

MINUTES OF MEETING OF MAYOR AND CITY COUNCIL HELD
APRIL 20, 2015

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 6:00 p.m. on April 20, 2015 with attendance as follows:

Present:

- Mayor Alfonzo King, Presiding
- Mayor Pro Tem Chuck Allen
- Councilmember Michael Headen (arrived at 6:04 p.m.)
- Councilmember Bill Broadaway
- Councilmember William Goodman
- Councilmember Charles J. Williams, Sr.
- Councilmember Gene Aycock
- Jim Womble, City Attorney
- Scott Stevens, City Manager
- Melissa Corser, City Clerk
- Angel Wright-Lanier, Assistant City Manager
- Randy Guthrie, Assistant City Manager
- Jimmy Rowe, Planning Director
- Kaye Scott, Finance Director
- Jeff Stewart, Police Chief
- Felicia Brown, Parks & Recreation
- Betsy Rosemann, Travel & Tourism Director
- Kim Best, Governmental & Public Affairs Director
- Frank Sasser, Assistant Fire Chief
- Allen Anderson, Chief Building Inspector
- Karen Brashear, Public Utilities Director
- Faye Reeves, HR Director
- Jennifer Collins, Assistant Planning Director
- Scott Williams, IT Director
- Scott Barnard, Parks & Recreation Director
- LaTerrie Ward, Community Affairs Director
- Julie Metz, DGDC Director
- Sherry Archibald, Paramount Theatre Director
- Marty Anderson, City Engineer
- Shycole Simpson-Carter, Community Development Director
- Sylvia Barnes, Citizen
- Timothy Whitfield, Citizen
- Ronald James, Citizen
- Lonnie Casey, Citizen
- Glenn Barwick, Citizen
- Ethan Smith, Goldsboro News-Argus

Call to Order. The meeting was called to order by Mayor King at 6:00 p.m.

Non-conforming Lots Discussion. Ms. Angel Wright-Lanier shared the following information:

- Non-Conforming Lots Offer
 - Developer, Mr. Ronald Jones has offered to purchase 23 non-conforming lots throughout the City.
 - Mr. James has offered \$75.00 per lot for a total of \$1,725.00
 - Mr. James intends to develop affordable housing on the lots.
 - The City Attorney has reviewed this offer and advised that the City can sell the lots to Mr. James, but has recommended restrictive covenants that would require homes to be built for low-to-moderate income citizens.

- The City Attorney further advised that the City needs to address any zoning issues prior to conveying the properties.
- To address the zoning issues, the City will have to amend the UDO to allow for new construction on non-conforming lots. There is no expedited or special process for non-conforming lots that are used for affordable housing purposes.
- The City Attorney recommends conveying no more than two or three lots at a time to make certain that the developer is complying with restrictions.

Ms. Wright-Lanier reviewed a map of conforming lots.

Council discussed. Mr. Rowe shared the definition of a non-conforming lot and current policy information regarding setbacks and frontage requirements. Mayor Pro Tem Allen shared he would like additional information and suggested the lots be advertised.

2015/2016 Employee Benefits Update. Ms. Scott shared information with Council regarding dental and life renewal, health insurance rates and open enrollment.

- Staff and the Benefits Committee is proposing we move to MetLife for dental coverage due to the proposed increase with Assurant.
- The City's life insurance renewal is proposed to change from \$5,000 for employees and \$10,000 for department heads to \$10,000 for all employees with Metlife. The cost would be an annual increase to the City of approximately \$4,067.
- Health Insurance Plan
 - CIGNA (fully insured high deductible plan) \$2,600 deductible
 - Plan Design Options - \$1,000/HSA and \$600/HRA
 - Continue Buy-Up Options to \$1,600/HSA and \$1,200/HRA (Employee pays \$25/month and the City matches \$25/month)
 - Employee Individual Coverage Charge \$50/month
 - Behavior Charges:

▪ Health Risk Assessments/Biometrics	\$12.50/month
▪ Diabetes Management	\$12.50/month
▪ Primary Physician	\$12.50/month
▪ Tobacco User	\$12.50/month
- Open Enrollment Meetings will be held May 5th, 6th, and 7th

Ms. Scott shared our claims history has been good this year. Ms. Scott shared she would bring back an item to the May 4th Council meeting.

