

MINUTES OF THE MEETING OF THE GOLDSBORO CITY COUNCIL  
JUNE 20, 2022

**WORK SESSION**

The City Council of the City of Goldsboro, North Carolina, met in a Work Session in the Council Chambers, City Hall, 214 North Center Street, at 5:00 p.m. on June 20, 2022.

**Call to Order.** Mayor Ham called the meeting to order at 5:00 p.m.

**Roll Call.**

Present: Mayor David Ham, Presiding  
Mayor Pro Tem Taj Polack  
Councilwoman Hiawatha Jones  
Councilman Bill Broadway  
Councilwoman Brandi Matthews  
Councilman Charles Gaylor, IV (participated via Zoom)

Absent: Councilman Gene Aycock

Also Present: Tim Salmon, City Manager  
Ron Lawrence, City Attorney  
Laura Getz, City Clerk

**Adoption of the Agenda.** Mayor Ham requested the addition of the District 6 vacancy as item e under new business. Councilwoman Jones made a motion to adopt the agenda with the amended change. The motion was seconded by Mayor Pro Tem Polack and a roll call vote resulted in all members voting in favor of the motion.

**New Business.**

**Redistricting Presentation.** Marshall Hurley and Bill Gilkeson with Poyner Spruill presented the following information:

Standard Disclaimers

- We did not use partisan considerations or look at partisan election data in drawing these alternative maps.
- We did not talk with any individual board member about drawing these maps outside of a public meeting.

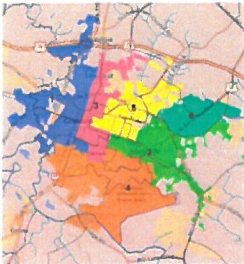
Criteria followed:

- We used the corrected Census data for Goldsboro's population. We included the 593 people incorrectly counted in a sliver outside the city limits next to Neuse Correctional Center.
- We observed the legal requirements of one person one vote – all the districts are within the deviation range of plus or minus 5% from the ideal district population number. Using the corrected Census data, that ideal number for the six City Council districts in Goldsboro is 5,708.
- We avoided pairing incumbents – none of the three options pair incumbents. Each of the six incumbents would keep the same district number as now.
- We tried to preserve the cores of existing districts in all three alternatives. More about this in a minute.

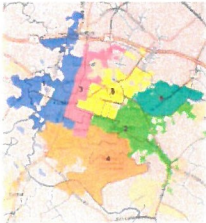
Additional goals:

- Try to make the districts compact.
- Avoid dilution of minority voting strength.
- Avoid racial gerrymandering.

Current Districts



Current districts' population deviations



| District Number | 2020 Total Pop | Corrected Pop | Ideal Dist Pop | Raw Number Deviation from Ideal | Percent Deviation from Ideal Pop |
|-----------------|----------------|---------------|----------------|---------------------------------|----------------------------------|
| 1               | 5,995          | 5,708         | 5,708          | -287                            | -5.0%                            |
| 2               | 6,347          | 5,708         | 5,708          | +639                            | +11.19%                          |
| 3               | 5,669          | 5,708         | 5,708          | -39                             | -0.68%                           |
| 4               | 5,532          | 5,708         | 5,708          | -176                            | -3.08%                           |
| 5               | 6,024          | 5,708         | 5,708          | +316                            | +5.54%                           |
| 6               | 5,679          | 5,708         | 5,708          | -29                             | -0.51%                           |
| City Total      | 34,250         |               |                |                                 |                                  |

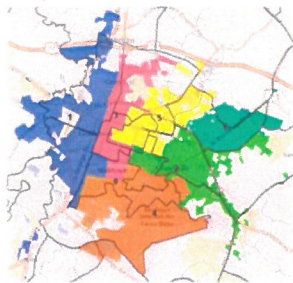
Why can't all the districts within the 5% range be left alone?

- Goldsboro is an object lesson in why that isn't always possible.
- Districts 3, 4, and 6 are within the plus or minus 5%.
- But they can't all be left alone in the same plan.
- District 1 needs to gain at least 425 people to get past minus-5%. District 1 sits on the western edge of town, and touches only Districts 3 and 4. It must get those people from either District 3 or from District 4 or from both.
- So Districts 3 and 4 can't both be left alone in the same map.
- The following three options approach this reality in three different ways.

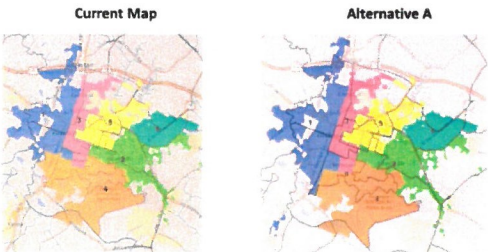
How the three options deal with this reality:

- Option A leaves District 3 untouched, but gives District 1 its needed territory by taking from District 4.
- Option B leaves District 4 untouched, but gives District 1 its needed territory by taking from District 3.
- Option C gives District 1 territory from both Districts 3 and 4, but each of those districts loses less territory than in Options A or B.
- District 6, which sits in the northeast corner of town, can be left untouched in all three options. And it is.

Goldsboro Option A



Side by side comparison with current map



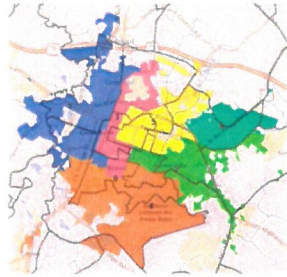
Option A – population and deviation

| District Number | Corrected 2020 |                | Raw Number               |           | Percent Deviation from Ideal Pop |
|-----------------|----------------|----------------|--------------------------|-----------|----------------------------------|
|                 | Total Pop      | Ideal Dist Pop | Deviation from Ideal Pop | Ideal Pop |                                  |
| 1               | 5,495          | 5,708          | -213                     | 5,708     | -3.73%                           |
| 2               | 5,602          | 5,708          | -106                     | 5,708     | -1.86%                           |
| 3               | 5,669          | 5,708          | -39                      | 5,708     | -0.68%                           |
| 4               | 5,827          | 5,708          | +119                     | 5,708     | +2.08%                           |
| 5               | 5,978          | 5,708          | +270                     | 5,708     | +4.73%                           |
| 6               | 5,679          | 5,708          | -29                      | 5,708     | -0.51%                           |
| City Total      | 34,250         |                |                          |           |                                  |

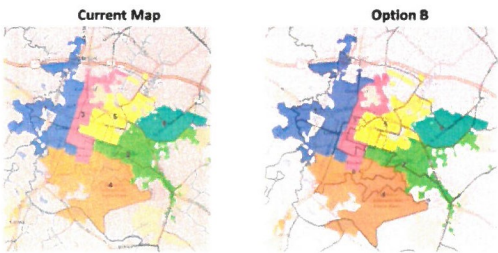
Characteristics of Alternative A

- District 3 is left untouched.
- District 1 makes up its deficit by taking territory from District 4 south of downtown.
- District 4 takes territory from District 2 in the residential part of Seymour Johnson AFB.
- District 2 takes three blocks on East Ash Street from District 5. Otherwise District 5 is unchanged.
- As in all the options, District 6 is unchanged.
- As in all the options, all incumbents are in a separate district with the same district number as now.

Goldsboro Option B



Side by side comparison with current map



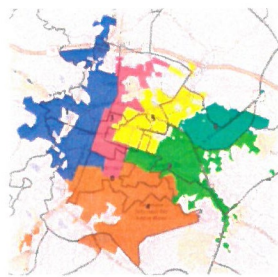
Option B population and deviation

| District   | 2020 Total Pop |                | Raw Number               |           | Percent Deviation from Ideal Pop |
|------------|----------------|----------------|--------------------------|-----------|----------------------------------|
|            | 2020 Total Pop | Ideal Dist Pop | Deviation from Ideal Pop | Ideal Pop |                                  |
| 1          | 5,615          | 5,708          | -93                      | 5,708     | -1.63%                           |
| 2          | 5,722          | 5,708          | +14                      | 5,708     | +0.25%                           |
| 3          | 5,932          | 5,708          | +224                     | 5,708     | +3.92%                           |
| 4          | 5,532          | 5,708          | -176                     | 5,708     | -3.08%                           |
| 5          | 5,770          | 5,708          | +62                      | 5,708     | +1.09%                           |
| 6          | 5,679          | 5,708          | -29                      | 5,708     | -0.51%                           |
| City Total | 34,250         |                |                          |           |                                  |

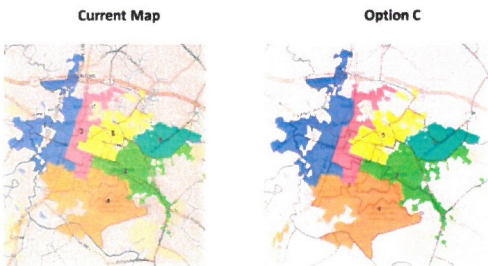
Characteristics of Alternative B

- District 4 is left untouched.
- District 1 makes up its deficit by taking territory from District 3 downtown, north of downtown, and in the Greenleaf area.
- District 3 takes territory from District 5 west of Goldsboro High School and west of Wayne Memorial Drive.
- District 5 takes territory from District 2 in the neighborhoods west of the Berkeley Mall.
- As in all the options, District 6 is unchanged.
- As in all the options, all incumbents are in a separate district with the same district number as now.

Goldsboro Option C



Side by side comparison with current map



Alternative C - population and deviation

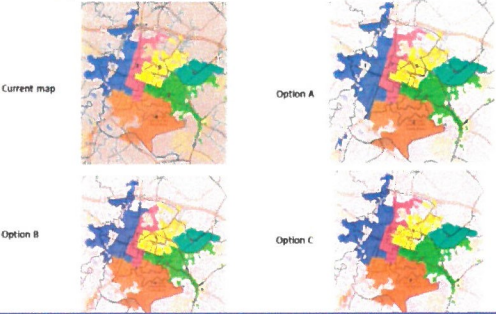
| District   | 2020 Total Pop |                | Raw Number               |           | Percent Deviation from Ideal Pop |
|------------|----------------|----------------|--------------------------|-----------|----------------------------------|
|            | 2020 Total Pop | Ideal Dist Pop | Deviation from Ideal Pop | Ideal Pop |                                  |
| 1          | 5,457          | 5,708          | -251                     | 5,708     | -4.40%                           |
| 2          | 5,930          | 5,708          | +222                     | 5,708     | +3.89%                           |
| 3          | 5,472          | 5,708          | -236                     | 5,708     | -4.13%                           |
| 4          | 5,781          | 5,708          | +73                      | 5,708     | +1.28%                           |
| 5          | 5,931          | 5,708          | +223                     | 5,708     | +3.91%                           |
| 6          | 5,679          | 5,708          | -29                      | 5,708     | -0.51%                           |
| City Total | 34,250         |                |                          |           |                                  |



Characteristics of Option C

- District 1 makes up its deficit by going into both Districts 3 and 4.
- District 3 loses less of its western edge than in Option B. District 3 does not take the territory west of Wayne Memorial Drive from District 5 that it takes in Option B.
- District 4 loses less of the area south of downtown than in Option A. District 4 takes less territory in Seymour Johnson from District 2 than it does in Option A.
- District 5 is less changed than in Option B. It keeps the area on Wayne Memorial Drive it would lose in Option B and keeps the blocks along Ash Street it would lose in Option A. District 5 does not take the territory west of Berkeley Mall that it takes in Option B. The only change to District 5 is on its western border with District 3.
- District 2 loses less of Seymour Johnson than in Option A and does not gain or lose territory with District 5.
- As in all the options, District 6 is unchanged.
- As in all the options, all incumbents are in a separate district with the same district number as now.

