

MINUTES OF MEETING OF MAYOR AND CITY COUNCIL HELD
JUNE 26, 2017

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 June 26, 2017 with attendance as follows:

Present:

- Mayor Chuck Allen, Presiding
- Mayor Pro Tem Bevan Foster
- Councilmember Antonio Williams
- Councilmember Bill Broadaway
- Councilmember Mark Stevens
- Councilmember David Ham
- Councilmember Gene Aycock
- Jim Womble, Attorney
- Scott Stevens, City Manager
- Melissa Corser, City Clerk
- Randy Guthrie, Assistant City Manager
- Holly Jones, Intern
- Kaye Scott, Finance Director
- Jimmy Rowe, Planning Director
- Jennifer Collins, Assistant Planning Director
- Rick Fletcher, Public Works Director
- Mike Wagner, Assistant Public Utilities Director
- Chad Lemasters, Streets & Storms Superintendent
- Scott Williams, IT Director
- Shycole Simpson-Carter, Community Relations Director
- Pam Leake, Interim Human Resources Director
- Octavius Murphy, Assistant to the City Manager
- Allen Anderson, Chief Building Inspector
- Sherry Archibald, Paramount Theatre & GEC Director
- Tracie Davis, Communications & Marketing Director
- Mike West, Police Chief
- Scott Barnard, Parks & Recreation Director
- Gary Whaley, Fire Chief
- Fred Fontana, GWTA Director
- Ken Conners, News Director-Curtis Media Group East
- Rochelle Moore, Goldsboro News-Argus (arrived at 5:02 p.m.)
- Lonnie Casey, Citizen
- Shirley Edwards, Citizen
- Carl Martin, Citizen
- Lawrence Merritt, Citizen
- Bobby Mathis, Citizen
- Della Mathis, Citizen
- Yvonnia Moore, Citizen
- Leatrice Stanley, Citizen
- Mark Colebrook, Citizen
- Caralyn Blake, Community Affairs Commission
- Captain Matthew Pendergraph, Fire Department
- Terry Cottle, Historic District Commission
- Sarah McCullouch, Mayor's Committee for Persons w/ Dis.
- Gretchen Reed, Tourism Council
- Ron Lawrence, Attorney (arrived at 6:12 p.m.)

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 Ham and unanimously carried Council added Item F-1 Animal Control to the Work Session Agenda. Upon motion of Councilmember Ham,

seconded by Councilmember Stevens and unanimously carried, Council adopted the agenda.

Invocation. The invocation was provided by Chief Whaley.

Boards and Commissions Reports. The following boards and commissions provided Council with an update on membership, purpose and activities:

- Community Affairs Commission – Caralyn Blake, Chairperson
- Local Firefighters’ Relief Fund Board of Trustees – Captain Matthew Pendergraph, Chairperson
- Historic District Commission – Terry Cottle, Chairperson
- Mayor’s Committee for Persons with Disabilities – Sarah McCullough, Chairperson
- Goldsboro Tourism Council – Gretchen Reed, Chairperson

Mayor Pro Tem Foster expressed concerns regarding diversity on the Planning Commission.

Mayor Allen thanked them for their service on these boards. Mayor Allen stated these boards are an important part of city government.

Summer Youth Jobs. Councilmember Williams stated one of the things I was concerned about was demographics. I asked Shycole to get those numbers last week and she has not got those to me yet. Mr. Stevens replied 51 of the 60 are low-moderate income, so 86% was low-moderate.

Mayor Pro Tem Foster asked what schools the kids came from. Mr. Scott Stevens shared the following information:

- Goldsboro High School – 26
- Charles B. Aycock – 4
- Eastern Wayne – 17
- Spring Creek – 2
- Rosewood – 1
- Wayne Early Middle – 6
- Wayne County Day – 1
- Wayne Christian – 1
- Wayne School of Engineering – 1

Councilmember Williams stated he was glad to hear Seymour Johnson Air Force Base created some more jobs.

Mayor Pro Tem Foster stated what about the kids that were not hired this year, what can we possibly do to help them next year. Mr. Stevens recommended waiting until the end of the program, come back with a list of things we could do better on next year.

Mr. Stevens introduced, Ms. Holly Jones, an intern for the City Manager’s Office.

Councilmember Williams suggested getting a gift card for students who were not selected for the youth employment program.

Permit Fees for Work Related to Hurricane Matthew. Mr. Allen Anderson stated after Hurricane Matthew we waived all permits fees related to storm damage. Recently the County extended waiving permits fees related to Hurricane Matthew until June 30, 2018. Mr. Anderson asked if Council would want to consider waiving the city’s fees until that time or set a date to when this might expire.

Mr. Stevens stated one thing he would like to add is the county is waiving all fees, new construction or renovation, for those related to Hurricane Matthew.

Mayor Pro Tem Foster stated it is a good idea to waive permits fees for those who were affected by the storm.

Upon motion of Councilmember Aycock, seconded by Councilmember Stevens and unanimously carried, Council agreed to extend waiving the permit fees related to Hurricane Matthew until 2018.

Position Description Cost Update. Ms. Pamela Leake stated there was an interest in securing a professional firm to review position description analysis. I obtained bids from two agencies, Development Associates and Springsted. Both of them have actually worked with North Carolina municipalities and prices ranged from \$15,000 to \$22,500, which includes the review of all job descriptions, class specifications and salary rates.

Mayor Pro Tem Foster stated he would like to have that information so he can research before making a decision.

Mayor Allen asked staff to share the information with all of Council.

Busco Beach Discussion. Mr. Jimmy Rowe provided a map of Busco Beach. We extended our ETJ back on January 24, 1994 to include Busco Beach. At that particular time Busco Beach had a total of 246.33 acres. On April of 1994, the owner submitted a change of zone application. On May 23rd the Planning Commission recommended approval of the change of zone application from R-16 to General Business Conditional District Watershed Protection. On June 6, 1994 the Council approved the rezoning request. After that time, we got a report from North Carolina Department of Public Safety that there were some deficiencies at Busco Beach. We found out all of the buildings they had built did not meet the flood plain management program. The building inspector issued a stop work order. On February 20, 2013 the North Carolina Department of Public Safety sent the city a letter indicating that all flood plain management requirements for Busco Beach had been met, after that they submitted another application for conditional district which included an additional 432.13 acres. Currently Busco Beach contains 678.46 acres. After several deferrals by the Planning Commission, their request was recommended to be approved by the Planning Commission on September 3, 2013 and on October 7, 2013 Council recommended approval with some conditions. One of the main conditions was the hours of operation for Busco Beach was 8:00 am to 11:00 pm with no riding of atv's between 11:00 pm and 8:00 am. We have received complaints they continue to ride after the hours. A letter was written to the owner. The City of Goldsboro does not have any police power in the ETJ, the County could police it, but therefore with the conditions set forth, we do not really have the manpower we have in code enforcement. Mr. Rowe stated based on that my recommendation would be to delete Busco Beach from our ETJ. Therefore, for a period of 60 days we would maintain until the County can adopt regulations. In addition, by doing this our ETJ would go back to the river. I am also recommending we transfer city lots from the flood buyout program to the County who owns several properties adjacent to those mentioned.

Mayor Pro Tem Foster asked if there was anything we could do to get the Sheriff to police. What's the difference in them policing in my neighborhood versus going out there to enforce the law.

Mr. Stevens stated I would imagine going out there to find someone riding the atv in the woods would be challenging.

Additional discussion included ETJ planning, rezoning and annexation. Council agreed staff could proceed with the process of removing Busco Beach from the ETJ. Mr. Rowe stated the County would also need to agree to accept before it could be deleted from the ETJ.

Former WA Foster Council Committee Discussion. Mr. Stevens provided an update on the former WA Foster building. Mr. Stevens asked if any of Council would like to be a part of future discussions. Mayor Allen, Mayor Pro Tem Foster and

Councilmember Stevens stated they would like be a part of the council committee for the former WA Foster building.

Animal Control. Chief West shared at the end of last year, the Animal Control Officer retired, the animal control duties at that time became the responsibility of the Police Department's Fleet Maintenance and police officers. About 90 days ago, the County took over animal control services for the city on a trial basis. Since then, the citizens of Goldsboro have been calling Wayne County Animal Control for service within the city. The County has agreed to take over animal control duties for the city at a cost to the city of \$70,000.00. The County will hire an additional animal control officer to bring their total to 5 officers and to also purchase additional equipment. The animal control position was a grade 70 and with fringes it comes to \$57,270. When animal control was a separate division in 2013, the total budget was \$62,900.

Chief West shared the following:

Pros: 5 animal control officers with 24/7 access. The city is not responsible for equipment such as animal traps and a truck.

Cons: The County does not currently handle cats and they also are not responsible for picking up animal carcasses. Any wildlife such as possums, snakes, squirrels, etc., the caller will be referred to NC Wildlife.

Council discussed and consensus was staff could proceed with the County taking over animal control duties for the city.

Enhanced Community Involvement Plan. Chief West provided the following information.

CALEA Manager

9 applicants will participate in an Assessment Center on July 12th and 13th at City Hall. I hope to have a CALEA Manager hired by the end of July.

Mayor Pro Tem Foster asked what the qualifications were for the job. Mr. Stevens stated we do have a position description we can provide. Mayor Allen asked they send out the position description. Additional discussion included the assessment process.