TIGER Grant 2015. Ms. Julie Metz shared the following information:

TIGER VII Announcement:

- Round 7 Announced 4/3/15
- \$500M Available
- Same Intent/Goals/Objectives
- Transformative changes in their community
- Same \$10M Minimum Federal Threshold
- Same Minimum 20% Match Threshold
- Timeline Longer:
 - Funds must be obligated by 9/30/2017
 - Funds must be expended by 9/30/2022
- Pre-Application Due: May 4, 2015
- Applications Due: June 5, 2015

TIGER Funding Objectives:

TIGER Grant Characteristics:

- Spur reinvestment
- Sustainable
- Create jobs

- Environmentally conscious
- Provide an independent utility and be ready for community use
- Be part of a community improvement plan(s)
- Demonstrate a need
- Demonstrate partnerships
- Demonstrate regional impact
- Meet livability needs of community
- Be innovative
- Provide safe(r) transportation alternatives/solutions.

TIGER VII Project Proposal:

- 300 & 400 Block of S. Center Street
- Cornerstone Commons
- Union Station Rehabilitation
 - 2 Floor 11 Offices
 - Seat Approximately 250+ in Grand Hall
 - Seat Approximately 200 Outside, Half Sheltered
 - Large Conference Room = 50
 - 2 Small Meeting Rooms = 8 each
 - Catering Kitchen
 - Building Manager Office
 - Conference Center Feasibility Report

TIGER VII Project Proposal:

Union Station Rehabilitation -	\$ 8.5M
Interim Use: Rental Facility for Banquet/Community Use	
Long-Term Use: Passenger Rail Hub	
300 & 400 Block of S. Center Street Streetscape Project -	\$ 2.5M
Cornerstone Commons Development -	\$ 1.0M
Develop to serve as City/Farmer’s Market, Splash Park, Concert Venue, Public Restrooms, Information Center for Downtown/Mountain-to-Sea Trail	
TOTAL:	\$12.0M Project

Source of Funds: \$10M TIGER/\$2M City (20%)

Council discussed applying for the grant and the debt service schedule was reviewed. Councilmember Aycock stated if we receive the grant we would still have to borrow \$2 million and it would be going to a specific area. He stated he is not opposed to applying for the grant, but there are needs throughout the community such as resurfacing. Mr. Stevens stated he can’t argue that there are no other needs, we have spent money throughout the community, and we have not just focused on downtown. Councilmember Goodman stated District 3 has not seen any. Mr. Stevens replied he is sure some resurfacing and demolition of condemned properties have been completed. Councilmember Headen stated he is not opposed but he also has concerns, there are resurfacing needs in the Little Washington area as well.

Staff shared concerns over letting Union Station continue to just sit. Council discussed the grant and needs City wide. Councilmember Headen made a motion to apply for the grant, the motion was seconded by Councilmember Williams. Mayor King, Mayor Pro Tem Allen, Councilmembers Headen, Broadway and Williams voted in favor of the motion. Councilmembers Goodman and Aycock voted against the motion. Mayor King declared the motion passed with a 5:2 vote.

Discussion of Council Meeting Times. Mr. Stevens stated Council voted at the last meeting to broadcast both the work session and council meeting live. He suggested Council consider beginning Work Sessions at 5:00 p.m. in Council Chambers and begin the Regular Meeting at 6:00 p.m. in Council Chambers in order to allow the meetings to be broadcasted live.

Upon motion of Councilmember Headen, seconded by Mayor Pro Tem Allen, Council accepted the recommendation of the City Manager and agreed to begin Work Sessions at 5:00 p.m. and the Regular Meeting at 6:00 p.m. with both being held in Council Chambers in City Hall.

There being no further business, the work session adjourned at 6:48 p.m.

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 20, 2015 with attendance as follows:

Present: Mayor Alfonzo King, Presiding
Mayor Pro Tem Chuck Allen
Councilmember Bill Broadaway
Councilmember Michael Headen
Councilmember William Goodman
Councilmember Charles J. Williams, Sr.
Councilmember Gene Aycock

The meeting was called to order by Mayor King.

The invocation was given by Councilmember Williams.

Boy Scout Troop 10 led the pledge to the Flag.

Approval of Minutes. Approved. Upon motion of Councilmember Aycock, seconded by Councilmember Headen and unanimously carried, Council approved the Minutes of the Joint Session of Goldsboro City Council and Wayne County Commissioners of March 6, 2015 as submitted.

Upon motion of Councilmember Headen, seconded by Councilmember Broadaway and unanimously carried, Council approved the Work Session and Regular Meeting Minutes of March 16, 2015.