Side by side comparison of all 4 maps



Demographic comparison for all 4 maps

| Black % of Total Population |         |                |         |          |          | White % of Total Population |          |         |                |         |          |          |          |
|-----------------------------|---------|----------------|---------|----------|----------|-----------------------------|----------|---------|----------------|---------|----------|----------|----------|
| District                    | Current | Unrestructured | Current | Option A | Option B | Option C                    | District | Current | Unrestructured | Current | Option A | Option B | Option C |
| 1                           | 63.96   | 63.57          | 65.28   | 63.92    | 64.91    |                             | 1        | 29.59   | 30.11          | 28.41   | 29.47    | 28.42    |          |
| 2                           | 40.26   | 40.96          | 44.82   | 42.88    | 43.33    |                             | 2        | 45.72   | 45.72          | 42.65   | 43.65    | 44.54    |          |
| 3                           | 69.34   | 69.31          | 69.32   | 68.91    | 68.31    |                             | 3        | 22.52   | 22.88          | 22.88   | 23.42    | 24.21    |          |
| 4                           | 64.01   | 64.02          | 55.47   | 64.81    | 60.23    |                             | 4        | 26.48   | 26.48          | 31.75   | 29.48    | 29.63    |          |
| 5                           | 57.79   | 57.77          | 57.85   | 53.80    | 57.90    |                             | 5        | 32.82   | 32.90          | 31.79   | 37.56    | 32.75    |          |
| 6                           | 43.30   | 42.30          | 42.30   | 42.30    | 42.30    |                             | 6        | 45.04   | 45.04          | 45.04   | 45.04    | 45.04    |          |

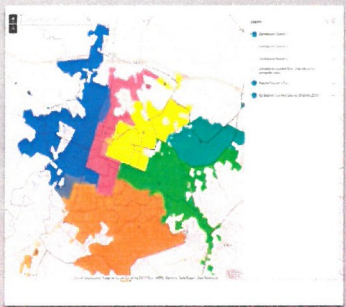
| Black % of Voting Age Population |         |                |         |          |          | White % of Voting Age Population |          |         |                |         |          |          |          |
|----------------------------------|---------|----------------|---------|----------|----------|----------------------------------|----------|---------|----------------|---------|----------|----------|----------|
| District                         | Current | Unrestructured | Current | Option A | Option B | Option C                         | District | Current | Unrestructured | Current | Option A | Option B | Option C |
| 1                                | 60.17   | 60.00          | 62.32   | 61.31    | 62.21    |                                  | 1        | 33.36   | 33.99          | 31.84   | 32.77    | 31.61    |          |
| 2                                | 35.93   | 35.93          | 41.68   | 41.83    | 43.06    |                                  | 2        | 48.21   | 48.21          | 46.14   | 46.03    | 47.47    |          |
| 3                                | 56.42   | 56.99          | 66.39   | 63.46    | 64.96    |                                  | 3        | 26.35   | 26.32          | 26.32   | 26.89    | 27.98    |          |
| 4                                | 43.22   | 44.22          | 34.68   | 41.23    | 40.08    |                                  | 4        | 27.51   | 27.51          | 35.50   | 27.51    | 29.96    |          |
| 5                                | 54.39   | 54.38          | 54.63   | 49.64    | 54.12    |                                  | 5        | 36.78   | 36.84          | 36.76   | 41.58    | 36.78    |          |
| 6                                | 41.30   | 41.30          | 41.30   | 41.30    | 41.30    |                                  | 6        | 47.22   | 47.22          | 47.22   | 47.22    | 47.22    |          |

Next Steps

- Discuss alternative maps
- Public hearing on some or all plans
- Vote on selected plan and adopt resolution
- We will export final plan to Board of Elections

Interactive Map

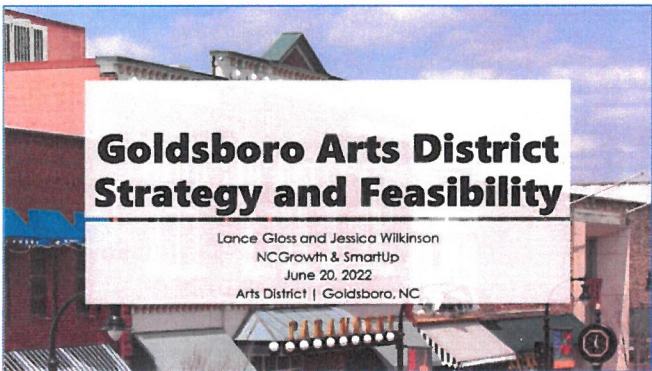
• <https://mapfigurenc.maps.arcgis.com/apps/webappviewer/index.html?id=75d5ab8deeb9471b2f4452124d04540>



Questions/Discussion

Council discussed the proposed redistricting options. Council also discussed the upcoming Public Hearing, which will be held on July 11, 2022. Council will meet on August 1, 2022 to discuss the options and make final decisions on redistricting.

**Goldsboro Arts District Strategy and Feasibility.** Lance Gloss and Jessica Wilkinson with NCGrowth & SmartUp presented the following information.



### About NCGrowth & SmartUp

NCGrowth-SmartUp is an award-winning applied economic development university center with a goal of directly addressing inequality, poverty, underemployment and other factors that keep people and communities from reaching their greatest potential. NCGrowth's team includes expert staff across the Carolinas, academic advisors from multiple universities and hundreds of local partners.

Together we are transforming communities by:

- (1) providing technical support to promising businesses so they can grow, hire more people, and create wealth;
- (2) helping towns/counties/tribes create robust local economies with equitable opportunities for residents; and
- (3) providing policymakers across the U.S. the tools to learn how to achieve success. Learn more at [ncgrowth.unc.edu](http://ncgrowth.unc.edu).

NCGrowth-SmartUp is part of CREATE, an economic development research center at the UNC Kenan Institute of Private Enterprise working to tackle the problem of severe and increasing wealth inequality by generating shared economic prosperity through a combination of research, data analytics, homegrown interventions and policy development. Learn more at [createprosperity.unc.edu](http://createprosperity.unc.edu).

This work is supported by the Economic Development Administration and the Kenan Institute of Private Enterprise.