Community Policing

Currently each patrol shift (4), SEU and Investigations dedicate two officers to conduct foot patrols in each district twice a month for two hours. Patrol Officers conduct their foot patrols on their day off and receive call back pay. Police officers continue to receive Community Policing training and conduct community projects as part of those classes.

Community Policing projects so far:

- Cook out for residents at The Grand at Day Point
- Yard cleanups in a couple of neighborhoods
- Built shelves at Dillard school to hold non-perishable food items
- Senior games at the senior center
- Field day at the Boys and Girls Club
- Shoot, Don't Shoot scenario at WCC for students
- Purchased a flag, flag pole, bench and a plaque and placed at the grave of Marine PFC Dan Bullock (youngest American killed in action in Vietnam at 15 yoa).
- Operation Clean Slate

The police department continues to participate in Our Community Cares Fun Day, National Night Out, Coffee with a Cop, Citizens Police Academy, and the G.R.E.A.T. Program.

Where do we go from here?

- Rebrand Crime Prevention to Community Services
- Fill the two Corporal vacancies through upcoming promotions

- As manpower increases we could increase the size of Community Services, allowing more flexible duty hours, and assigned officers to districts permanently. This would allow shift officers to answer calls for service and Community Service officers to work more closely with citizens in their districts.

IACP Law Enforcement Policy Center and Training Key Programs

Currently only IACP Members can access the Model Policies.

The policies addressed by the center are selected because they represent some of the most difficult issues facing law enforcement administrators. The policy center continues to develop models in other priority areas. Currently there are approximately 134 model policies.

IACP Net provides the entire library of Model Policies and Concepts & Issues Papers. Additionally, IACP Net subscribers are able to access a comprehensive research library that houses over 20,000 policies from law enforcement agencies across the country. Using IACP Net's search function, subscribers can find policies from agencies that closely match their population, manpower, and geographic location. Subscription is \$1,225.00 per year.

The Training Keys are concise, authoritative sources of law enforcement information. These six-page, loose-leaf monographs allow law enforcement officers to expand or sharpen their knowledge, skills and abilities on a broad variety of law enforcement practices and procedures such as:

- Civil Liability
- Police Ethics
- Community Policing
- Investigation of Public Complaints
- Intelligence-Led Policing
- First Line Supervision

Mr. Stevens shared an update on the following components of the Enhanced Community Involvement Plan.

- Social Media Training – completed June 2017
- Diversity & Cultural Training – scheduled for the fall
- Customer Service Training – held on June 21 and 22; makeup date Sept. 17

Police Athletic League

National PAL will assist in directing the police department on how to get a PAL started. Assess all of our resources both outside as well as inside the police department, and then determine the size of the program and what activities will be offered.

PAL primarily serves kids ages 5 to 18.

A PAL program should encompass these few areas:

- Character Development
- Homework Assistance and Academic Enrichment
- Arts and Cultural Enrichment
- Recreational Activities

The program will include activities that will appeal to our youth and centered around the resources we have available.

Getting officers to volunteer as coaches and mentors is of great benefit and a mandatory requirement.

Partner up with their local recreation center or school and work hand in hand to make it happen.

Get community support for the program by involving media such as local television stations, radio stations, and local newspaper. Let them know what we are doing, the positive effects of the program will have on the community, and why it is important. Cops and kids working and playing together is what PAL is all about. If a child learns to respect a police officer as their mentor or as a friend on the playing field, chances are they will respect that officer on the streets.

Improve Public Awareness of Complaint Process

Link on main Police Department Web Page that will take you to a page devoted to Citizen Complaints

- Online complaint form
- Explain the types of complaints: Citizen Complaint, Internal Investigation, Special Investigation
- Explain the types of findings: Sustained, Unfounded, Not-sustained, Exonerated, Policy Failure
- Show common allegations
- Show dispositions
- Year by year comparison (or monthly)

Public Complaint Packages:

- Include complaint forms, information on the department complaint procedures, and an explanation of the action that the complainant can expect in response to the complaint.

Mr. Stevens shared two town hall meetings have been held and asked if Council had any interest in holding others at this time. Councilmember Aycock shared he and Councilmember Broadaway held one, it was well attended, they had a lot of ideas. Councilmember Broadaway stated he would like to commend staff for attending, Melissa did a great job in getting the questions and Octavius getting those answered. Mr. Stevens stated if Council would like to hold additional meetings to please let staff know. Mr. Stevens reviewed additional items “in progress” from the Enhanced Community Involvement Plan.

Additional items discussed included new police cars and how they are assigned. Mayor Pro Tem Foster stated some of the newer officers have shared they feel they are getting the older cars still. Mayor Allen stated 10 more cars will be ordered in the next budget, if we keep this pace, we should be good.

Mayor Pro Tem Foster asked about ShotSpotter. Chief West stated Phil Daily from ShotSpotter will attend the August 7th work session and present. The renewal of ShotSpotter will be pushed back from late July to after the August work session to give council members the opportunity to see the presentation from ShotSpotter. Chief West stated I asked Phil to use our data in his presentation.

Mayor Allen stated he felt ShotSpotter was an important tool.

Mayor Pro Tem Foster stated he would like to see the numbers.

Cover Agenda. Each item on the cover agenda was generally discussed. Additional discussion included:

Item I. Agreement between the City of Goldsboro and the North Carolina Department of Transportation for EB-5707 Stoney Creek Greenway Safe Routes to Schools Project. Mayor Allen stated we will need to figure out how to cross Royall Avenue.

Councilmember Stevens stated he received a call from a resident that the ditch near 308 Herman Street is clogged with trash. Mr. Stevens stated staff will take a look at the ditch.

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

Council came out of closed session.

There being no further business, the work session adjourned.

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 April 17, 2017 with attendance as follows:

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

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

Pastor Michael McAuley with Victory Free Baptist Church provided the invocation. Zachery Revels with Troop 258 led the Pledge to the Flag followed.

Approval of Minutes. Upon motion of Councilmember Aycock, seconded by Councilmember Stevens and unanimously carried, Council approved the Minutes of the Recessed Meeting of March 21, 2017 and Minutes of the Work Session and Regular Meeting of April 4, 2017 as submitted.

Resolution Expressing Appreciation for Services Rendered by Keith Smith as an Employee of the City of Goldsboro for More Than 30 Years. Resolution Adopted. Keith Smith retires on July 1, 2017 as a Safety Coordinator with the Human Resources Department of the City of Goldsboro with more than 30 years of service. Keith began his career on January 19, 1987 as a Laborer I in the Public Works Department. On February 3, 1988, Keith was promoted to Materials Control Worker in the Public Works Department. On January 3, 1989, Keith was promoted to Equipment Operator III in the Public Works Department. On February 6, 1991, Keith was promoted to Materials Controller with the Public Works Department. On September 3, 1997, Keith was promoted to Construction Inspector with the Engineering Department. On July 1, 2015, Keith was promoted to Safety Coordinator with the Human Resources Department where he has served until his retirement. Keith has proven himself to be a dedicated and efficient public servant who has gained the admiration and respect of his fellow workers and the citizens of the City of Goldsboro. The Mayor and City Council of the City of Goldsboro are desirous, on behalf of themselves, employees and the citizens of the City of Goldsboro, of expressing to Keith Smith their deep appreciation and gratitude for the service rendered by him to the City over the years. We express to Keith Smith our deep appreciation and gratitude for the dedicated service rendered during his tenure with the City of Goldsboro. We offer Keith our very best wishes for success, happiness, prosperity and good health in his future endeavors.

Upon motion of Councilmember Broadway, seconded by Councilmember Stevens and unanimously carried Council adopted the following entitled Resolution expressing appreciation to Keith Smith.

RESOLUTION NO. 2017-41 "RESOLUTION EXPRESSING APPRECIATION FOR SERVICES RENDERED BY KEITH SMITH AS AN EMPLOYEE OF THE CITY OF GOLDSBORO FOR MORE THAN 30 YEARS"

Mayor Allen presented a framed copy of the resolution to Keith.

Ms. Leake stated good evening Mayor and City Council. Keith hit the ground running. He made sure all of our departments were in compliance with safety. He has been on vehicle accident calls, also responded to our safety committee meetings and he has definitely been an asset and we are going to miss him.

Mr. Keith Smith stated thank you for letting me work with the City for 30 years.

Mayor Allen also thanked Keith for all he did during his tenure.

Golden STAR Awards. Ms. Pamela Leake, Interim Human Resources shared the following about the Golden Star Awards: After receiving notification of an anonymous monetary donation to establish a recognition program for employees; a group of department heads were tasked with developing not only the criteria and guidelines to recognize our employees but also a name for the program. After several discussions and drafts, we selected The Golden STAR Award which also stands for Special Thanks and Recognition.

The award is to recognize employees in a timely manner for their contributions to the organization and the community. These contributions go above and beyond the normal scope of responsibilities of the performance of their duties.

The award focuses on customer service/professionalism, problem solving/quality improvement, teamwork/community partnership or other professional/personal achievement in a way that relates to the City's values and beliefs of integrity, professionalism, collaboration and promoting the quality of life. Anyone having knowledge of such characteristics displayed by an employee or group of employees may submit a nomination. The monthly recipients will receive a monetary award, a certificate signed by the City Manager and Mayor, and a pin signifying their STAR status.