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

1. Leatrice Yvonne Stanley, 916 Bryan Boulevard, Goldsboro stated she is here with the same problem, Busco Beach. She stated she is not getting any sleep. She stated she has repeatedly told Council 11:00 does not mean anything to people. Saturday night at 4:00 right across from her home a four-wheeler got stuck, they were hollering and carrying on, she stated. Ms. Stanley stated she is not getting any sleep and needs something to be done. The City said they cannot do anything, the Sheriff said, and she stated she has this in writing, that he would not help her, he would not enforce your ordinance. Ms. Stanley asked where do we go from here, does anyone have any suggestions? She stated she has a letter of deficiencies that went to Mr. Bennett in 2012 and from what she understands their deficiencies have not been totally corrected. She asked if she was correct. The fence is still up which your attorney says is illegal; it is surrounding FEMA property. She stated she has talked with the head of FEMA in Washington, D.C.; that land cannot be used for residential or commercial, Busco is commercial, so we are in violation.

Mayor King stated he will take her comments seriously and speak with the City Attorney and city staff. Ms. Stanley stated as she understands, they do not have a lease on this property. She stated the ordinance states that they have to stop at 11:00 p.m. Mayor King stated he would get with the attorney and staff.

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

Proclamation – National Day of Prayer. Mayor King proclaimed Thursday, May 7, 2015 as “A Day of Prayer” in observance of the National Day of Prayer in the City of Goldsboro, North Carolina, and commend this observance of the National Day of Prayer in the City of Goldsboro, North Carolina, and commend this observance to our citizens.

Mayor King presented a framed copy of the Proclamation to representatives of the National Day of Prayer Committee.

Mr. Coles stated we are honored to come before you today. We would love to invite you to join us. It is not about race, or religion, this is about us as a community coming together to pray.

Ms. Myers stated it will be held on Thursday, May 7th at 7:00 p.m. at the Family YMCA. She also thanked the Mayor and Council for their support.

Proclamation – Relay for Life. Mayor King proclaimed the month of May as “Relay for Life Month” in the City of Goldsboro, North Carolina, and urged all citizens to show their support for the American Cancer’s Society annual Relay for Life, to be held May 15-16, 2015, by wearing their Relay for Life T-shirts to work on Friday, May 1st and by displaying their purple ribbons in support of “Show Your Purple Week” the entire week prior to the Relay event.

Mayor King presented a framed copy of the Proclamation to Ms. Brenda Robinson.

Ms. Robinson thanked Mayor King and the Council for their support. She stated Relay for Life is a major fundraiser and over the past 100 years they have come a long way. Thank you for your continued support.

Z-3-15 Stevenson Automotive – South side of West Tommy’s Road between North William Street and Patetown Road (R-16 Residential to Office and Institutional-1 and Highway Business Conditional District for Auto Dealership. Public Hearing Held. The property is currently located on the south side of West Tommy’s Road between North William Street and Patetown Road. The Wayne County Tax Identification No. is 3601-50-3388. The property has a frontage of approximately 2,811 ft., an average depth of approximately 952 ft. and a total area of 52.23 acres. The present zoning classification is R-16 Residential. The proposed zoning classifications are Office and Institutional-1 and Highway Business Conditional District to allow the development of an automotive dealership. Included in the request is a waiver of the requirement that development plans be approved at time of rezoning. Complete development plans would have to be approved prior to the issuance of any building permits for the property.

The property is currently vacant.

The requested zoning district would limit the use of the property to an automotive dealership with development plans to be approved by the Planning Commission and City Council.

The City’s Land Use Plan, adopted in May, 2013, designates this property for a combination of Mixed Use-II, Mixed Use-I and Medium Density Residential.

The applicant has requested two zoning classifications. The Office & Institutional-1 classification has been requested for a 300 ft. wide strip of land at the rear of the site, adjacent to several existing residentially-developed lots in order to provide a buffer from the proposed automobile dealership. The front portion of the property is requested to Highway Business Conditional District. Prior to issuance of building permits, detailed development plans would have to be approved by the Planning Commission and City Council.

Access to the site would be provided from West Tommy’s Road which runs from North William Street to its terminus at a cul-de-sac.

The Comprehensive Plan defines the recommended uses for the subject property as follows:

Mixed Use II: Zones allowed include Office-Residence, Office and Institutional-1, Office & Institutional-2 and Shopping Center. This category will allow a mixture of uses which may have an impact on or produce some conflict with adjacent lower density districts. Office and Institutional usage is recommended as a buffer/transition between lower and higher density land uses. This category will generate higher traffic volumes than Mixed Use-I.