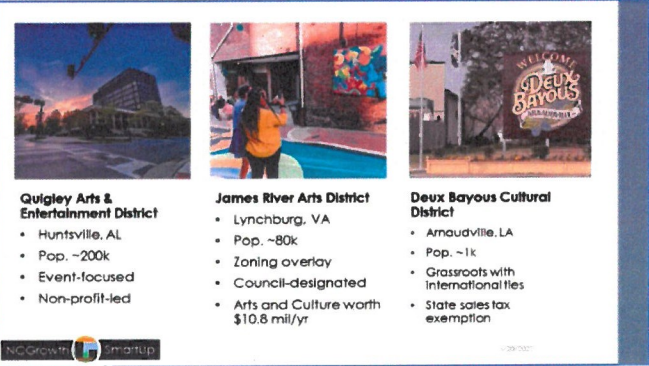
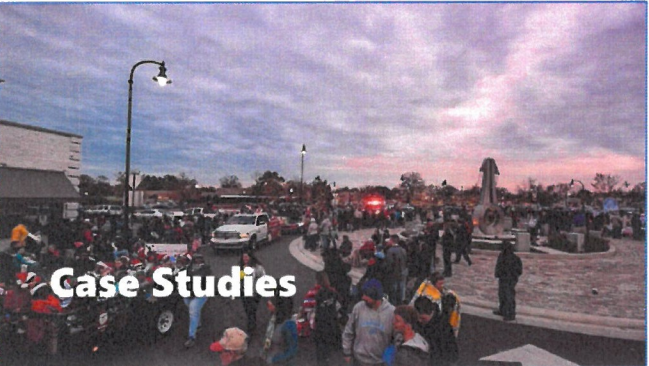
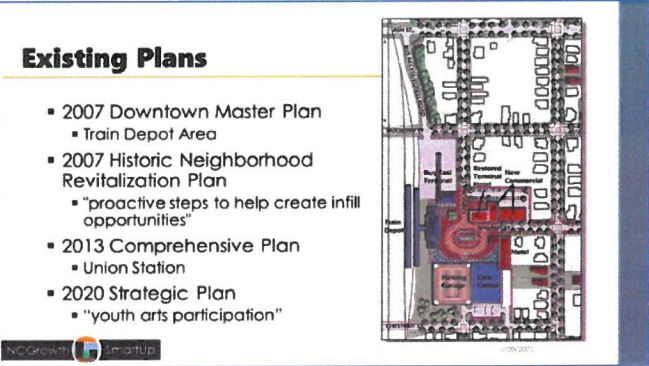
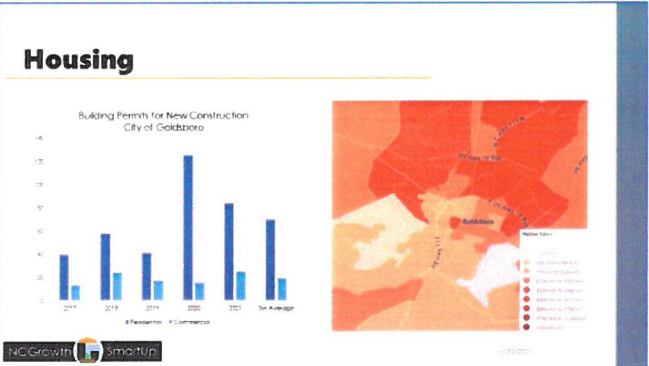
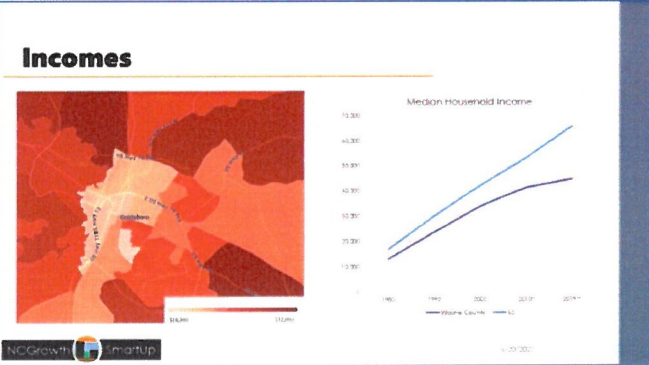
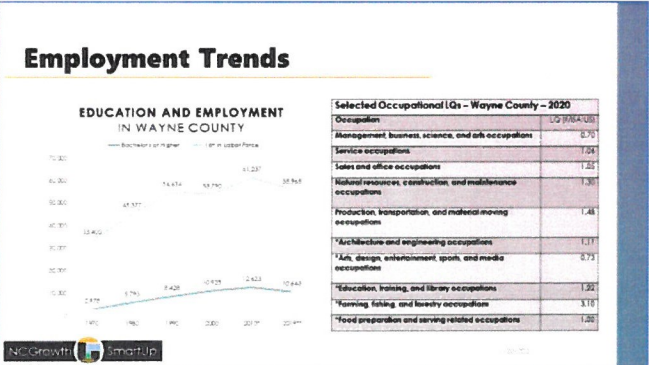
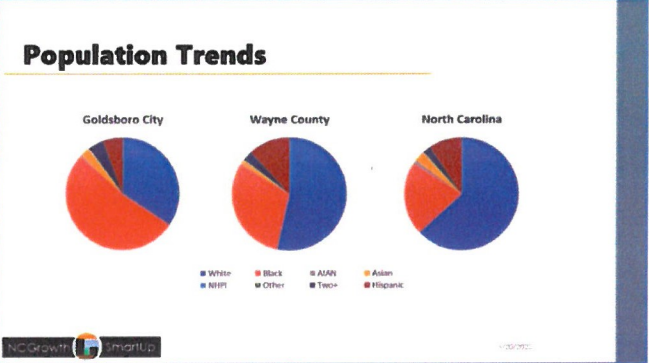
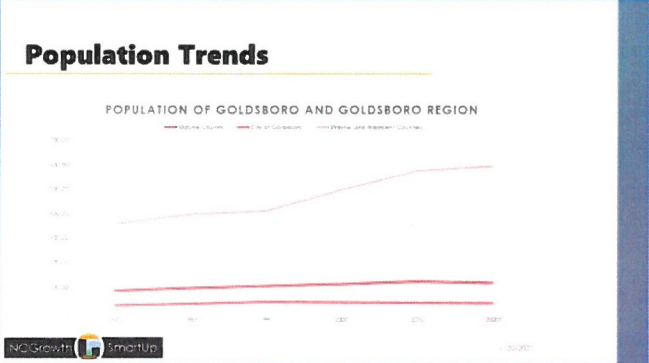
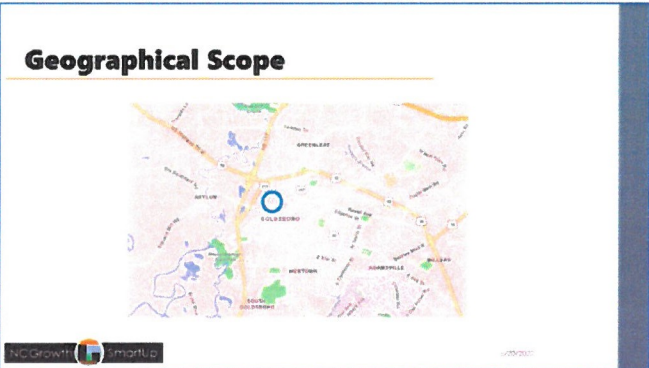
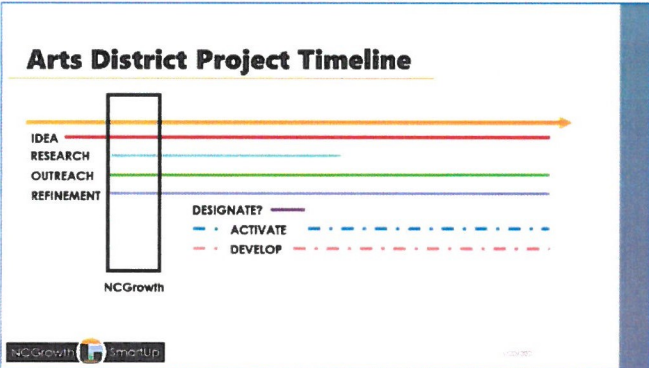
### Agenda

- Overview of Project
- Data Dive
- Case Studies
- Outreach Results
- Recommended Next Steps

### Project Overview

- Beyond the Depot
- Explore Arts District concept
  - Preliminary Strategy
  - Preliminary Feasibility
- Multi-stakeholder
- Research methods
  - Shift-share analysis, location quotients, plan review, interviews, workshop, case studies
- Produced detailed report with recommendations







### Case Study Takeaways

- Involve diverse businesses and programs
- Invest in buildings and public spaces
- Engage many stakeholders
- Brand and market actively
- Continually involve new participants

### Outreach and Interviews

### Outreach Summary

- Project Team
  - Non-profit stakeholders
    - NCGrowth
    - Legacy Impact Capital
- Interviews
  - 40+ residents and experts
- Charette
  - ~30 attendees
  - April 14, 2022
  - Goals and vision

### Interview Takeaways

- Diverse participation through diverse mediums
- Evolve an authentic identity
- Mix of uses and designs
- Encouraged broad ownership
- Education and innovation, incl. higher ed
- Support youth

### Workshop Takeaways

- Continue outreach
- Focus on youth
- Inclusivity and multi-cultural value
- Support local artists
- Protect housing access
- Studio space

### Feasibility

- Community Buy-In
  - Possible; requires continual outreach and revision
  - Focus on needs: opportunity for businesses, housing, education
- Market Demand
  - Clearly demonstrated
  - Requires broad base of participation
- Institutional Capacity
  - Further capacity needed
  - Roles for public leaders, community orgs, investment

### Recommended Next Steps

### Recommendations

- STEP 1:** Establish a structure and partnerships
- STEP 3:** Community-driven SWOT analysis
- STEP 5:** Engage the community to collaboratively establish a vision
- STEP 6:** Write a Vision Plan
- STEP 8:** Develop an Action Plan with clear roles
- STEP 9:** Implement: policies, development, and programs

### Outreach Steps

**Youth Outreach** - survey and meetings

**Neighborhood Vision** - residents and business owners

**City Council Workshop(s)** - public forum and policies

**Artist Workshop** - roles and framework

**Higher Education Taskforce** - pathways for involvement

### Thank you!

**NCGrowth SmartUp**  
NCGrowth.unc.edu  
@NCGrowth

**Lance Gloss**  
Lance\_Gloss@kenan-flagler.unc.edu

**Jessica Wilkinson**  
Jessica\_Wilkinson@kenan-flagler.unc.edu

Mr. Gloss shared next steps include the city to convene a group of stakeholders and cement the city’s interest as an organization in moving forward if that is council’s wish. He also suggested that Council continue the outreach toward a planned document. Mayor Ham discussed the presentation and requested that the presenters come back in July for further discussion. Mayor Ham asked about the city moving forward with an Arts District. Erin Fonseca, Downtown Development Director shared information regarding the study and asked about Council’s interest in the Arts District.

**2022-2023 Annual Action Plan Timeline Review.** The Community Relations Department initiated the FY2022-2023 Annual Action Plan process back in March; however, HUD advised grantees to wait until annual allocations were approved and finalized before starting to develop Annual Action Plans for the coming program year. Allocations were published in May.

For FY2022-2023, the City of Goldsboro has been allocated \$358,697 in CDBG (Community Development Block Grant) funds and \$280,170 in HOME (Home Investment Partnership Program) funds. The following is a timeline of the Annual Action Plan Development process:



| ACTIVITY                                                                                                                | DATE                                                |
|-------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|
| PUBLISH NOTICE OF CCRD PUBLIC MEETING ON WEBSITE, FACEBOOK, AND GOLDSBORO NEWS-ARGUS & COMMUNITY NEEDS SURVEY PUBLISHED | 6/03/2022 (send notice)<br>6/08/2022 (publish date) |
| COMMISSION ON COMMUNITY RELATIONS & DEVELOPMENT PUBLIC MEETING (BEFORE PUBLIC REVIEW PERIOD)                            | 6/21/2022 – 6pm-8pm                                 |
| GOLDSBORO NEWS-ARGUS & OTHER MEDIA ADVERTISEMENT (30-DAY PLAN DRAFT REVIEW & 7/11/22 PUBLIC HEARING AT COUNCIL MEETING) | 6/24/2022 (send notice)<br>6/28/2022 (publish date) |
| 30 DAY REVIEW PERIOD                                                                                                    | 6/28/2022 – 7/27/2022                               |
| PUBLIC HEARING BEFORE CITY COUNCIL                                                                                      | 7/11/2022                                           |
| FY2022 AAP ADOPTION BY CITY COUNCIL                                                                                     | 8/1/2022                                            |
| FY2022 AAP Submitted to HUD                                                                                             | 8/12/2022                                           |
| AAP DUE TO HUD                                                                                                          | 8/16/2022                                           |

No action necessary. There was no discussion.

**Choice Neighborhoods Grant.** Mr. William James, Consultant with Camiros shared they are under contract with the Goldsboro Housing Authority to prepare a Choice Neighborhood Grant Application. Mr. James Jones with the Goldsboro Housing Authority shared the Housing Authority requested that the City be a co-applicant on the Choice Neighborhood Grant. He shared they are targeting the West Haven area. Mr. James shared the following presentation:

### HUD CHOICE NEIGHBORHOODS INITIATIVE

The three pillars of the CNI Planning Process

### HUD'S CNI PROGRAM PRODUCES RESULTS

**CNI PROGRAM-WIDE RESULTS**

- 80% of Grantees achieve increased employment
- 80% of Grantees achieve increased household income
- 70% of Grantees see an increase in early learning
- 85% of Grantees see increased health program participation
- Program-wide increases in case management practices
- 85% of Grantees see decreases in violent crime
- 60% of Grantees see decrease in violent crime at twice city's rate of decrease
- Many Grantees see new stores and shops developed, including grocery stores
- New parks, playgrounds, trails & other recreational facilities
- New loan programs for small business startups
- \$7 of non-governmental leverage attracted for every \$1 in Choice funding

Illustrations of transformation achieved in other CNI communities

### CHOICE NEIGHBORHOODS PROGRAM

- 2021 Planning Grants - \$5 Million  
11 Awards Communities

- 2022 Planning Grants – \$10 Million
- Maximum Grant \$500,000

### PROJECT TEAM

- Neighborhood Residents
- Community Partners
- HUD
- Housing Authority of the City of Goldsboro
- City of Goldsboro
- Camiros

### CAMIROS

### OVERVIEW

- Focused on replacing the **West Haven** housing development
- Seek to have a positive impact on the **surrounding neighborhood** through efforts aimed at replacing obsolete housing, creating neighborhood amenities and improving services
- Transform the target neighborhood into a more viable and sustainable **mixed-income community** that supports positive outcomes and improved quality of life for all residents

### COMMUNITY – CITY OF GOLDSBORO

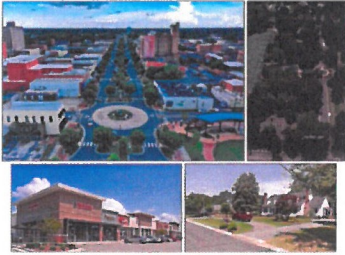
TARGET HOUSING SITE

DRAFT NEIGHBORHOOD BOUNDARIES

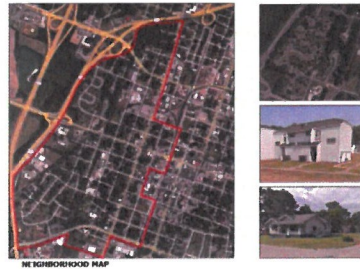
DOWNTOWN



## COMMUNITY – CITY OF GOLDSBORO



## NEIGHBORHOOD



## CNI PLANNING PROCESS

The Choice Neighborhoods planning process gives communities the chance to upgrade through state-of-the-art planning.