Mayor Allen and Ms. Pamela Leake, Interim Human Resource Director presented an award to the following employees for going above and beyond:

- Carnell Britt – Fire Department
- Bryan Stewart, Taj Polack, Justin Allen – Fire Department
- Damon Coley – Fire Department
- Donnie Kimbrell, Bill Weaver, Matthew Brown, Thomas Howell – Building Maintenance
- Gaston Lopez and Durwood McKinnie – Planning
- Laura Getz – City Manager's Office
- Lynn Grantham – Parks & Recreation

Contiguous Annexation Request – Cuyler Spring Housing Associates, LLC – Northwest corner of Cuyler Best Road and Oxford Boulevard (5.3 Acres). Public Hearing Held. Ordinance Adopted. The City Council, at their meeting on June 5, 2017, scheduled a public hearing for the proposed annexation of the subject property. A public hearing notice was properly advertised stating the time, place and purpose of the meeting.

Pursuant to G. S. 160A-31, at the public hearing all persons owning property in the area proposed to be annexed, as well as the residents of the municipality, shall be given an opportunity to be heard on the proposed annexation.

If the Council determines that the proposed annexation meets all the requirements of G. S. 160A-31, it has the authority to adopt an annexation ordinance.

A report prepared by the Department of Planning and Community Development, in conjunction with other departments, concerning the subject annexation area is available. All City services can be provided to the property.

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

CV Sutton Jr. shared concerns regarding respect for citizens, especially senior citizens. Mayor Allen stated Mr. Sutton, let me stop you for a moment, I believe you would like to speak during the public comment period and this is a public hearing for an annexation. Mr. Sutton stated I didn't realize that.

No one else spoke and the public hearing was closed.

Upon motion of Councilmember Broadaway, seconded by Councilmember Ham and unanimously carried, Council adopted the following entitled Ordinance annexing the Cuyler Spring Housing Associates, LLC Property effective June 30, 2017.

ORDINANCE NO. 2017-31 "AN ORDINANCE ANNEXING CERTAIN CONTIGUOUS REAL PROPERTY TO THE CITY OF GOLDSBORO, NORTH CAROLINA"

Non-Contiguous Annexation Request – Redco Properties, LLC – Northwest corner of Wayne Memorial Drive and Tommy's Road (30.4 Acres). Public Hearing Held. Ordinance Adopted. The City Council, at their meeting on May 15, 2017, scheduled a public hearing for the proposed annexation of the subject property. A public hearing notice was advertised stating the time, place and purpose of the meeting.

Pursuant to G. S. 160A-58.2, at the public hearing all persons owning property in the area proposed to be annexed, as well as the residents of the municipality, shall be given an opportunity to be heard on the proposed annexation.

If the Council determines that the proposed annexation meets all requirements of G. S. 160A-58, it has the authority to adopt an annexation ordinance.

In addition to those requirements the City Council, adopted a policy which allows annexation of noncontiguous areas subject to a number of requirements. The requirements governing noncontiguous annexations are as follows:

- a. The area is located within one mile of the established city limit line;
- b. The City's ability to contract for the provision of fire and police protection.
- c. In no instance shall a noncontiguous area have an adverse effect upon the City's overall annexation plans.
- d. If an area is situated beyond one mile of the city limits, the City may consider annexation of that area so long as a public water supply water is available or can be reasonably made available and the tract in question is 20 acres or more.

As indicated in the report, the area proposed for annexation meets all of the above items.

Mayor Allen opened the public hearing. No one spoke and the public hearing was closed.

Upon motion of Councilmember Broadaway, seconded by Councilmember Aycock and unanimously carried, Council adopted the following entitled Ordinance annexing the Redco Properties, LLC site effective June 30, 2017.

ORDINANCE NO. 2017-32 "AN ORDINANCE ANNEXING CERTAIN NONCONTIGUOUS REAL PROPERTY TO THE CITY OF GOLDSBORO, NORTH CAROLINA"

Public Hearing to Consider an Incentive Grant Agreement with Project J. Public Hearing Held. Resolution Adopted. Project J has developed plans for the renovation of an existing facility and installation of manufacturing machinery and equipment in Goldsboro, North Carolina. The City Council of Goldsboro believes that

the location of new industries and the expansion of existing industries is vital to the economic health of Goldsboro and to the welfare of its citizens. The City Council wishes to encourage such development by means of offering incentives to recruit new industries and to aid in expansion of existing industries. Such incentives are predicated on the notion of expanding Goldsboro's tax base and providing additional jobs for Goldsboro citizens that pay wages higher than the current prevailing average hourly wage in the particular industry.

The company is expected to hire over 50 employees and pay an additional \$8,000 per year in property taxes to the City.

Pursuant to NC General Statute 158-7.1, a public hearing is being held on a proposal to provide economic incentives to Project J totaling \$26,110 (\$5,222 per year) over a five-year period based on an incentive agreement with a \$1,415,835 capital investment and the creation of at least 50 jobs.

Mayor Allen opened the public hearing and the following person spoke:

Charles Wright, 200 Tonya Drive, Goldsboro, NC provided a handout (a copy is on file in the Clerk's Office) and requested Council delay action on the item until the city and city manager have more insight into this company such as are they an equal opportunity employer, what is their corporate culture/workplace diversity, will the workforce be a reflection of the community and what types of jobs, are all jobs low level, are supervisors/managers coming with the company. He stated Goldsboro already has too many business workplaces that lack a meaningful diverse employment staff. Mr. Wright stated he has observed the following:

- Health Care Office: Observation: No black nurses seen in 26 years. Ongoing...
- Home Improvement: Observation 2010: 102 white males on duty, 2 black males
- Community College: Observation 1990-2005 Nursing School 20 whites, 2 blacks

Mr. Wright thanked Council for their time.

No one else spoke and the public hearing was closed.

Councilmember Stevens made a motion to adopt a Resolution authorizing the Mayor and City Clerk to execute an economic grant agreement with Project J. The motion was seconded by Councilmember Broadaway. Mayor Allen, Councilmembers Broadaway, Stevens, Ham and Aycock voted in favor of the motion. Mayor Pro Tem Foster and Councilmember Williams voted against the motion. Mayor Allen declared the motion passed with a 5:2 vote.

RESOLUTION NO. 2017-42 "RESOLUTION TO ADOPT ECONOMIC INCENTIVE GRANT AGREEMENT"

Public Comment Period. Mayor Allen opened the Public Comment Period. The following people spoke:

1. Susan Williams thanked Council for putting the cone by her building but asked for a sign to also be installed stating watch for pedestrians crossing.
2. CV Sutton Jr. shared concerns regarding the cleaning of sewer taps and a problem he experienced at his wife's business with flooding. Mr. Sutton stated city personnel cleaned out the sewer tap and felt the city was negligent and should pay for the cost he incurred when he had to call a plumber out. He also expressed concerns regarding the lack of respect for citizens.
3. Leatrice Stanley expressed concerns regarding Busco Beach, the enforcement of restrictions placed on Busco regarding hours atvs are allowed to ride and trespassing on City/County owned property. Ms. Stanley also expressed concerns regarding the proper filing of FEMA reports.
4. Charles Wright provided Council with a handout (a copy is on file in the City Clerk's Office) regarding the Multi-Sports complex. Mr. Wright requested Council delay its vote for the approval of a \$642,500 contract with Daniels

and Daniels Construction for the 2500 sq. ft. addition at the Seymour Johnson Air Force Sports Center.

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 Ham moved the items on the Consent Agenda, Items G, H, I, J, K, L, M and N be approved as recommended by the City Manager and staff. The motion was seconded by Councilmember Aycock and a roll call vote resulted in Mayor Allen, Councilmembers Broadaway, Stevens, Ham and Aycock voting in the affirmative. Mayor Pro Tem Foster and Councilmember Williams voted against the motion. Mayor Allen declared the Consent Agenda approved as recommended by a 5:2 vote. The items on the Consent Agenda were as follows:

SETTING PUBLIC HEARINGS – Street Closings for Holly Street – From Claiborne St. to Terminus; Beech Street – From Claiborne St. to Terminus; and Palm Street – From Claiborne St. to Terminus. Resolution Adopted. On March 6, 2017, the City Council asked the staff to investigate closing a number of unimproved street sections within the City Limits.

The referenced street sections were included within that list and none are improved or open.

Each street section has been identified on the map indicating the length and right-of-way width of each.

The petitioned street closings have been forwarded to the Fire, Police, Engineering and Public Works Departments for their review.

If the street is closed, ownership of each right-of-way would be split equally between the adjoining property owners.

The Resolution would schedule public hearings on these street closings for August 21, 2017. The Resolution would be advertised in the newspaper for four consecutive weeks, each street section would be posted and all adjacent property owners would be notified of the public hearings by certified mail.

Staff recommended Council adopt the following entitled Resolution scheduling public hearings on the closing of the above referenced street sections for August 21, 2017. Consent Agenda Approval. Ham/Aycock (5 Ayes / 2 Nays)

RESOLUTION NO. 2017-43 “RESOLUTION AS TO THE INTENT OF THE CITY COUNCIL OF THE CITY OF GOLDSBORO TO CLOSE CERTAIN DEDICATED STREET SECTIONS WITHIN THE CITY OF GOLDSBORO, NORTH CAROLINA”

Contract Award for Union Station Bituminous Concrete Resurfacing- Informal Bid No. 2017-10. Resolution Adopted. On Thursday, June 15, 2017 three (3) sealed bids were received for Union Station Bituminous Concrete Resurfacing for the City of Goldsboro.

The proposed work consists of approximately 1,800 square yards of bituminous concrete resurfacing for Union Station parking lot to include asphalt surface, striping parking spaces, and crosswalks.