Mixed Use-I: Zones allowed include Office-Residence, Office and Institutional-1, Office and Institutional-2 and Neighborhood Business. This category will allow a mixture of uses and have minimum impact on adjacent areas and serves a localized area. The preferred land use mix is 40% or greater non-commercial zoning. This category will generate lower traffic volumes than Mixed Use-II.

Medium-Density Residential: Equivalent to the R-9SF, R-12SF, and R-16 Residential single-family zoning districts.

The City's Unified Development Ordinance permits the proposed use as an automobile dealerships within the General Business, Highway Business and I-2 General Industry zoning districts. As indicated above, the Comprehensive Plan's recommendation does not include either the GB, HB or I-2 zoning districts. The request, therefore, is not consistent with the recommendations within the Comprehensive Land Use Plan.

Mayor King opened the Public Hearing and the following persons spoke:

1. John Walston, PO Box 1616, Goldsboro, NC, stated he was here on behalf of Dr. Vance Edwards who owns property directly adjoining this site. He opposes the change of zone and would like to see it remain residential. If that is not consistent with what the Council would like to do, he would like to see the 300 ft. buffer zone remain residential. Mr. Walston stated there are other neighbors here that may want to speak. Thank you.
2. Mark Metzler, 376 W. Tommy's Road, Goldsboro, NC, stated we agree with Dr. Edwards, we would like to see it remain residential at least the 300 ft. buffer. He stated personally he would like to see some plans for the development before we talk about rezoning specifically if it is an auto dealership, where the light placement would be in relation to the residential homes around it. He stated he thinks that is a big concern for the neighbors, what we are going to see every day when we look out our homes. A car dealership is probably the lesser of two evils, but we would like to see more plans before we go along with the rezoning. Thank you.
3. Paul Willman, 315 Deans Lane, Goldsboro, NC stated he lives beside Dr. Edwards. He stated there are a lot of concerns with businesses going in this location, primarily a car dealership that is going to have the high intensity lighting as well as the intercom system and how it affects our daily life at our homes. That will carry a bit over an empty field. He stated he knows there are buffers and things like that but still there will be an effect. As mentioned earlier, the traffic, there is a dead end at the end of Deans Lane, so there is only one access from William Street on to Tommy's Road which would have somewhat of a bottleneck effect with whatever business goes in there. The land value is also a concern, how will it affect our land value. He asked Council to take that into consideration. Thank you.
4. Howard Resnik, 3805 Cherry Avenue, Wilmington, NC stated he is with Coastal Site Design, the engineers representing Stephenson Automotive Group and attempting this rezoning. He stated we would like to address some of the questions and concerns from the previous public comments. We have put some considerable thought into this rezoning, particularly about the

residential buffer; changing the O&I section to residential. He stated we were trying to transition the density from Deans Lane over to the primary section of the site, where the automotive dealership would preferred to be, start with something a little less dense and move to something more dense. Right now the area just east, southeast is residential. Additionally, we are proposing a buffer along the frontage where we would like heavy vegetation to shield that noise and any sort of lights that you may see.

Mr. Resnik stated he has previous experience with other projects, the modern lighting they use on commercial sites, car dealerships, strip malls, they are shielded and they actually focus in one direction and control the light that is displaced. You don't see light off site now like you did from older styled lights.

Mr. Resnik stated traffic is always a concern when you have any project come in whether it's commercial, a car dealership or residential. We plan to do whatever is necessary to address traffic concerns. We will certainly meet at a minimum NCDOT requirements for access. If another road cutting through is necessary, if it will ease concerns, we can certainly do that. Where site plans are concerned, one of the benefits of this process, this conditional zoning, you get to see the site plans, everyone gets to see the site plans and still have a say. It would be a tremendous investment for the owners to do a full blown site plan prior to pursuing a rezoning. They could put in \$100,000 plus to develop a site plan only to get turned down on the rezoning.

Mr. Resnik stated as far as land value goes he said he is not a commercial appraiser, he would speculate though whenever you have a successful development come in, it certainly isn't going to harm the values of adjacent properties, it may even improve them.

Mr. Resnik stated for the O&I area he is not going to speculate what would happen there, put it could be some good services, some doctor offices, could be something some people want to be close by.

Mr. Resnik introduced Ms. Shelly Smith.