- Create a plan for a new type of neighborhood.
- Achieve currency with national standards.
- Retain and attract residents and businesses.

## SCOPE OF PLANNING PROCESS

- **PHYSICAL**
  - Infrastructure
  - Land use
  - Community facilities
- **ECONOMIC**
  - Community investment
  - Jobs
  - Local business enhancement
- **SOCIAL**
  - Education
  - Health
  - Safety
  - Human Services



## SUCCESS STORIES

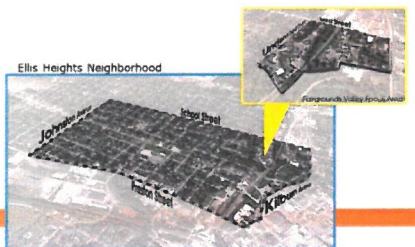
Camros has served as Planning Coordinator on Choice Neighborhoods Plans in:

- Rockford, Illinois
- Austin, Texas
- Mobile, Alabama
- Flint, Michigan
- Brownsville, Texas
- Huntington, West Virginia
- Chicago Heights, Illinois
- Huntsville, Alabama
- Rome, Georgia (current)
- Toledo, Ohio (current)

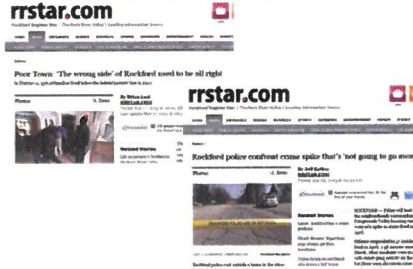
Examples from Camros' CNI Plans



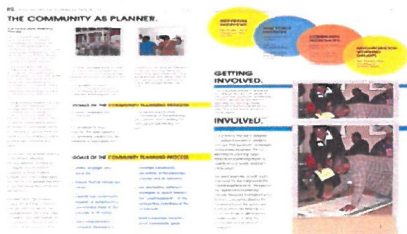
## NEIGHBORHOOD - ROCKFORD



## COMMUNITY PERCEPTION



## COMMUNITY-BASED PLANNING



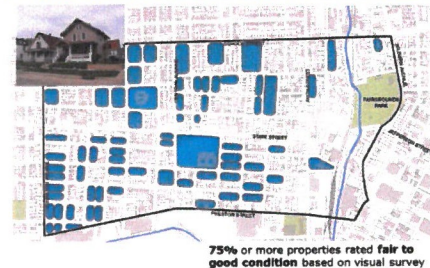
## FAIRGROUNDS VALLEY FOCUS AREA



## FAIRGROUNDS VALLEY FOCUS AREA



## ANCHOR BLOCKS OF PRESERVATION





## NEIGHBORHOOD ASSETS



- Physical neighborhood improvement
- Strong community engagement
- Discussed at community meeting



## DOING WHILE PLANNING

[illegible]

## DOING WHILE PLANNING

## VISION STATEMENT

At the same time, negative values become more important, although not irrelevant. It is important for people to know not to believe in something, to not believe in someone, to not believe in something. I can't think forward, so with negative, absolute values you find it right. Like English will be a desirable place to live? It is not so creative, also. I suddenly want to know something. There will be strong communication, not negative and negative communication, but negative and negative communication. Looking not for the values of others, it will be a community where children are nurtured. Families are poor, and parents may enjoy their jobs. It will increase the capacity of its residents and build a strong and rich economy to address its citizens for more traditional business differences. This means, it will be a non-traditional community.

A word cloud featuring various positive attributes of home ownership. The most prominent words are 'safe', 'home', 'ownership', 'friendly', 'retail', 'well-maintained', 'attractive', 'schools', 'respectful', 'childcare', 'beautiful', 'clean', 'peaceful', 'pleasant', 'convenient', 'easy', 'affordable', 'good', 'great', 'best', 'perfect', 'ideal', 'awesome', 'amazing', 'fantastic', 'excellent', 'outstanding', 'superb', 'top-notch', 'first-class', 'high-quality', 'premium', 'luxury', 'exclusive', 'prestigious', 'elite', 'exclusive', 'premium', 'luxury', 'exclusive', 'prestigious', 'elite'.

**Strategic Initiatives Overview**

**1. Neighborhood Engagement**  
 The Neighborhood Engagement Initiative is a multi-faceted effort to engage the community in the planning and implementation of the Strategic Plan. It includes a variety of activities, such as public meetings, focus groups, and surveys, to gather input from residents and other stakeholders.

**2. Planning**  
 The Planning Initiative is focused on developing a comprehensive strategic plan for the organization. This includes conducting a needs assessment, setting goals and objectives, and developing a detailed implementation plan.

**3. Leadership**  
 The Leadership Initiative is aimed at building the capacity of the organization's leadership team. This includes providing training and development opportunities for board members and senior staff, as well as fostering a culture of leadership and innovation.

**4. Marketing and Communications**  
 The Marketing and Communications Initiative is focused on increasing the organization's visibility and reaching its target audience. This includes developing a marketing strategy, creating promotional materials, and implementing a communication plan.

**5. Data Analysis and Reporting**  
 The Data Analysis and Reporting Initiative is aimed at improving the organization's ability to collect, analyze, and report on data. This includes developing data collection systems, analyzing data to identify trends and patterns, and reporting on the organization's performance.

**6. Fund on Tech**  
 The Fund on Tech Initiative is focused on leveraging technology to improve the organization's operations and services. This includes investing in new technology, training staff on technology use, and implementing digital strategies.

**7. Community Engagement and Capacity Building**  
 The Community Engagement and Capacity Building Initiative is aimed at building the capacity of the community to address its own needs. This includes providing training and development opportunities for community members, as well as fostering a culture of community engagement and leadership.

STRATEGIC MANAGEMENT OVERVIEW

**Disburse Replacement Units**

### Disburse Replacement Units



### Replacement Housing Plan

[illegible][illegible]

rrstar.com rrstar.com

**Our View: Save-A-Lot marks historic return of a grocery to West End in Rockford**



## RELATED CONTENT

**Buffed Empire**  
 (1974) 100 min. (VHS) \$24.95

## Gorman, Rockford Housing Authority to overhaul public housing



10

GROCERY VIDEO HERE

<http://www.wifr.com/home/headlines/Save-A-Lot-Grocery-Store-Opens-on-Rockford-West-Side-123114381.html>



### ACTION AND IMPLEMENTATION

### EARLY ACTION PROJECTS

- What **near-term improvements** should happen to help make La Grange a better place to live?

**HUD listed eligible early action projects:**

- Recycling vacant land into community gardens, pocket parks, farmers markets or land banking (with maintenance)
- Beautification, place-making and community arts projects (murals, sculptures, etc.)
- Homeowner and business facade improvement programs
- Neighborhood broadband/Wi-Fi
- Fresh food initiatives such as farmers markets and mobile fresh food vendors
- Gap financing for economic development projects

### PLANNING GRANT APPLICATION

- Requires commitment to a strong application
- Applicant and Co-Applicant must work together
- Community Partners are also needed
- Grant Application Due July 28<sup>th</sup>, 2022
- Neighborhoods Selected by HUD Fall of 2022

**THANK YOU!**

Mr. James shared that the housing units would include single family, duplex, and some apartments. He shared they wanted to bring market rate residents into the neighborhood so it is not all public housing residents (both ownership and rental). Mayor Pro Tem Polack asked about residents being displaced. Mr. James shared there is a right to return for residents of the redeveloped housing sites. He shared the development has to be mixed income and the plan is a two year planning process. Councilwoman Matthews asked how West Haven was chosen over other neighborhoods in the community. Anthony Goodson, CEO of the Goldsboro Housing Authority, shared information on how the West Haven was chosen. Council discussed the target area, further expansion, displacement and home ownership. Council continued discussion with Mr. James regarding the proposal. Council and the Manager discussed the timeline of the grant application.

#### District 6 Seat Vacancy.

Mayor David Ham read a resignation letter submitted by Councilman Gene Aycock effective June 30, 2022. Mayor Pro Tem Polack made a motion to accept the resignation. The motion was seconded by Councilwoman Jones and a roll call vote resulted in all members voting in favor of the motion.

Mayor Pro Tem Polack made a motion to accept the resolution. The motion was seconded by Councilmember Broadway. Council discussed the procedure to fill the seat. A roll call vote was conducted. Mayor Ham, Councilwoman Jones, Councilman Broadway, Mayor Pro Tem Polack and Councilmember Gaylor voted for the motion. Councilwoman Matthews voted against the motion. The motion passed.

**Resolution of the Goldsboro City Council Establishing a Procedure for Filling a Vacant Council Seat. Resolution Adopted.** Thomas Gene Aycock, the duly elected council member representing District 6 of the City of Goldsboro on its City Council has tendered his written resignation dated June 20, 2022 from his seat as the council member representing District 6. The City Council of the City of Goldsboro accepted his said resignation during its regularly scheduled meeting of June 20, 2022 and as a result hereby declares that the seat for the representation of District 6 is vacant effective June 30, 2022. As a result of said vacancy the Code of Ordinances and the General Statutes of the State of North Carolina state that the Council, by majority vote, shall appoint a qualified candidate to fill said vacancy for the remainder of the term of said council member; i.e. until the next general election which will be held in November 7, 2023. Neither the Code of Ordinances nor the General Statutes contain a specific procedure for said appointment, therefore, it is necessary and good practice to establish a procedure so the City, all council members and potentially interested candidates, have a procedure, which will guide all for the said appointment. It is necessary that a Resolution be enacted to establish procedures for such appointment, and that such are attached hereto as Exhibit A setting forth said procedures and is made a part hereof.