Barnhill Contracting Company submitted the low bid for Union Station Bituminous Concrete Resurfacing for a total cost of \$27,988.92. The bids received for this project are tabulated as follows:

<u>Name of Bidder</u>	<u>Amount of Bid</u>
Barnhill Contracting Co. Kinston, NC	\$27,988.92
Turner Asphalt Raleigh, NC	\$40,194.00
S. T. Wooten Construction Co. Wilson, NC	\$43,081.00

The bids for this project have been reviewed by the Engineering Department, checked for accuracy, and found to be in order. We have reviewed the financing of this project with the Finance Director and determined that funding is available from the City's general fund and grant funds from NCDOT.

Staff recommended Council adopt the following entitled Resolution authorizing the Mayor and City Clerk to execute a contract in the amount of \$27,988.92 with Barnhill Contracting Company for Union Station Bituminous Concrete Resurfacing. Consent Agenda Approval. Ham/Aycock (5 Ayes / 2 Nays)

RESOLUTION NO. 2017-44 "RESOLUTION AWARDING AND AUTHORIZING THE EXECUTION OF A CONTRACT FOR UNION STATION BITUMINOUS CONCRETE RESURFACING INFORMAL BID NO. 2017-010"

Agreement between the City of Goldsboro and the North Carolina Department of Transportation for EB-5707 Stoney Creek Greenway Safe Routes to School Project. Resolution Adopted. The North Carolina Department of Transportation's infrastructure project allows for allocation of Safe Routes to School funds to be available for certain specified transportation activities. The City of Goldsboro requested federal funding for the construction of a 10-foot wide greenway beginning approximately 160 feet north of Royall Avenue and proceeding approximately 1,604 linear feet along Stoney Creek to the Quail Park parking lot, as shown on the map. The greenway will follow an existing sanitary sewer outfall until entering the park property. All property for the greenway is currently owned by the City of Goldsboro. The typical cross section of the greenway will consist of 1.5" S9.5A asphalt and 6" aggregate base course.

The agreement addresses the project scope and details project funding. Subject to the availability of federal funds the City of Goldsboro has been designated as a recipient to receive funds allocated to NCDOT by the Federal Highway Administration (FHWA) up to and not to exceed the maximum award amount of \$187,500 for the project. The estimate of cost to construct the greenway project is approximately \$187,500.

In the event NCDOT does not utilize all the set-aside funding, then those remaining funds will be available for reimbursement to the City of Goldsboro at 100% reimbursement rate. NCDOT will bill the City of Goldsboro for any costs incurred that exceed the total estimated cost. Staff has reviewed funding of this project with the Finance Director and it has been determined that a budget ordinance will be presented to City Council at a future Council meeting.

Staff recommended Council adopt the following entitled Resolution authorizing the Mayor and City Clerk to execute an Agreement with the North Carolina Department of Transportation for disbursement of funds pertaining to the construction of a 10-foot wide Stoney Creek Greenway Project. Consent Agenda Approval. Ham/Aycock (5 Ayes / 2 Nays)

RESOLUTION NO. 2017-45 "AGREEMENT BETWEEN THE CITY OF GOLDSBORO AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION FOR EB-5707 STONEY CREEK GREENWAY SAFE ROUTES TO SCHOOL PROJECT"

Federal Property Forfeiture Program and State Controlled Substance Tax. Ordinance Adopted. The United States Department of Justice administers a program that transfers from the Federal Government property seized by local law enforcement agencies and the State of North Carolina administers a program whereby taxes are levied on unlicensed individuals involved in the arrest of such individuals. The property obtained through the United States Department of Justice has been confiscated during drug raids or other undercover operations and may include personal items such as vehicles or money. The State of North Carolina allocates a share of taxes collected to localities involved in the arrest of individuals and the seizure of their controlled substances.

Recently the City of Goldsboro Police Department assisted Federal authorities in concluding several drug operations. Based on Federal guidelines, \$6,875.23 of forfeited money can be reimbursed to the City for:

03/29/17-CATS ID#16-DEA-625352;AFD-EQS-UPLD-FY17	\$1,278.73
05/22/17-CATS ID#17-DEA-626118;AFD-EQS_UPLD-FY17	\$5,460.00
05/24/17-CATS ID#16-DEA-625032;AFD_EQS-UPLD-FY17	\$ 136.50

Substance Tax Remittance funding totaling \$6,286.00 for:

02/15/17 #45PR0000664406	\$ 15.32
04/17/17 #45PR0000668023	\$6,072.37
05/17/17 #45PR0000670329	\$ 198.31

These funds can be used for the purchase of controlled substances, payment of informants, the purchasing of equipment or for the provision of training sworn officers. All monies must be used for new activities and cannot replace previously appropriated funds.

Staff recommended Council adopt the following entitled ordinance to reflect an increase in General Fund revenues and an increase in the operating expenditures of the Police Department budget by a total of \$13,161.23. Consent Agenda Approval. Ham/Aycock (5 Ayes / 2 Nays)

ORDINANCE NO. 2017-33 “AN ORDINANCE AMENDING THE BUDGET ORDINANCE FOR THE CITY OF GOLDSBORO FOR THE 2016-17 FISCAL YEAR”

Sale of Real Property – 408 A Street and 304 W. Ash Street. Approved. The City of Goldsboro and County of Wayne jointly own 408 A Street and 304 W. Ash Street. We have received bids on the following properties:

<u>Name</u>	<u>Bid Amount</u>	<u>Tax Value</u>	<u>Address</u>
Darlene Stafford	\$2,071.25	\$ 3,850.00	408 A Street
Dillon Wooten, Jr.	\$5,695.00	\$11,390.00	304 W. Ash St.

Standard property will be offered for sale in accordance with the provisions of the G.S. 160A-266, provided however, the minimum sales price will be at least fifty percent (50%) of the property’s tax value. An advertisement appeared in the Goldsboro News-Argus on May 30, 2017. The ten (10) day upset bid period expired on June 8, 2017, with no counter-offers received after this bid.

The attorney fees associated with transferring the deed will be paid by the buyer. The City and County would share in all expenses associated with sale and remaining balance would be divided equally.

Staff recommended Council accept the offers for 408 A Street and 304 W. Ash Street and authorize the Mayor and City Clerk to execute deeds on behalf of the City of Goldsboro. Consent Agenda Approval. Ham/Aycock (5 Ayes / 2 Nays)

Seymour Johnson AFB – Fitness Center Addition Construction. Approved. The City of Goldsboro and the U.S. Air Force signed a lease for the construction of a 62

acre multi-sports complex. In exchange for the 20-year lease, the City will construct a 2,500 square foot addition to the existing fitness center at Seymour Johnson AFB.

The City requested qualifications for design build for the construction of the fitness center expansion at Seymour Johnson AFB. Daniels and Daniels Construction Company were selected and the negotiated contract is as follows:

Base Bid	\$584,452
Ceiling Fans/Fitness Equipment/Raceway	<u>57,200</u>
Total	\$641,452

Per the lease agreement, the City is required to contribute \$600,000 towards the construction of the Fitness Center. Since the revisions requested by the Base increased the cost over the amount allocated by the City, the base has agreed to reimburse the excess cost of \$41,452.

The City has earmarked funding in the Occupancy Tax Fund for this project and a budget amendment will be presented to Council in July for the appropriation for the purchase order.

Staff recommended Council authorize the Mayor and City Clerk to enter into contract with Daniels and Daniels Construction Company for the construction of the fitness center expansion at Seymour Johnson AFB. Consent Agenda Approval. Ham/Aycock (5 Ayes / 2 Nays)

Fiscal Year 2016-17 Budget Amendment. Ordinance Adopted. During the fiscal year, there have been several changes to the City’s revenues and expenditures. These changes/adjustments must be shown in the budget.

There are several departments/divisions that require budget revisions for FY 2016-17.

1. The City closed on the W.A. Foster loan and reimbursement proceeds for the architect’s fees were received. Those funds were to be used towards the debt service payment. Since those funds crossed fiscal years, an appropriation of \$59,483.17 is required.
2. At the November 7, 2016 Meeting, Council approved for the Fire Department to modify the specifications of the Aerial Ladder Truck to include a 100’ platform. Also, an increase to the front end loader for Solid Waste was approved. These additional changes totaled \$260,298. An appropriation is needed to allocate the line item expenditure and the loan proceeds revenue.
3. The City has incurred costs for storm cleanup associated with Hurricane Matthew that include overtime, vehicle costs, landfill expenses and repairs. FEMA has worked to complete all project worksheets to include those costs for reimbursement to the City. Since the City does not have funding appropriations budgeted for these expenses, it is necessary to adopt a budget amendment in the amount of \$699,478.

It is recommended Council adopt the following entitled Budget Ordinance to reflect the changes to the City’s FY 2016-17 budget. Consent Agenda Approval. Ham/Aycock (5 Ayes / 2 Nays)

ORDINANCE NO. 2017-34 “AN ORDINANCE AMENDING THE BUDGET ORDINANCE FOR THE CITY OF GOLDSBORO FOR THE 2016-2017 FISCAL YEAR”

Monthly Reports. Accepted as Information. The various departmental reports for the month of May, 2017 were submitted for the Council’s approval. It was recommended that Council accept the reports as information. Consent Agenda Approval. Ham/Aycock (5 Ayes / 2 Nays)

City Manager’s Report. No report.

City Attorney's Report. No report.

Mayor and Councilmembers' Reports and Recommendations.

Councilmember Aycock stated no report.

Councilmember Ham stated no report.

