared some seniors he has spoken with recommend Dortch Coley.

Mayor and Councilmembers' Reports and Recommendations. Mayor Allen read the following Proclamation:

35th Annual National Night Out Proclamation. Mayor Allen proclaimed Tuesday, August 7, 2018 as the 35th Annual National Night Out in the City of Goldsboro, North Carolina, and do hereby call upon all citizens of the City of Goldsboro to join in the National Association of Town Watch in supporting the 35th Annual National Night Out on August 7, 2018.

Mayor Allen encouraged everyone to come out.

Mayor Allen shared they would be welcoming students back to Goldsboro High School tomorrow morning at 8:00 am if anyone would like to join them. He also congratulated Bishop Slater on being elevated to Archbishop. Mayor Allen thanked Bishop Slater for all he does for our community.

Councilmember Williams shared he and Councilmember Foster attended the North Carolina Black Elected Officials Conference and they learned a lot. He

encouraged the kids to make the best out of this school year. We also attended the Purple Heart Dinner, it was very heartfelt.

Councilmember Broadway encouraged everyone to come out to National Night Out and stop by the Crime Stoppers booth.

Councilmember Aycock stated today was the last day for the GWTA Director, Fred Fontana. He made a tremendous difference in how the bus system ran and took care of the employees. He wished Mr. Fontana a happy retirement.

Councilmember Foster stated no comment.

Mayor Pro Tem Ham stated no comment.

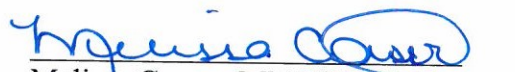
Closed Session Held. Upon motion of Mayor Pro Tem Ham, seconded by Councilmember Broadway and unanimously carried, Council convened into Closed Session to discuss property acquisition and potential litigation matters.

Council came out of Closed Session.

There being no further business, the meeting adjourned.



Chuck Allen
Mayor



Melissa Corser, MMC/NCCMC
City Clerk