NOW, THEREFORE, BE IT RESOLVED by the City Council for the City of Goldsboro, North Carolina that:

- The seat for District 6 of the Goldsboro City Council is vacant effective June 30, 2022, and shall be filled by the Council by majority vote.
- For the proper and consistent application of the Code of Ordinances and the General Statutes of the State of North Carolina for the filling of the vacancy of said seat for District 6 representation on the City Council, procedures for any appointment to fill said vacancy should be adopted and that such is necessary for the proper functioning of the Council.
- Exhibit A attached hereto sets forth said procedure and is hereby adopted as the procedure for the appointment of the vacancy of the representative seat for District 6 of the Goldsboro City Council.
- This resolution and Exhibit A are hereby adopted and shall be inserted into the official minutes of the City Council of Goldsboro.



## EXHIBIT A

### **Procedure for Filling Vacant Council Seat for District 6 of the Goldsboro City Council**

1. Due to the creation of a councilmember vacancy for District 6, such being effective June 30, 2022, the City Clerk will immediately cause the vacant seat to be advertised in The Goldsboro News-Argus and on the City of Goldsboro's Web Site indicating the appointment process and the following eligibility requirements as described in Article VI of the North Carolina Constitution and the City of Goldsboro's Code of Ordinances Section 3:5:
  - A. Be a qualified voter in the City of Goldsboro.
  - B. Be at least 21 years of age and not adjudged a felon not having had their rights restored.
  - C. Currently live within the boundaries of District 6 and having done so for at least the past thirty (30) days.

Interested citizens meeting these requirements can pick up the application form from the City Hall Addition at 200 N. Center Street, Goldsboro, NC or print the application from the City of Goldsboro's website at [www.goldsboronc.gov](http://www.goldsboronc.gov). Any potential applicant is encouraged to check the District 6 boundaries while at City Hall to make sure they reside within District 6 before submitting an application. Completed applications must be returned to the City Clerk's office by 5:00 p.m. on Thursday, July 7, 2022. Applications not received by that date will not be considered (placing it in the mail by then does not constitute receipt by the City unless it is in the physical custody of the staff of the office of the City Clerk, located within the City Manager and Mayor's offices, 2nd floor, by 5:00 p.m. on Thursday, July 7, 2022).

2. The City Clerk will hold the sealed applications until the deadline date. After the deadline, the City Manager and City Clerk will open the envelopes and verify that each meets the qualifications addressed above. They will forward copies of the contents to each member of the City Council by 5:00 p.m. on Friday, July 8, 2022. The names of applicants shall be released to the news media upon request after the applications have been distributed to the City Council. Applicants are advised that the applications and therefore any information provided on the said applications is subject to disclosure upon a proper public records request.
3. The Mayor and City Council at the regular City Council meeting scheduled for July 11, 2022, will hear presentations by each qualified applicant. Each applicant will be given up to ten (10) minutes to make a presentation on their qualifications for the office and their vision for Goldsboro.
4. At the August 1, 2022 City Council meeting, the City Council will decide if they have enough information to vote on the appointment by motion, second, and majority vote. If so, the City Council will be provided a ballot listing the name of each candidate, and each council member will vote for ONE (1) candidate only.
5. The ballots shall be passed to the City Clerk who will announce the vote by reading aloud each ballot with the name and vote of the Mayor and each council member.
6. If any candidate receives at least 4 total votes on the ballots, that person is "appointed" and shall fill the seat.
7. If no candidate gets more than 3 votes, then the 2 applicants receiving the most votes will advance to a second ballot, in the same format as the first round.
8. However, if as a result of said initial vote there is a tie that occurs between two or more candidates making it such that there are not only 2 applicants with the most votes, then if there is one applicant that receives the most votes, that applicant will move to the next round of voting, and the council will then by ballot vote on the remaining other applicants so tied and the applicant between those such applicants that receives the highest votes will move to the second round of voting.
9. If, however as a result of the first round of voting 3 applicants are tied with two votes each, then a new ballot will be issued by the Clerk to the council members with those 3 applicants thereon, the council shall vote, and follow the above procedures until there are 2 candidates with the greatest number of votes; BUT if one of those 3 receive at least 4 votes during that round of voting, then that person would be "appointed" and shall fill the seat.
10. Each round of balloting and voting shall be conducted exactly as the first round.
11. Once any candidate gets at least 4 votes, that person is the choice, and may be sworn in at the beginning of the next Council meeting.
12. At any time, if no candidate has received at least 4 votes, the Council, upon proper motion, second and majority vote, may suspend the selection process, and return to further consideration of filling this vacancy at Council's next meeting.
13. Additionally, at any time during the appointment process, upon motion, second and majority vote, the Council may vote to delay the vote on appointment to another date; and may re-open the application process to consider other interested candidates and shall set application deadlines consistent with the process above.



**Consent Agenda Review.** Each item was reviewed.

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

## **CITY COUNCIL MEETING**

The City Council of the City of Goldsboro, North Carolina, met in Regular Session in Council Chambers, City Hall, 214 North Center Street, at 7:00 p.m. on June 20, 2022.

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

Councilwoman Hiawatha Jones provided the invocation. The Pledge of Allegiance followed.

### **Roll Call.**

Present: Mayor David Ham, Presiding  
Mayor Pro Tem Taj Polack  
Councilwoman Hiawatha Jones  
Councilman Bill Broadway  
Councilwoman Brandi Matthews  
Councilman Charles Gaylor, IV (participated via Zoom)

Absent: Councilman Gene Aycock

Also Present: Tim Salmon, City Manager  
Ron Lawrence, City Attorney  
Laura Getz, City Clerk

**Approval of Minutes.** Councilwoman Matthews requested the following amendments to the minutes of the Work Session and Regular Meeting of June 6, 2022: removing the address provided during the Public Comment Period and changing the citizen name to Henry Battle that spoke in the Public Comment Period. Councilwoman Jones made a motion to approve the minutes of the Work Session and Regular Meeting of June 6, 2022, the minutes of the Joint Meeting of June 7, 2022, and the minutes of the Special Meeting on June 7, 2022 as amended. The motion was seconded by Mayor Pro Tem Polack and after a roll call vote the motion was unanimously carried.

### **Presentations.**

**Resolution Expressing Appreciation For Services Rendered By Daren Paige As An Employee Of The City Of Goldsboro For More Than 5 Years. Resolution Adopted.** Daren Paige retires on July 1, 2022 as an Operator IV with the Public Utilities Department of the City of Goldsboro with more than 5 years of service. Daren began his career on September 28, 2016 as an Operator III with the Public Utilities Department. On July 3, 2019, Daren was promoted to Operator IV with the Public Utilities Department where he has served until his retirement. Daren 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, City employees, and the citizens of the City of Goldsboro, of expressing to Daren Paige their deep appreciation and gratitude for the service rendered by him to the City over the years, and expressed to Daren their very best wishes for success, happiness, prosperity, and good health in his future endeavors. This Resolution shall be incorporated into the official Minutes of the City of Goldsboro, and shall be in full force and effect from and after this 20th day of June, 2022.

A motion was made by Mayor Pro Tem Polack to adopt the retirement resolution. The motion was seconded by Councilwoman Jones and after a roll call vote, the motion was unanimously carried. Council adopted the following entitled Resolution.

*RESOLUTION NO. 2022-56 "RESOLUTION EXPRESSING APPRECIATION FOR SERVICES RENDERED BY DAREN PAIGE AS AN EMPLOYEE OF THE CITY OF GOLDSBORO FOR MORE THAN 5 YEARS"*

**HOME ARP Consultant Timeline Review.** The City has been allocated \$907,913 of HOME-ARP funds by the U.S. Department of Housing and Urban Development to assist individuals or households who are homeless, at risk of homelessness, and other vulnerable populations.

The City recently executed a contract with Washington Business Dynamics to initiate the planning phase of the HOME-ARP process and to develop the HUD required Allocation Plan. This presentation will highlight the timeline that will be carried out by WBD (Washington Business Dynamics).

Felecia Williams, Community Relations Director introduced the President of Washington Business Dynamics, Scott Caldwell which presented virtually via Zoom. Mr. Caldwell introduced his team and shared the following presentation:



WBD

Goldsboro Home- ARP

Project Timeline

BE MORE DO MORE SEYMOUR

North Carolina

Introduction to WBD

Washington Business Dynamics (WBD) is a Service-Disabled Veteran-Owned Small Business (SDVOSB) consulting firm. Our exceptional staff have a unique combination of education and experience that provides an unparalleled level of support to our clients in Washington D.C. and around the globe. Our team is comprised of top-tier strategy consultants and community development specialists.

Meet the Goldsboro Home-ARP Team:

Scott Gabelick

• Harvard University MA  
• 15+ years of Federal consulting  
• Expertise in finance, supply chain, and federal funding packages  
• Project Manager of WBD's ARP consulting project in Kansas City

Jeff Rosenburg

• 3+ Years of Federal and State & Local Consulting Experience  
• Expertise in financial management and federal funding compliance  
• Colby College BA in Economics and Environmental Studies

Allie Cech

• 3+ Years of Federal and State & Local Consulting Experience  
• Expertise in financial management, budgeting, and city planning  
• Lehigh University BA in Economics and Political Science

Make Better Decisions

WBD

Agenda

- HOME-ARP Overview
- Allocation Plan Development Process
- Project Timeline
- CoC and Agency Consultation
- Public Participation (ICADD)

Make Better Decisions

WBD

HOME-ARP Overview

- \$5 billion for homelessness assistance and assistance to other vulnerable populations to:
  - Provide capital investment for permanent rental housing
  - Upgrade available stock of shelter to include non-congregate shelter
  - Provide tenant-based rental assistance and supportive services
- Funds were appropriated under Title II of Cranston-Gonzalez National Affordable Housing Act of 1990 (NAHA) – HOME Program statute
- Allocated via HOME Program formula to jurisdictions that qualified for a HOME allocation in FY21 and announced on April 8<sup>th</sup>
- Funds available to Participating Jurisdictions until September 2030

Make Better Decisions

WBD

Allocation Plan Development Process

Jun 1-Jul 15, 2022

Jul 15-Aug 1, 2022

August 1-Sept 15, 2022

Aug 15-Sept 15, 2022

Sept 15, 2022 Beyond

Data Collection

Gap Analysis

Planning & Design

Drafting

Implementation & Support

- Public Records & Reports
- Public Participation (ICADD)
- Collecting Public Comments

- Interviews & Focus Group Discussions
- Trends in public responses
- Identifying key data

- Compliance Matrix
- Present analysis to City leaders
- Identifying goals
- Outlining the Allocation Plan

Allocation Plan will include:

- All information conducted in the Needs Gap Analysis
- Approved pathway forward for HOME-ARP funds

- Provide services related to the implementation and impact assessments of the funded projects