Mayor Pro Tem Foster stated no comment.

Councilmember Stevens stated I would like to say thank you to the Chamber and to the County officials for coming out last week in my attempts to bring technology jobs to Goldsboro and Wayne County. I find it kind of funny and disheartening at the same time that we still fight over things that should be apparent and what should be going on in our nation and in our world right now and that's we are all equal and should not be fighting over what we put in place, we have to have this and we have to have that. It should be apparent it doesn't matter what race, color or creed you are, if you have the aptitude and the education then you should be able to facilitate getting a job. My attempts are and will always continue to be, as an African American that was raised by older African Americans and some that have passed away to the next world, is that we are people of ambition and it didn't matter what we had, we took every dime, every cent, that's how we obtained land, we put ourselves into working as hard as we could to have some. That we are not going to throw the card out, oh poor us, we are going to fight for everything we get. So as myself and anyone else with me whether Black, White or Hispanic or whatever, if you truly want something, you will be with me and fight with me to bring technology jobs to Goldsboro and Wayne County. Thank you.

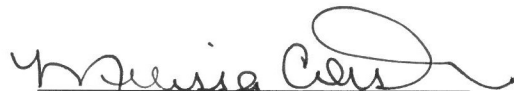
Councilmember Broadway stated no comment.

Councilmember Williams stated no comment.

There being no further business, meeting adjourned at 7:58 p.m.



Chuck Allen
Mayor



Melissa Corser, MMC
City Clerk

Delayed Action on \$ 26,110 Incentive Grant for Stromberg Foods

- Equal Opportunity Employer
- Corporate Culture/Workplace Diversity
- Workforce, Reflection of Community
- All jobs low level, supervisors/managers coming with Company

Examples; Goldsboro already have too many business workplaces that lack a meaningful diverse employment staff.

Health Care Office: Observation: No black nurses seen in 26 years. On-going.....

Home Improvement: Observation 2010: 102 white males on duty, 2 black males

Community College: Observation 1990-2005 Nursing School 20 whites, 2 blacks

File:South Africa-Port Elizabeth-Boardwalk02.jpg

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South_Africa-Port_Elizabeth-Boardwalk02.jpg (800 × 600 pixels, file size: 117 KB, MIME type: image/jpeg)

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	Date/Time	Thumbnail	Dimensions	User	Comment
current	06:46, 5 January 2007		800 × 600 (117 KB)	NJR ZA	South Africa, Port Elizabeth, Entertainment at the Boardwalk Nick Roux 2007 With verbal permission from the people in the photo to publish the photo {{Location South Africa}}

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- File:South Africa-Port Elizabeth-Boardwalk02.jpg from "[https://commons.wikimedia.org/wiki/Main_Page Wikimedia Commons]"

I strongly recommend the council delayed its vote for approval of \$642,500 with Daniels & Daniels Construction for 2500 SQ FT addition to Seymour-Johnson AFB Sports Center.

Mr. Randy Guthrie, representing the City of Goldsboro,(including all legal negotiations), for the Multi-Sports Complex, did initiate and received extensive consultation from Contractor Daniels & Daniels Construction on/around December 2013. Information included building design type, size, and costs. This information was shared at the time with limited City Officials, Base Officials, including USAF Legal Review Team.

I have several concerns regarding this Contract, such as Unfair Competitive Advantage, Organizational/Personal Conflicts of Interest, Unequal Access to Information, Biased Ground Rules and Unusual Favoritism Shown to a Particular Contractor.

I am therefore reaching out to appropriate investigative State and Federal Agencies to determine if any illegal actions, conflicts of interests, and/or inappropriate business ethics occurred between the City, and Contractor Daniels & Daniels Construction, as they were awarded this contract to build this addition to SJAFB Sports Center. I request you defer action tonight until such time investigative reports are received by this City Council and Executive Staff.

I also have concerns concerning the actual cost of Building Addition, and Perimeter Fence for Multi-Sports Complex. Verbal estimate for Building Addition was \$300k-\$375k, yet written documents show \$600k? The Perimeter Fence have written estimates totaling \$367,390k, yet written documents show \$615,000k?

Thank you for allowing me to share my concerns with you.

Charles Wright

Scott Stevens

From: Randy Guthrie
Sent: Wednesday, December 04, 2013 9:41 AM
To: Scott Stevens; Scott Barnard
Subject: Addition to base building

I have been talking with Daniels and Daniels while I have been down here about an estimate for the rec building addition on base.

Damon feels that the building addition could be built in a range of \$300k to \$375k. He felt if we used design build we could get it built for the lower end of the range of about \$300k.

He loves design build!

I hope this helps.

Thanks,
Randy

Sent from my iPhone

Pursuant to North Carolina General Statutes Chapter 132, Public Records, this electronic mail message and any attachments hereto, as well as any electronic mail message(s) that may be sent in response to it may be considered public record and as such are subject to request and review by anyone at any time.

Evaluation Notices

Request for Qualifications (RFQ) AFCEC-15-R-0001

City of Goldsboro Response

EN01: Page 2, first paragraph of your RFQ response states: "The City of Goldsboro would request a lease duration of 20 years with opportunities for extension." Please clarify why a lease of 20 years is needed and describe the expected extension period in accordance with the RFQ, section 3.1(a).

The City of Goldsboro is requesting a lease duration of 20 years due to the investment we are putting in the property. The City is planning, as part of our initial construction, to invest over \$5,000,000 in this property to construct multi-sport fields, parking, concessions, restrooms, an addition to the SJAFB fitness facility and perimeter fencing. Additional monies will be spent in upgrading additional fields to artificial turf, additional lighting, and expanded parking as funding and demand increases. A five year lease would not allow enough time for the facility to grow to be able to attract annual major tournaments that would have a positive influence on the local economy. The typical lifespan of athletic improvements in a facility of this nature is 20 years. The City would not be able to justify spending 5 million dollars in a facility and have to turn the facilities and those improvements over in just 5 years. The City would need a 20 year term to justify our investment.

A lease of 20 years would be in the Military's best interest because it would allow the City an opportunity to continue to improve the facility, build a relationship with tournament promoters, sports teams and families, SJAFB and the rest of the community. The 20 year presence of this multi-sports complex would allow long term access to this facility to the airmen and their families who would use this for recreation, fitness as well as other leisure activities such as walking on the proposed trails or watching a sporting event. The City would continue for the term of the lease to manage and maintain these facilities to a higher standard than other athletic fields that would be available in the community. SJAFB would not have to pay to hire staffing or maintain fields within the perimeter of the Base because the City would be providing this service on the adjacent multi-sports complex. SJAFB would get the benefits of this facility and not be responsible for the operations, maintenance, insurance or other responsibilities for 20 years.

The City would request a lease duration of 20 years to justify our investment in the facility.

EN02: The top of page 4 of your RFQ response describes, "... other multi-sports facilities in the Carolinas, such as Manchester Meadows, Rock Hill, South Carolina, Wake Med Soccer Park, etc. ... generating 30 tournaments annually" Please clarify whether these complexes will

compete with the proposed Seymour-Johnson sports complex. Also, request clarification on how the City of Goldsboro plans to attract tournaments from competing venues.

The proposed Seymour-Johnson Multi-sports Complex will not be in direct competition with either Manchester Meadows, Rock Hill, SC or Wake Med Soccer Complex, Cary, NC but for separate reasons.

Manchester Meadows is a tournament facility along the I-85 corridor just south of Charlotte. The facility offers 2 artificial fields and 6 natural turf fields. They cater exclusively to youth soccer and routinely draw from Richmond to Atlanta, along the I-85 corridor.

Wake Med is also a competition soccer only facility operated by the Town of Cary. It was constructed with the primary purpose of attracting professional soccer to the Triangle area of NC. The facility is used for collegiate and professional tournaments but is not available for practice or free play for recreational players.

The multi-sports complex will be constructed to be home to local league practice, local competition and free play during the week and for tournament play on weekends. It will be constructed for football, lacrosse, soccer and will be managed to accommodate any and all sports and events we foresee. With aggressive marketing through sports associations, national tournament and special event booking groups including the National Association of Sports Commissions (NASC) and Travel, Events and Management in Sports (TEAMS) and by providing excellent customer service to tournament patrons we will recruit and retain new and existing tournaments that are looking for the quality of facilities and convenience what we offer. The lack availability of artificial turf fields east of I-95 that allows tournament play that would not be subject to rain outs would provide an opportunity that doesn't exist in eastern North Carolina that would automatically make this facility a superb draw for many tournament organizers.

EN03: Section B, Factor 2, page 6 states: "The City of Goldsboro in consideration for the lease of the property proposes to construct within a 2 year timeframe a minimum 2,500 to 3,000 square foot addition to the SJAFB Fitness Center" Please clarify what influences the construction start time and whether the proposed addition to the SJAFB Fitness Center is 2,500 or 3,000 square feet.

The main influence on the start time is the awarding of the lease. Once the lease is awarded the City will diligently start construction of the addition. Many factors such as the time of year we propose to start construction, coordination with SJAFB on approval of design, and the workload of area contractors will impact construction timing. The City is considering using a Design Build Process for this construction which should speed up the construction process.

The proposed fitness center addition will be a minimum of 2,500 square feet. The City listed a range because the builder we consulted recommended that we could probably build a slightly

larger addition than 2500 square feet for the same costs based upon how roof trusses and other construction components are sized. The City will build a minimum of 2500 square foot addition and will be willing to make it larger if the construction plans dictate that additional square footage can be added for the same costs.