Make Better Decisions

WBD

Project Timeline

| Task/Order | Date           | Key Milestone                                              | Status      |
|------------|----------------|------------------------------------------------------------|-------------|
| 1          | 6/1/2022       | Kick Off Meeting                                           | Completed   |
| 2          | 6/7/2022       | Compile List of Local CoCs and Agencies                    | Completed   |
| 3          | 6/29/2022      | Present Timeline to City Council                           | In Progress |
| 4          | 6/22/2022      | Deliver Materials for CoC Outreach                         | In Progress |
| 5          | 6/27/2022      | Initial Agency Outreach                                    |             |
| 6          | 7/6-7/27/2022  | Agency Consultation                                        |             |
| 7          | 7/6/2022       | Develop Materials for Public Participation                 |             |
| 8          | 7/18-7/29/2022 | Public Participation and Address Comments                  |             |
| 9          | 8/2/2022       | Complete Needs Assessment and Gap Analysis                 |             |
| 10         | 8/15/2022      | Present Analysis and Allocation Plan Outline to Leadership |             |
| 11         | 9/1/2022       | Finalize Allocation Plan                                   |             |
| 12         | 9/2-8/13/2022  | Public Comment Period                                      |             |
| 13         | 9/30/2022      | Submit the Allocation Plan to HUD                          |             |

WBD Leadership

CoC/Agency

Public

HUD

Make Better Decisions

WBD

Continuum of Care and Agency Consultation

| Stage    | Action                                                                                                                                                                                                          |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Compile  | Conduct additional research to ensure CoC and Agency List is complete and exhaustive                                                                                                                            |
| Contact  | Outreach with One-Page summary of HOME-ARP funds and eligible expenses. Track all communications via Agency Tracker                                                                                             |
| Collect* | Pose questions that will enable the City to collect meaningful data to create a Needs and Gaps Analysis and a Candidate List. Provide organizations the opportunity to apply for funding and substantiate needs |
| Select   | Utilize the Needs and Gaps Analysis and public input to prioritize initiatives for funding                                                                                                                      |
| Develop  | Goldsboro's Allocation Plan will be developed in a compliant manner. All feedback and inputs will be clearly addressed.                                                                                         |

\*HUD Requires that PJs describe their methods for soliciting applications for funding.

Compliant agency consultation will result in a robust Needs and Gap Analysis and an Informed Allocation Plan.

Make Better Decisions

WBD

Public Participation (ICADD)

| Stage      | In-Person*                                                                                                                                                                                                                       | Virtual                                                                                                                                                                                           |
|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Inform     | Petition Request for input (must be done 15+ days prior to date)<br>Distribute HOME-ARP 1-Page to Participants:<br>Funding purpose<br>Goals<br>Requirements<br>Collect Feedback via:<br>Town Halls<br>Interviews<br>Focus Groups | Post HOME-ARP 1-Page to all online forums<br>Funding purpose<br>Goals<br>Requirements<br>Collect Feedback via:<br>Online Forum<br>Email (Twitter, Social Media)<br>Virtual Meetings, Focus Groups |
| Collect    |                                                                                                                                                                                                                                  |                                                                                                                                                                                                   |
| Address    | City feedback to be presented via:<br>Town Hall<br>Press Conference<br>Recorded Council Meeting                                                                                                                                  | City feedback to be presented via:<br>Responding to Comments on Posts<br>Virtual-Written Response                                                                                                 |
| Develop    |                                                                                                                                                                                                                                  |                                                                                                                                                                                                   |
| Distribute |                                                                                                                                                                                                                                  |                                                                                                                                                                                                   |

\*At least one public hearing is required by HUD.

Recommendation: Engage the public in a hybrid In-Person / Virtual ICADD Public Participation Process. This will enable Goldsboro to collect feedback from a large, diverse sample size.

Make Better Decisions

WBD

Questions?

There is no action required and there was no discussion.

**National PTSD Awareness Day Proclamation.** Read by Councilman Broadway, the Goldsboro City Council proclaimed June 27, 2022 as NATIONAL PTSD AWARENESS DAY in the City of Goldsboro, and called upon our citizens and interested groups to observe the day with appropriate ceremonies and activities that promote awareness and understanding of PTSD. Ms. Viola Figueroa spoke regarding PTSD and Councilman Broadway presented the proclamation.

**Public Hearings.**  
**Z-9-22 Xieu Van Nguyen (GB-CBD) – West side of N. George St. between W. Oak St. and W. Ash St.**  
**ADDRESS: 311 N. George St. PARCEL #: 2599872447. Public Hearing Held.** The applicant is requesting a change of



zone for the subject property from the General Business (GB) Zoning District to the Central Business District (CBD) Zoning District. The purpose of the Central Business District is to maintain and strengthen the concentration of commercial, service, residential and institutional uses that serve the entire community.

Frontage: 70 ft. (N George St.)  
Area: 23,522 sq. ft. or 0.54 acres

SURROUNDING ZONING:  
North: General Business (GB)  
South: Central Business District (CBD)  
East: General Business (GB)/Central Business District (CBD)  
West: Office and Institutional (O & I-1)

The property currently consists of a structure that previously utilized its first floor for commercial retail.

The City’s Land Use Plan locates this parcel within the Mixed-Use Downtown designation. The Central Business District (CBD) is listed as a corresponding and preferred zoning district for the Mixed-Use Downtown designated area. This district encourages a mix of high intensity, pedestrian oriented uses compatibly designed and arranged around the existing compact core.

This is a conventional rezoning and all potential uses allowed in the Central Business District (CBD) as well as the proposed rezonings compatibility with the Goldsboro Comprehensive Land Use Plan are to be considered. Any use of the property will be required to comply with the Goldsboro Unified Development Ordinance.

Subject property is located within the City limits of Goldsboro. As such, City water and sewer are available to serve the property. The property is not located within a special flood hazard area.

No action necessary. The Planning Commission will have a recommendation for the Council’s meeting on July 11, 2022.

Mayor Ham opened the Public Hearing and no one spoke. The Public Hearing was closed.

**Z-10-22 The Housing Authority of City of Goldsboro (R6-O&I-1) – East side of Dupont Cir. Located off W. Oak St. Address: 138 Dupont Cir. Parcel #: 2599687977 (portion of parcel proposed to be rezoned). Public Hearing Held.** The applicant is requesting a change of zone for the subject property from the Residential (R-6) Zoning District to the Office & Institutional (O&I-1) Zoning District. The purpose of the Office & Institutional district is to provide for the development of office and community institutions that have similar development characteristics and require locations close to residential and commercial uses. This district discourages commercial uses and forbids industrial uses.

Frontage: To be determined by survey  
Area: To be determined by survey

The portion proposed to be rezoned will be surrounded by Residential (R-6) zoning on all sides.

The portion proposed to be rezoned currently consists of a vacant office building.

The City’s Land Use Plan locates this parcel within the High-Density Residential designation. The corresponding zoning districts for the High-Density Residential designation are as follows; Residential (R-6), Residential (RM-8), Residential (R-9) and Residential (R-12). This district was designated based off existing residential land uses, residential development patterns, and existing infrastructure or where plans exist to extend infrastructure. The proposed Office & Institutional (O&I-1) Zoning District is not a corresponding zoning district with the High-Density Residential designation.

This is a conventional rezoning and all potential uses allowed in the Office & Institutional (O&I-1) Zoning District, as well as the proposed rezonings compatibility with the Goldsboro Comprehensive Land Use Plan are to be considered. Any use of the property will be required to comply with the Goldsboro Unified Development Ordinance.

Subject property is located within the City limits of Goldsboro. As such, City water and sewer are available to serve the property. The property is not located within a special flood hazard area.

No action necessary. The Planning Commission will have a recommendation for the Council’s meeting on July 11, 2022.

Mayor Ham opened the Public Hearing and no one spoke. The Public Hearing was closed.

**Z-11-22 Anthony C Camaioni (NB-GB) – East side of S. Berkley Blvd. located on the corner at its intersection with East St. Address: 200 S. Berkley Blvd. Parcel #: 3519103763. Public Hearing Held.** The applicant is requesting a change of zone for the subject property from the Neighborhood Business (NB) Zoning District to the General Business (GB) Zoning District. The purpose of the General Business (GB) Zoning District is to accommodate the widest range of uses providing general goods and services to the community. The main difference in the purpose and intent of the Neighborhood Business District in comparison to the General Business District is that where the NB district is designed to provide services



and commercial use to the immediate surrounding neighborhoods, the GB district is designed to provide a wider range of services and commercial use to the entire community.

Frontage: 90.78 ft. (S. Berkley Blvd.) 242 ft. (East St.)  
Area: 21,344 sq. ft. or 0.49 acres

SURROUNDING ZONING:  
North: Neighborhood Business (NB)/General Business (GB)  
South: Neighborhood Business (NB)/General Business (GB)  
East: Neighborhood Business (NB)/General Business (GB)  
West: General Business (GB)/Shopping Center (SC)

The property currently consists of a residential duplex.

The City’s Land Use Plan locates this parcel within the Mixed-Use 1 designation. The Mixed-Use 1 designations corresponding zoning districts are as follows: Office Residence (OR), Office & Institutional (O&I-1), Office & Institutional (O&I-2) and Neighborhood Business (NB). This category is designed to have a mixture of uses and have minimum impact on an adjacent area. Due to the parcel’s frontage on S. Berkley Blvd., the impact on surrounding areas should be minimal due to the easy accessibility of the property located on a major thoroughfare within the City.

This is a conventional rezoning and all potential uses allowed in the General Business District (GB) as well as the proposed rezonings compatibility with the Goldsboro Comprehensive Land Use Plan are to be considered. Any use of the property will be required to comply with the Goldsboro Unified Development Ordinance.

Subject property is located within the City limits of Goldsboro. As such, City water and sewer are available to serve the property. The property is not located within a special flood hazard area.

No action necessary. The Planning Commission will have a recommendation for the Council’s meeting on July 11, 2022.

Mayor Ham opened the Public Hearing and no one spoke. The Public Hearing was closed.

**Z-12-22 John and Nancy McNeill (R12-R6) – South side of E. New Hope Rd. between Bear Creek Rd. and Newsome Rd. Address: E. New Hope Rd. Parcel #: 3529-75-9880. Public Hearing Held.** The subject property is currently vacant and undeveloped.

Frontage: Approximately 60ft. (E. New Hope Rd.)  
Approximately 15ft. (E. New Hope Rd.)  
Area: 437,488 sq. ft. or 10.05 acres

SURROUNDING ZONING:  
North: Residential (R16);  
South: Residential (R12RM-NC);  
East: Residential (R12/R6/R6RM-NC), Neighborhood Business (NB/NBRM-NC), Residential-Manufactured (RM9); and  
West: Residential (R12)

The applicant requests to rezone the property from Residential (R12) to Residential (R6). If rezoned, the applicant will be required to meet the regulations of the Residential (R6) zoning district. The purpose of the Residential (R6) zoning district is to accommodate both single and multifamily residential uses and to prohibit all activities of a commercial nature.

The City’s Land Use Plan recommends Medium-Density Residential development for the property. According to the Plan, higher residential densities should be encouraged where “infill” development or development of vacant parcels accessible to City water and sewer services exist.

The subject property is not located in a Special Flood Hazard Area. City water and sewer utilities are available within 1,000 ft. of the subject property along E. New Hope Rd.

The subject property is located outside of the corporate limits of the City of Goldsboro. If the property is developed for future use, the owner/developer will be required to annex the property into the City limits.

No action necessary. The Planning Commission will have a recommendation for Goldsboro City Council at their regularly scheduled meeting on July 11, 2022.

Mayor Ham opened the Public Hearing and the following people spoke:

- 1. Wilson Mewborn spoke against the rezoning request.
- 2. Eric Johnson, speaking on behalf of the group requesting the zoning change, spoke for the rezoning request.
- 3. Michael Ellis spoke against the rezoning request.



4. Betty McNeill requested the zoning map be changed to remove Leonard Lane.
5. John McNeill spoke for the rezoning request.

No one else spoke and the Public Hearing was closed.

**Z-13-22 The Shelton (GB/R16-R9CZ) – South side of E. New Hope Rd. between Bear Creek Rd. and Newsome Rd. Address: McClain St. Parcel#: 3528-16-0869, 3528-16-2497 (Portion of). Public Hearing Held.** The subject property is currently vacant and undeveloped.

Frontage: Approximately 60ft. (E. New Hope Rd.)  
 Approximately 15ft. (E. New Hope Rd.)  
 Area: 437,488 sq. ft. or 10.05 acres

**SURROUNDING ZONING:**

North: Residential (R16);  
 South: Residential (R12RM-NC);  
 East: Residential (R12/R6/R6RM-NC), Neighborhood Business (NB/NBRM-NC), Residential-Manufactured (RM9); and  
 West: Residential (R12)

The applicant requests to rezone the property from Residential (R12) to Residential (R6). If rezoned, the applicant will be required to meet the regulations of the Residential (R6) zoning district. The purpose of the Residential (R6) zoning district is to accommodate both single and multifamily residential uses and to prohibit all activities of a commercial nature. Site and landscape plans will be required and approved by City officials before construction permits can be issued in the future.

The City's Land Use Plan recommends Commercial development for all of Parcel 3528-16-0869 and most of Parcel #3528-16-2497. A small portion of Parcel #3528-16-2497 is recommended for Industrial Development.

The subject property is not located in a Special Flood Hazard Area. City water and sewer utilities are available within 1,000 ft. of the subject property along E. New Hope Rd.

The subject property is located outside of the corporate limits of the City of Goldsboro. If the property is developed for future use, the owner/developer will be required to annex the property into the City limits.

Base officials have been contacted regarding the conditional zoning proposal. Because the subject properties fall within the 65-69 DNL noise overlay zone, residential use in this area is discouraged. However, if the City determines that there is a community need for housing in the area, measures to achieve an outdoor to indoor noise level reduction (NLR) of at least 25 decibels should be required.

No action necessary. The Planning Commission will have a recommendation for Goldsboro City Council at their regularly scheduled meeting on July 11, 2022.

Mayor Ham opened the Public Hearing and no one spoke. The Public Hearing was closed.

**SU-4-22 Used Auto Sales – South side of US Hwy 117 S, southwest of the intersection of W. Arrington Bridge Rd. and US Hwy 117 S. Address: 1924 US Hwy 117 S. Parcel #: 2598332845. Public Hearing Held.** After being properly sworn in, Austin Brinkley, Assistant Planning Director presented the following item.

The applicant requests a Special Use Permit for the operation of a used auto sales lot located in the General Industry (I-2) zoning district.

According to the City's Unified Development Code, used automobile sales is a permitted use in the General Industry (I-2) zoning district only after the obtainment of a Special Use Permit approved by City Council.

Frontage: 87 ft.  
 Area: 0.59 Acres  
 Zoning: General Industry (I-2)

Currently, the existing lot is vacant and undeveloped.

Approval criteria of used automobile sales requiring a special use permit from Goldsboro City Council are as follows:

1. The minimum lot area is 15,000 sq. ft.
2. The minimum lot frontage and width shall be 100 ft., unless the cars for sale are driven to the site or delivered by nothing larger than a two-car carrier. If either of these conditions is met, there shall be no minimum lot frontage or width.
3. Parking of used vehicles or customer vehicles shall not be allowed within the required street yard landscape area.
4. No vehicles for sale shall be parked within 20 ft. of residentially-zoned property.

5. All vehicular display areas shall be improved with approved surfaces, curb and gutter in accordance with the City's UDO.

The applicant has submitted a preliminary site plan which indicates compliance with the above-listed approval criteria for used automobile sales as a special-use in the General Industry (I-2) zoning district.

In addition, the site plan shows an existing modular style office building of approximately 200 sq. ft. proposed for use as an office for automobile sales, record-keeping, and a public restroom. Applicant will be required to ensure the structure meets North Carolina State Commercial Building Code standards.

Access to the site will be provided directly from US Hwy 117 S by an existing 25 ft. wide gravel access drive, which is to be paved.

Parking for the site requires 1 space per employee and 5 customer spaces. A total of 7 paved parking spaces are proposed to include 1 handicap accessible space.

External sidewalks are required for the site in accordance with the City's UDO, or a fee in lieu of will be required instead.

Interconnectivity currently exists with the Circle K gas station to the east of the property.

City water is available to serve the subject property and sewer is served by a septic system. The property is located within a 100-year special flood hazard area. Since the proposed disturbed area is less than .5 acres, City Engineering will not require drainage plans.

A maple tree has been shown along the frontage of the property to serve as required street trees for the site. Due to existing site conditions, landscape buffer yards have not been shown on the preliminary site plan. City Planning will ensure that all buffer yard standards are satisfied through the site plan review process.

Collection has been identified on the submitted plans as being bi-weekly by a private carrier. Commercial dumpsters have not been proposed at this time. City Planning will ensure proper screening of refuse collection areas if proposed in the future.

No action necessary. The Planning Commission will have a recommendation for City Council at the July 11, 2022 Council meeting.

Mayor Ham opened the Public Hearing and no one spoke. The Public Hearing was closed.

**SU-5-22 Pedro Baeza Jr. – (Accessory Dwelling) East side of E. Patetown Rd., corner of E. Patetown & W. New Hope Rd. Address: 1100 E. Patetown Rd. Parcel #: 3600874938. Public Hearing Held.** After being properly sworn in, Kenny Talton, Planning Director presented the following item.

The applicant is requesting a Special Use Permit for an existing accessory structure to be converted into an accessory dwelling. This property is within the Residential 16 (R-16) Zoning District.

According to the City's Unified Development Code, Table 5.4 Permitted Uses and Section 5.5.4 Special Use Specific Regulations, Accessory Dwellings & Apartments are permitted as a Special Use in the Residential (R-16) Zoning District, provided the City Council votes to issue the permit after the quasi-judicial hearing takes place.

|           |                                             |
|-----------|---------------------------------------------|
| Frontage: | 210 ft. (E. Patetown) 202 ft. (W. New Hope) |
| Area:     | 53,143 sq. ft. or 1.22 acres                |
| Zoning:   | Residential 16 (R-16)                       |

The structure is currently utilized as a residential accessory structure.

According to the Unified Development Code, a Special Use Permit is required to convert the existing accessory structure into an accessory dwelling. The structure shall meet all approval criteria listed in the UDO. The structure will be required to comply with the North Carolina State Building Code.

Access to the site will be provided from E. Patetown Rd.

The use of an accessory dwelling requires 1 parking space, there is adequate area in the existing driveway to accommodate the 1 required space.

There are no landscaping requirements.

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

No action necessary. The Planning Commission will have a recommendation for the Council's meeting on July 11, 2022.



Mayor Ham opened the Public Hearing and no one spoke. The Public Hearing was closed.

***Mayor Ham excused the Planning Commission members.***

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

1. Willie Baptiste shared comments regarding a neighboring property. Kenny Talton, Planning Director shared an update on the issue.
2. Carl Martin shared comments regarding the Parks and Recreation monthly report, sanitation, and city staff retention.
3. Henry Battle shared comments regarding the properties he owns in the city and an issue with the Black Elks Lodge. Mayor Ham and Councilwoman Jones addressed the issues with the Black Elks Lodge.

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

**Consent Agenda – Approved as Recommended.** City Manager Tim Salmon presented the Consent Agenda. All items were considered to be routine and could be enacted simultaneously with one motion and a roll call vote. If a Councilmember so requested, any item(s) could be removed from the Consent Agenda and discussed and considered separately. In that event, the remaining item(s) on the Consent Agenda would be acted on with one motion and roll call vote. Councilwoman Matthews and Councilwoman Jones shared comments regarding the budget. Mayor Pro Tem Polack moved the items on the Consent Agenda, Items L - O be approved as recommended by the City Manager and staff. The motion was seconded by Councilman Broadaway. A roll call vote was conducted. Mayor Ham, Mayor Pro Tem Polack, Councilman Broadaway, and Councilman Gaylor voted for the motion. Councilwoman Jones and Councilwoman Matthews voted against the motion. The motion passed.

The items on the Consent Agenda were as follows:

**Resolution Establishing a Utility Capital Reserve Fund (6110). Resolution Adopted.** North Carolina General Statute §159-18 authorizes any local government to establish and maintain a capital reserve fund for any purpose for which it may issue bonds.

North Carolina General Statute §159-48 outlines the purposes for which bonds may be issued.

The City Manager's proposed adopted budget for FY22-23 recommends the funding of a capital reserve fund to finance future water and sewer system capital needs. Staff has prepared the resolution to create and maintain the Utility Capital Reserve Fund for Council approval. Upon enactment of the FY22-23 budget on July 1, 2022, the Finance staff will prepare entries to transfer the appropriations to the Utility Capital Reserve on a quarterly basis.

This Utility Capital Reserve fund must be used for water and sewer capital purchases as stated in the resolution. The Council cannot change the use of the funds once the moneys have been transferred over to the fund. When it is time to fund projects with Utility Capital Reserve, a budget ordinance amendment will be prepared to transfer out from the Utility Capital Reserve Fund to a capital project fund or back to the Utility Fund depending on where the capital project is budgeted.

It was recommended that City Council adopt the following entitled resolution to establish and maintain a Utility Capital Reserve Fund. Consent Agenda Approval. Polack/Broadaway (4 Ayes: 2 Nays)

***RESOLUTION NO. 2022-58 "A RESOLUTION TO ESTABLISH AND MAINTAIN A UTILITY CAPITAL RESERVE FUND FOR THE CITY OF GOLDSBORO"***

**Operating Budget Amendment FY21-22. Ordinance Adopted.** Council adopted the FY21-22 operating budget at the June 18, 2021 Council meeting. The operating annual budget may be amended from time to time in order to adjust to current operating conditions.