EN04: Section B, Subfactor 2.1, page 7 states: "In addition to the fitness center addition, the fields of the multi-sports complex will be available to military personnel for their use for fitness, recreation, leisure and improvement to their overall quality of life." Please quantify your perceived value to the Air Force from the use of the sports fields to include disclosing hourly, daily or other standard rates used in calculating these values.

The value of the fields to Air Force personnel and dependents will vary dependent of type of use. They will be the only artificial turf fields within 60 miles upon construction. In Wayne County, they will be the only athletic fields in close proximity to playground equipment and a walking trail, thus allowing members of a group or family to play differently but all be at one facility.

Field rental rates vary widely from as low as \$25/hour for open play fields and as high as \$165/hour for lighted high quality turf. The multi-sports complex premier fields will all meet or exceed the quality of those renting elsewhere in the state for \$165 and the least of our open play/natural turf fields will exceed those described by other facilities as "open play" fields. Splitting the difference at \$95 per hour, the fields will be available at a minimum Monday-Friday from 8-5PM at a value of \$4275.00 per week or \$222,300.00 per year.

There is also significant savings in the City's management of the 63 acre tract. At a conservative \$30/acre of maintenance including mowing, edging, and trimming, the weekly maintenance costs nearly \$1900. Assuming it is only maintained biweekly during 36 week growing season, 18 visits is valued at \$34,020.00.

The combine value of the maintenance savings and recreational value is \$256,320.00 annually. Over the anticipated 20 lifespan of the facility the unadjusted value to base personnel and their dependents is \$5,126,400.00.

EN05: Your submitted pro forma does not include an assumptions worksheet as requested in the RFQ so the Air Force cannot trace your revenue and operations cost projections to attendance, number of tournaments, sales, tax revenues, repairs, capital improvements or other income and cost sources. Please provide an assumptions worksheet with calculations and supplemental narrative to explain these assumptions. Also, provide calculations for debt service payments and the derivation of NPVs. See attached revised spreadsheets with narratives.

EN06: Your submitted pro forma does not include an assumptions worksheet as requested in the RFQ. Please explain how the City of Goldsboro plans to cover the operating costs of the multi-sports facility if their planned revenues do not materialize?

See attached revised spreadsheets with narratives.

EN07: Page 8 of your RFQ identifies Mr. Guthrie as the lead point of contact for the proposed project. Please clarify whether Mr. Guthrie will represent the City of Goldsboro during legal negotiations or identify the legal counsel representing the City.

Randy Guthrie will represent the City of Goldsboro during any legal negotiations. He will receive legal advice from our City Attorney, Mr. James Womble. Mr. Womble can be contacted at:

James D. Womble, Jr.
EVERETT, WOMBLE & LAWRENCE, LLP
Attorneys at Law
507 B N. Spence Avenue
Goldsboro, NC 27534
Phone: 919-778-6707
jwomble@goldsboronclawyers.com

EN08: Page 10 of your RFQ response states: "The City is prepared to secure financing to execute this project along with using fund balance contributions." Please explain the timing and source of funding to effectively close the proposed lease. In particular, explain the proposed financial transactions and timing of those transactions consistent with RFQ Appendix G typical terms and conditions.

The City of Goldsboro has allocated funding from its Occupancy Tax Fund, which are taxes levied and administered by Goldsboro for the privilege of occupying a room or rooms or other living space in a hotel, inn, motel or other lodging. These funds are currently available to be utilized for this project. Also, the City of Goldsboro has entered into an agreement with the County of Wayne for a loan of \$3,000,000 at a 1.5% interest per annum to be repaid in equal annual installments of principal over 15 years. The funding will be available once the lease has been approved for the multi-sports complex.

EN09: Page 11 of your RFQ response states: "The City of Goldsboro has agreements or understandings in place with SJAFB to proceed with this project upon lease approval. The City has been in discussion with SJAFB since the Fall of 2013 and has a good understanding of their expectations for this partnership." Negotiations for the proposed project will be led by the Air Force Civil Engineer Center (AFCEC) and the Office of the Air Force General Counsel Installations, Energy & Environment Division (SAF/GCN). The subsequent lease must be generally consistent with Appendix G, which is approved by the Deputy Assistant Secretary of the Air Force, Environment, Safety and Infrastructure. Please clarify how the City of Goldsboro plans to negotiate and subsequently close the proposed lease and execute the project with these additional stakeholders and consistent with section 6 of the RFQ and Appendix G.

Randy Guthrie in conjunction with our City Attorney, Mr. James Womble will represent the City in these negotiations to close the proposed lease. The City will negotiate in good faith and

understands the parameters established in Section 6.0 of the RFQ document. The City understands that the final lease product will need to be generally consistent with Appendix G which will have to be approved by the Deputy Assistant Secretary of the Air Force, Energy & Environment Division (SAF/GCN).

Mr. Guthrie has worked on many projects negotiating successful outcomes with many entities or organizations from varying backgrounds. Mr. Guthrie has a planning and engineering background based on his experience as a Development Services Director and is familiar working with engineers such as the Air Force Civil Engineer Center (AFCEC). Mr. Guthrie also has many years of experience working with Attorneys on drafting leases and negotiating projects to successful outcomes. Mr. Guthrie is uniquely qualified to coordinate a legal negotiation involving municipal, military, engineering and legal personnel.

The City will negotiate with the required personnel to work out a lease agreement that is fair to all parties. Upon agreement the document will be approved by the City of Goldsboro and lease documents will be signed. Upon signature, the City will proceed with the implementation of the design and construction phases as detailed in our RFQ submission.

City of Goldsboro			
Detailed Construction Cost			
Phase I Construction		Estimated Cost	Construction Date Timeline
Clearing Wooded Area		\$21,000.00	January 1 - 31
Grading/Erosion Control		\$849,485.00	January 1 - February 28
Storm Sewer		\$174,400.00	January 15 - February 28
Parking		\$287,625.00	July 15 - August 15
Utilities		\$282,100.00	January 15 - February 28
Multi-Sport Field (2) Artificial		\$1,716,600.00	May 1 - July 31
Multi-Sport Field (6) Natural		\$526,797.00	March 15 - June 3
Amenities		\$460,350.00	June 1 - September 1
SJAFB Fencing (Perimeter)		\$615,000.00	Coordinate with SJAFB
SJAFB Sports Center Addition		\$600,000.00	With 2 years
Total Costs		\$5,533,357.00	
Construction Funding Source		Amount	Funding Available
Installment Financing		\$3,000,000.00	January 2016
City's Fund Balance Allocation		\$2,533,357.00	January 2016
Total Funding		\$5,533,357.00	

10/7/13

SEEGARS FENCE COMPANY, INC.
PO Box 1756, Goldsboro, NC 27533
919-735-8211 phone 919-735-5146 fax
Commercial / Residential / Ornamental / Wood / Vinyl

CONTRACT SUBMITTED TO Scott Stevens	Phone #	DATE 1/22/14
Address	JOB NAME Fence	
City, State, And Zip Code Goldsboro, NC	Location SJAFB Goldsboro, NC	
Fax:	Attention: Bob Hankins	Mobile PHONE

Rhon Fence

Furnish and install approximately 4100' of 8' shadow box rhon fence using the existing fence panels that will be taken down from existing fence using the following materials.

4" x 4" x 11' x 11ga. line and terminal posts

All posts set in concrete

\$330,587.00

Note: Price includes 18" w x 4" d mow strip under fence

Temporary Construction Fence

Furnish and install approximately 4100' of 6' temporary construction fence to keep area secure while under construction using the following materials.

12' w x 6' h construction panels

2" x 8' SS-20 line, corner, and terminal posts

\$19,816.00

Note: Price includes installing brown privacy screening to temporary construction fence.

Note: Price includes removal of temporary fence at end of project.

Note: Temporary fence is rented and remains property of Seegars Fence Company.

Demo of existing Rhon fence

Take down approximately 4100' of existing Rhon fence and store on site. After reinstallation is complete all existing fence posts will be cut off at a height of 4' above mow strip and dome caps will be reinstalled.

\$16,987.00

Note: It will be the customers responsibility to have all underground utilities located for entire project.

Tuesday January 20, 2016 , 7:00 PM
Goldsboro City Council Meeting

Good Evening Mayor & City Council Members

My name is Charles Wright , President, Wayne County Citizens for Better Schools.

Those of us who attended the Annual Martin Luther King Jr Holiday Celebration yesterday, sponsor by the City of Goldsboro and Wayne County, was challenged and inspired by Pastor Patsy Faison message " We must come together with honesty and integrity, for there's strength in unity".

With these words still fresh in our minds and spirit still fresh in our hearts, we come before you tonight , our 3rd time, concerning the Multi-Sports Complex. We are specifically requesting you listen, ask questions, discuss and take actions by voting on 1 or all 4 of the following items. We ask this be done tonight.

(1) Schedule a Town Hall/Round Table Meeting at the Herman Park Center, to allow citizens the opportunity to gather information, discuss/share ideas, with all Councilmen present. Discuss consensus outcomes at end of meeting.

(2) Temporary suspend all actions pertaining to the Multi-Sports Complex for a period of 90-120 days to allow citizens and newly elected councilmen the opportunity to further understand this Multi-Million Dollar project.

(3) Rescind the previously approved Draft Proposal of the P-4 Multi-Sports Complex. Wait until "Final Version Document" from the Air Force, then Council could review, discuss and vote. The current City Council should not be held accountable for a draft document hastily approved in the meeting just 2 weeks prior to assuming their seats.