Please find attached an ordinance amending the annual operating budget for fiscal year 2022.

**Paramount Theater**

Ticket sales for the Paramount's Performance Series have well outpaced the budgeted amount. It is necessary to appropriate an additional \$24,000 for the Performance Series expenditures in order to pay out the net of the ticket proceeds to the performing entity. The revenue from the rental ticket sales was budgeted at \$208,420 but actual revenue received is \$242,736 through May so there is sufficient revenue for the expenditure appropriation.

It was recommended that Council adopt the following entitled FY21-22 Operating Budget amendment for the General Fund. Consent Agenda Approval. Polack/Broadaway (4 Ayes: 2 Nays)

***ORDINANCE NO. 2022-30 "AN ORDINANCE AMENDING THE BUDGET ORDINANCE OF THE CITY OF GOLDSBORO FOR THE 2021-22 FISCAL YEAR"***

**Adoption of the Annual Operating Budget Ordinance for Fiscal Year 2022-23 and Resolution for Utility Fees and Charges. Resolution and Ordinance Adopted.** G.S. §159-13 requires that the governing board adopt a budget ordinance prior to July 1 to make appropriations and levy the taxes for the budget year. Specifically, the Budget Ordinance establishes the property tax rate and any special taxes which may be levied during a fiscal year, such as the Special Downtown Municipal District Tax. The intention of a city to issue licenses upon businesses, trades and professions is also described within the contents of this document.

The major emphasis of a Budget Ordinance is to identify by fund the estimated revenues a municipality anticipates to collect during a fiscal year and to delineate by fund, department, and activity how these monies shall be appropriated. The Budget Ordinance may also describe any special authorizations granted to the Budget Officer.

Passage of the Budget Ordinance is an annual occurrence. No budget for the fiscal year can be implemented without the formal adoption of the provisions of this document. The Budget Ordinance reflects the decisions made by the City Council during its budget reviews and discussion. The Budget Ordinance assures compliance with all pertinent State Fiscal laws. It must show an exact balance between revenues and expenditures. If circumstances do not warrant the adoption of this document by the prescribed date, an interim budget must be approved by the governing body. The specific authorizations granted to the Budget Officer are the same as were delegated in Fiscal Year 2021-22 that relate to the reallocation of departmental appropriations, interdepartmental transfers, and inter-fund loans and transfers. Also, the Finance Director and Assistant Finance Director are authorized to sign all pre-audit certifications for budgetary appropriations as required by G.S. 159-28.

Council met with staff on several occasions to discuss the FY2022-23 recommended budget. During those sessions, Council discussed increases to water and sewer rates by 20% increase in solid waste fees, changes to parks and recreation fees based on residency, and use of American Rescue Plan Funds in the operating budgets. Included is the newly created Utility Capital Reserve Fund to be used to accumulate funds necessary for many water and sewer infrastructure projects needed by our utility.

**REVENUE HIGHLIGHTS**

The proposed adopted budget presented here reflects the following revenue changes:

- General Fund - The property tax rate **will remain \$0.68** cents per \$100 valuation. The property tax was increased in FY2021-22 by 3 cents to help build fund balance, and was the first property tax increase since FY2008-09. The property tax for the Downtown Municipal Service District remains the same at \$0.235 per \$100 valuation.
- General Fund – Solid Waste There is an increase in residential solid waste fee from \$22.00 to \$25.00 per month. There is an increase in commercial solid waste from \$40.50 to \$45.00 per month.
- General Fund – Parks and Recreation There is a change in the fee structure to resident and non-resident.
- General Fund – Golf Friday will now be considered a weekend-holiday rate.
- Utility Fund – There is a 20% increase in water and sewer rates. This will be effective with bills rendered on or after August 1, 2022.
- Fund balance appropriation – There is no appropriation of fund balance presented in the proposed adopted budget.

**EXPENDITURE HIGHLIGHTS**

The proposed adopted budget presented here reflects the following expenditure highlights:

**General Fund-Agency Support**

An allocation of \$196,125.00 has been established in Agency Support. Council will need to determine the specific allocations. Once those decisions are made, staff will bring a budget amendment back to Council to approve the line item appropriation by agency. This is to comply with Senate Bill 473, Enhance Local Government Transparency Act, signed into law December 9, 2021. Separate budget amendments will be presented for each agency so Council serving on the board or commission will be able to recuse themselves from voting on the funding.

**Position Allocation**

|                             | FTE<br>Count |
|-----------------------------|--------------|
| FY21-22 Adopted             | 482          |
| Elected Officials           | 7            |
| Added During FY22           | 7            |
| FY21-22 Adjusted Adopted    | 496          |
| <br>                        |              |
| FY22-23 Manager Recommended | 488          |
| Elected Officials           | 7            |
| FY22-23 Proposed Adopted    | 495          |

No new full time positions were recommended. One full-time position in Parks & Recreation is abolished with the adopted budget reducing the FTE’s from 496 to 495. There are 15 permanent part-time employees.

**Salaries & Benefits**

Included in the FY2022-23 proposed adopted budget is a 5% cost of living adjustment for all full-time and permanent part-time employees that are employed on June 29, 2022. The raise will be effective with biweekly payroll #14 which will be paid on July 15<sup>th</sup>. The proposed adopted budget also includes the approved Police and Fire department pay plans as previously approved by Council. There is no bonus budgeted. The deferred compensation plan 401(k) remains at 5% for sworn officers and 4% for all other employees. LGERS retirement contribution for employees remains at 6%, and employer contributions are set at 12.15% non-LEO and 13.04% LEO.



**Contingency**

Contingency appropriations are as follows:

| <b>Fund</b>                     | <b>Amount</b> |
|---------------------------------|---------------|
| General Fund                    | 1,075,365     |
| Downtown District Fund          | 4,800         |
| Utility Fund                    | 1,246,323     |
| Occupancy Tax Fund              | 17,480        |
| Total Contingency Appropriation | 2,343,968     |

As required by G.S. §159-11, the Budget Officer submitted to the governing board a balanced recommended budget with the required components on May 16, 2022, ahead of the statutory deadline of June 1, 2022. The filing of the recommended budget was also properly advertised in the Goldsboro-News Argus on May 14, 2022, and an electronic copy of the budget delivered to the City Clerk as well as made available online on the City’s website. Further, the Council conducted a public hearing on June 6, 2022 at the 7:00 pm meeting, and conducted budget work sessions on June 6<sup>th</sup> and 7<sup>th</sup>. Finally, there has been at least 10 days between the presentation of the recommended budget (May 16<sup>th</sup>) and the tentative adoption of the budget ordinance (June 20<sup>th</sup>).

**Summary of FY2022-23 Budget**

| <b>SUMMARY</b>                 | <b>REVENUES</b>      | <b>APPROPRIATIONS</b> |
|--------------------------------|----------------------|-----------------------|
| General Fund                   | \$ 49,265,445        | 49,265,445            |
| Stormwater Fund                | 1,918,628            | 1,918,628             |
| Utility Fund                   | 24,926,466           | 24,926,466            |
| Downtown Special District Fund | 96,387               | 96,387                |
| Occupancy Tax Fund             | 1,191,450            | 1,191,450             |
| General Fund Capital Reserve   | 1,000                | 1,000                 |
| Utility Fund Capital Reserve   | 1,506,129            | 1,506,129             |
| <b>TOTAL BUDGET FY22-23</b>    | <b>\$ 78,905,505</b> | <b>\$ 78,905,505</b>  |

A published copy of the final Adopted Budget for FY2022-23 will be produced and furnished to Council and available on our website as soon as possible.

It was recommended that Council adopt the following entitled Budget Ordinance for the Fiscal Year 2022-23 and adopt the following entitled resolution incorporating the 20% increase in water and sewer rates to be in full force and effect on all billings on or after August 1, 2022. Consent Agenda Approval. Polack/Broadaway (4 Ayes: 2 Nays)

*ORDINANCE NO. 2022-31 “ANNUAL BUDGET ORDINANCE FISCAL YEAR 2022-2023”*

*RESOLUTION NO. 2022-59 “RESOLUTION AMENDING THE WATER RATES AND SANITARY SEWER RATES FOR THE CITY OF GOLDSBORO”*

**Departmental Monthly Reports. Accepted as information.** The various departmental reports for May 2022 were submitted for Council approval. It was recommended that Council accept the reports as information. Consent Agenda Approval. Polack/Broadaway (4 Ayes: 2 Nays)

**End of Consent Agenda.**

**City Manager’s Report.** Tim Salmon thanked Council and city departments for their support of the Juneteenth event on June 18. He shared the Commission on Community Relations will meet on June 21 at 6:00 pm to receive public input on the FY22-23 Annual Action Plan. A public meeting will be held on June 23 at the Herman Park Center to discuss the future of Ash Street from George St. to Berkeley Blvd. He also shared that the Seymour Johnson Air Force Base fireworks can be viewed on June 30 from the Bryan Multi Sport Complex.

**Ceremonial Documents.**

**Juneteenth Proclamation.** Read by Mayor Ham, the Goldsboro City Council proclaimed June 19, 2022 as JUNETEENTH in the City of Goldsboro and recognized that the observance of the end of slavery is part of the history and heritage of the United States, and supports the continued nationwide celebration of Juneteenth to provide an opportunity for citizens to learn more about the past and to better understand the experiences that have shaped the United States.

**Mayor and Councilmembers’ Comments.**

Councilwoman Jones shared concerns regarding crime and shared that the City needs the public’s help; if you see something that’s not right, say something. She shared she was pleased with the Juneteenth events around Goldsboro and was asked to sing at the Wayne County Museum’s event. She also shared she is working on resources to assist the elderly to make sure they are able to get their prescriptions.

Councilman Broadaway shared that when Councilman Aycock resigned; Goldsboro lost a good man. He shared that Councilman Aycock served his city and his district admirably and will be missed.

Mayor Pro Tem Polack shared comments regarding crime. He shared that the city needs to look at retention and why employees are leaving. He shared comments regarding the hard decisions that he has to make as a councilmember.

Councilwoman Matthews reminded the residents of District 4 about the Listening Tour and shared a list of the participants that will be part of the tour. The tour will be held on Saturday, June 25 at 11:00 am.

Councilman Gaylor shared comments regarding the FY22-23 budget. He shared comments regarding the resignation of Councilman Aycock and wished him well. He also shared comments regarding economic development initiatives and shared concerns regarding gun violence in the city.

Mayor Ham shared comments regarding crime and asked residents to get involved and if you see something, report it. Mayor Ham also shared comments regarding Councilman Aycock and stated that his district has lost a good representative and we have lost a good member of this council.

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

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

The meeting adjourned at 9:09 p.m.



  
David Ham  
Mayor

  
Laura Getz, MMC/NCCMC  
City Clerk