(4) Review the Goldsboro Travel & Tourism Commission for compliance with conducting city business within the scope of their mission/goals, as define by the City's Government Web-Page.

We bring forth these requests in good faith, easily justified through the examination of an abundance of information. We recently recieved, reviewed, and evaluated over 1,500 pieces of information concerning the P-4 Multi-Sports Complex requested through the Freedom of Information Act and N.C. Public Records Act GS-12. We also reviewed N.C.Public Meetings Law.

Tonight, Mayor, Councilmen you have the opportunity to show all of our citizens that Goldsboro and its leaders , prefer non-discrimination over discrimination, equity over inequity, incusion over exclusion, and that there is strength in unity and we all are better because of it.

News Release

Contact Charles Wright

(919) 273-2099

ctwright50@gmail.com

January 14, 2016

FOR IMMEDIATE RELEASE

Wayne County Citizens for Better Schools to address Discrimination, Inequities, and Exclusionary Practices concerning the Proposed P-4 Multi-Sports Complex to the Goldsboro Mayor & City Council

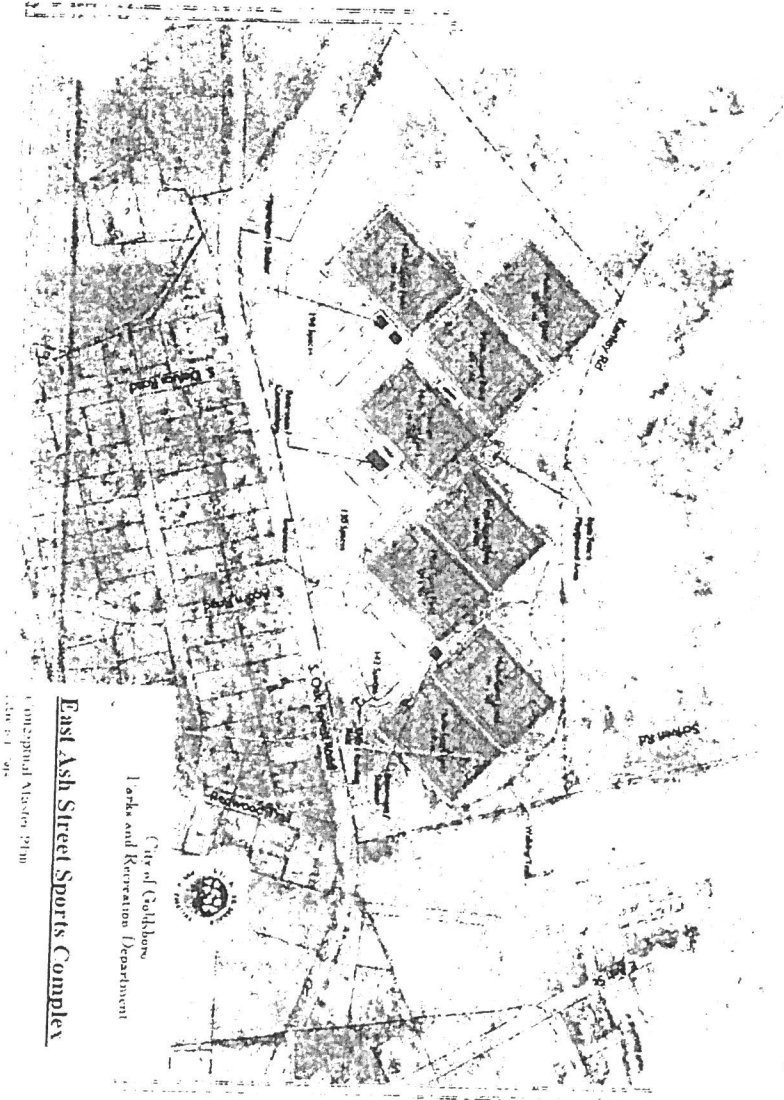
Wayne County Citizens for Better Schools will be addressing the Goldsboro City Council on Tuesday, January 19, 2016, at 7:00PM, in the Council Chamber, 2nd fl Historic City Hall, requesting inclusion in the Proposed P-4 Multi-Sports Complex Lease Agreement between Seymour-Johnson Air Force Base and the City of Goldsboro. This will be our 3rd presentation before the City Council, the 1st however since 4 newly elected Council Members have been seated.

The City of Goldsboro, through coordination with the Goldsboro Travel & Tourism Commission approved a Draft Proposal, November 2015 for leasing 65 acres on Seymour-Johnson Air Force Base, to build a \$12-15 Million Dollar "Crown Jewel" Multi-Sports Complex, which is actually 8 full-size Tournament Quality Soccer Fields (measuring 228 x 365 ft each) with artificial-turf, lighting, bleachers, to include concession stands, restrooms, and parking. This complex was designed to rival Manchester Meadows Soccer Complex, Rock Hill, S.C. and Wake Med Soccer Park, Cary, N.C. The main reason for this Multi-Million Soccer Complex, was not recreational need, but to generate money by hosting Soccer Tournaments, benefiting local hotels, restaurants and the local tourism industry.

Wayne County Citizens for Better Schools have consistently requested inclusion, advocating that an Indoor Sports Facility be built along with the Soccer Complex. We emphasized adequate land space exist for both, that up to 13 more sports could be represented, such as Basketball, Volleyball, Wrestling, Martial Arts, Gymnastics, Cheer-Leader, Futsal and a host of other sanctioned indoor sports. We further emphasized, that thousands more community members would greatly benefit as player/team participants and cheering spectators at games, competitions, and tournaments. We asked the City to let the "Crown Jewel" shine over more than just soccer.

We have not found any evidence that our requests were ever discussed by the City Council. We requested information from both the Base and the City, under the Freedom of Information Act, and N.C. Open Meeting Laws in November 2015. We've just recently examined the 1,500+ pieces of information received. We found significant information, that had not been shared with the public.

We will share this information with the City Council, and sincerely request (1) Suspension of all actions pertaining to the Multi-Sports Complex for 120 days, (2) Reconsider the previously approved Draft Proposal, and wait until the Air Force provides a final document to review, (3) Town Hall/Table Meeting to discuss Sports Complex, and (4) Comprehensive Review of the Travel & Tourism Commission



East Ash Street Sports Complex
Conceptual Master Plan
2010

City of Collierville
Parks and Recreation Department





LANDSCAPE
ARCHITECTURE

CIVIL ENGINEERING

SITE PLANNING

August 15, 2013

Mr. Scott Barnard, Director
City of Goldsboro
Parks and Recreation Department
903 E. Ash Street
Goldsboro, NC 27530

RE: East Ash Street Sports Complex
Proposal for Site Design Services

Dear Scott:

What an incredible opportunity! Working with the Air Force Base to provide recreational opportunities to the residents of the base and the entire community shows real community vision. I hope this project evolves as everyone has planned.

Site Solutions has enjoyed working with you and the project team on the development of a plan for the City's Sports Complex and appreciates the opportunity to assist you with this new direction. Our meeting Wednesday and walk of the project site was very helpful and provided me with a better understanding of the project scope and our role in getting the project moving forward.

Based on our meeting, I understand the following:

- The project site is composed of an area generally bound by South Oak Forest Road (eastern boundary), Kenly Road (western boundary), and East Ash Street (northern boundary). The project site covers 65 – 75 acres.
- The development plan for the property will include:
 - 1 stadium soccer/multi-use field
 - 6 regulation soccer/multi-use fields
 - 5 junior soccer/multi-use fields
 - Restroom/concession building
 - Playground & spectator amenities
 - Parking to support fields (±375)

In addition to this initial development program, future facility development will include a ± 120,000 SF indoor recreation/fitness center and associated parking (±300).

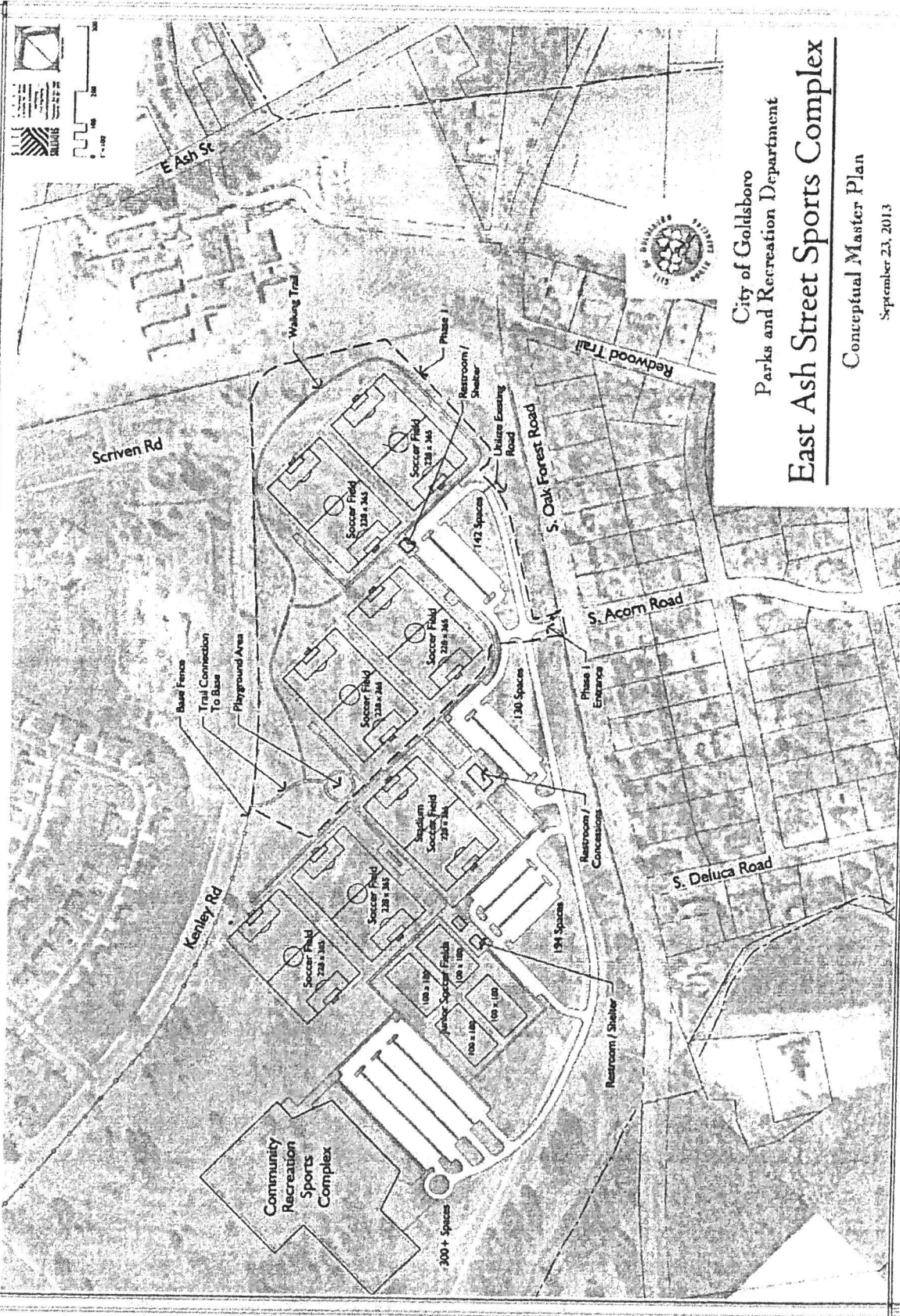
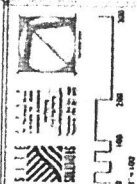
Based on this program, Site Solutions will provide a Schematic Site Plan (similar to the plan we developed for the YMCA site) for use in guiding the Base contractors as they begin plan development. While detailed design is not part of this design proposal, we will conduct a simplified level of due diligence investigation to better understand development requirements. We realize this project is being built by the base, so typical site development requirements may not apply; however when the project is completed it will be outside the base and should reflect community design expectations. As part of our diligence we will contact the following agencies to discuss any requirements that will impact site layout:

- NCDOT/Goldsboro MPO (Roadway and driveway improvements)
- City of Goldsboro Planning
 - Development requirements (sidewalks, parking requirements, etc.)

2320 W. Morehead St.
Charlotte, NC 28208
Phone: 704.521.9880
Fax: 704.521.8955
sitesolutionspa.com

8-19-13
Council okay
but somewhat
concerned
with cost.

Follow Us



City of Goldsboro
Parks and Recreation Department
East Ash Street Sports Complex

Conceptual Master Plan

September 23, 2013

- Increased Reoccurring Costs
 - 16 Planters
 - 24 Hanging Baskets
 - Panel Box Replacement

Current Needs for 2012-13

- Business Incentive Grant: \$4,800
 - Matchbox: 106/108 N. John Street
- Beautification: \$7,235
 - Installation of Plant Materials
 - Banners (15) at \$67 each plus art work plus shipping and handling
- Operational Supplies: \$3,000

Notes:

- Displayed Banner Design
- Plantings
 - Larger Evergreen Center in Sidewalk Planters
 - 2 Additional Planters
 - 4 Additional Baskets
 - Color
- Funds are Available

Councilmember Allen asked when staff was going to move the planters onto the 200 Block of Center Street and Ms. Metz stated 2 planters are in the warehouse and 2 planters are in the 200 block of Center Street. Councilmember Allen stated he would like to look at feasibility of adding additional planters.

Mr. Stevens asked if Council was ok with proceeding with appropriating \$15,035 from the MSD fund for the current needs listed. Council agreed staff could move forward with appropriating \$15,035 for the current needs Ms. Metz listed.

North End Park Tunnel Closure and Changes to Henry C. Mitchell. Ms. Felicia Brown stated staff has spoken with the neighbors around Henry C. Mitchell Park and there is no interest to take over the park from the neighborhood. Staff would recommend making Henry C. Mitchell a more passive park. Staff would re-appropriate the park equipment to other parks and plant grass and add benches. Council agreed staff could move forward with the proposed changes to Henry C. Mitchell Park.

Ms. Brown stated there is a tunnel that runs beneath 70 Highway to North End Park. The tunnel has no lighting and staff would propose the tunnel be closed. Councilmember Allen suggested staff place concrete blocks sealing the tunnel on the ends so if one day the tunnel was needed, the blocks could be removed. Council agreed staff could proceed with closing the tunnel.

Cover Agenda. Each item on the cover agenda was generally discussed. Items with additional comments included the following:

Item A. Multi-Sports Complex. Mr. Rick Sumner, Chairman of the Goldsboro Tourism Council, thanked Council for funding to have the rendering done. He stated in Phase I there are 6 multi-sport fields that could be used for football, soccer, lacrosse, field hockey, lots of sports that are not played here but the value is those playing up north of us. During the winter, they could come down and play those sports; that is where you get the travel money from. He stated we do have football and soccer but they would love to see lacrosse and field hockey and see these fields played on year round which is why you would use a synthetic turf. Four fields would be synthetic turf and the other two would be grass fields and would be repurposed from what they are now. He stated down the road other fields could be added if wanted. Mr. Sumner stated 6 fields are kind of what you need to be competitive with a multi-sports complex. He stated if you go to Wilson, you will not see artificial fields, no one else in the surrounding communities have a field that can be used year round. He stated what they are asking for now since they have the rendering is what is it going to cost, to get a cost estimate for 2 regular fields, 4 artificial fields, playground the parking, there are a lot of components to this and what he likes is once Phase I is started and it grows like they think it will you can always add more to it later.

www.census.gov/compendia/statab/2012

under \$15,000	15,000-24,999	25,000-34,999	35,000-49,999
basketball football soccer baseball	football basketball soccer baseball	basketball baseball football soccer	basketball baseball soccer football
50,000-74,999	75,000-99,999	100,000+	
basketball soccer baseball football	basketball soccer baseball football	basketball soccer baseball football	

January 4, 2012

The National Emissions Standard for Hazardous Air Pollutants (NESHAP) requires the removal of asbestos-containing materials prior to renovation or demolition activities, which would disturb them. Matrix recommends that asbestos removal be performed by a qualified asbestos abatement contractor, using North Carolina licensed personnel, in accordance with applicable federal, state, and local regulations governing the removal of asbestos-containing materials.

Pipe insulation and boiler insulation located inside the storage room beneath the gymnasium floor and crawlspace is significantly damaged. Matrix recommends that access to the gymnasium storage room and crawlspace be limited to asbestos trained personnel until proper clean-up is performed.

Current EPA regulations do not regulate the removal of building materials with trace amounts (<1%) of asbestos. However, OSHA regards materials with any amount of asbestos to be a potential exposure hazard if the material is disturbed. Therefore, work practices specified in the OSHA Standard (CFR 29 1962.1101) must be followed if the material listed in this report that contain <1% asbestos are disturbed, removed or demolished. Proper training and personal protection measures are also required as specified in the OSHA Standards.

The asbestos survey did not include sampling beneath the existing membrane and wood roof. Asbestos-containing flashing mastic is assumed to exist beneath the membrane roof at the perimeter of the roof and at roof penetrations based on the results of this survey. Sampling of materials beneath the membrane roof for the presence of asbestos-containing material is required prior to future renovation or demolition activities.

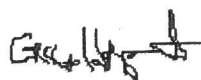
Additionally, the scope of work did not include testing the building for the presence of lead-based paint. It is our understanding that the building was constructed in 1938 with the latest addition dated at 1974. Given the age of the building, lead-based paint may be present.

QUALIFICATIONS

This report summarizes Matrix's evaluation of the conditions observed at the subject facility during the course of the limited facility survey. Our findings are based upon our observations at the facility and analyses of the samples obtained at the time of this survey. Additional asbestos-containing materials may exist (undetected) in other portions of the facility due to inaccessibility or due to an undetectable change in materials. Any conditions discovered which deviate from the data contained in this report should be presented to us for our evaluation. Additionally, quantities of asbestos-containing materials listed in this report are approximations.

Matrix appreciates the opportunity to have provided these services. We would be glad to discuss any of the results contained in this report, at your convenience. If there are any questions concerning this report or results, please contact us.

Sincerely,
MATRIX HEALTH AND SAFETY CONSULTANTS, L.L.C.



Gregg E. Heppert
Project Principal

www.aafp.org/afp/2010/0315/p751.html

Lead Poisoning in Children

No signs and symptoms specific to lead poisoning

Dust & paint chips from interior lead based paint

CDC and American Academy of Pediatrics (AAP)

*recommend target screening of all Medicaid and eligible children
12 and 24 months 36-72 months if never tested

loss of developmental skills
aggressive behavior
tiredness or loss of energy
hyperactivity
irritability or crankiness
reduce attention span
low intelligence
learning problems