5. Shelly Smith, 3671 New Bern Highway, Jacksonville, NC stated she is a representative for Stephenson Automotive. She stated this is not the first dealership Stephenson has developed next to a residential area. We have them in Wilmington and Jacksonville. We went to great care with those stores and have been successful with making sure there were no lighting issues. We do not want that lighting overlap. She stated she understands, she would not want to wake up with lights shining in the window. They understand and respect that. We also have in our minds that if this goes through, to do a 50 ft. vegetative buffer along Deans Lane.

Mayor Pro Tem Allen asked would that buffer be within the 300 ft. buffer. Ms. Smith stated it would be within. Mayor Pro Tem Allen asked is the access to the 300 ft. going to be through your property or Deans Lane. Ms. Smith stated in working with Howard, we do not have DOT's input nor the town's, but our thought process is a single entrance off of Tommy's Road, you have better sight lines and avoid people coming all the way down to where Tommy's terminates.

Mr. Resnik stated would like to say not as an engineer, he has been involved in some of their projects and have been an engineer for several of their other projects, Stephenson Automotive Group is stewards of the environment. They do a first class development and they do the right thing environmentally. Their dealership in Jacksonville sets the bar for what commercial development should be. If it were me I would like to see someone like Stephenson come in and do the right thing, instead of someone coming in down the road, and do something that could be risky and might not be as nice. Thank you for taking the time to listen to our comments.

6. Chris Cox, 104 Twin Oaks Place, Goldsboro, NC of Cox Properties, stated he represents Ms. Privett; she just wants to strike a happy balance. He stated if you noticed in the overlay, the business kind of wraps the same way as the land use plan which was adopted. He shared he took the initiative to meet with the landowners in advance to let them know what was coming. He stated Ms. Stevenson wanted to get the concerns upfront and address them. They want to do the right thing. This will be a main entrance into Goldsboro off the bypass so we want to deal with someone who will do a good project and he feels Stephenson would be a good fit.

Councilmember Aycock stated he understands why they want to go there but for them to access through Tommy's Road, where would they exit. Mayor Pro Tem Allen shared there is an exit right there. Mr. Cox stated DOT improvements are already there, water and sewer are really close, and it is a good site. Thank you.

No one else spoke and the Public Hearing was closed.

No action necessary. Planning Commission will have a recommendation for the Council's meeting on May 4, 2015.

CU-1-15 William M. Sieprawski – East side of US 117 South between Arrington Bridge Road and the Neuse River (Used Car Lot). Public Hearing Held. The property is located at 2036 US 117 South and the Wayne County Tax Identification No. is 2598-23-5490. The property has a frontage of 155.7 ft., a depth of approximately 183.88 ft. and a total area of approximately 0.72 acres.

In August of 2013, this property was approved for use as an ATV sales/repair shop. More recently, in July of 2014, the lot was approved as a car wash and detail facility. The existing single-story brick veneer building is now vacant and has been for more than six months.

Used car sales are a permitted use within the General Business zoning district upon obtaining a Conditional Use Permit from City Council. The applicant has submitted site and landscape plans which indicate the following:

1. Parking:
 - a. Display vehicles: 20 spaces
 - b. Customers: 5 spaces
 - c. Employees: 1 space
2. Method of Delivery: Car carrier or driven to site.
(A loading space will not be necessary.)
3. Hours of Operation:
10:00 a. m. to 6:00 p. m. (Monday thru Friday)
10:00 a. m. to 5:00 p. m. (Saturday)
4. Method of refuse collection: Provided by private carrier.

The property is situated between two existing commercial sites. A tattoo business is located in the building south of the proposed used car lot while the building to the north is currently vacant.

The property is served by two access drives along US 117 South. NCDOT has been contacted regarding the proposed use and has stated that since the change of use will not generate additional traffic, a driveway permit will not be required.

The site plan delineates spaces to be used for display parking. Eight of the twenty display parking spaces are shown in front of the adjacent tattoo business which is in the same ownership. Required parking for the tattoo business will not be affected.

Applicant has been informed that outside storage is prohibited for this location and all vehicles must use existing asphalt pavement for parking and display purposes.

There are existing low-growing Nandina shrubs installed in the public right-of-way within established islands improved and approved by NCDOT. Applicant proposes to plant new shrubs in place of the existing material. NCDOT will not allow required street trees in these areas. A modification of street trees is required. Modifications of other landscaping requirements have been requested as follows:

1. Modification of Type A (5 ft. wide) buffer along the northern and southern property lines;
2. Modification of the 8 ft. protected street yard;
3. Modification of interior landscaping requirements.

Interconnectivity is shown to both the north and south of the site.

Mayor King opened the public hearing. The following persons spoke after being properly sworn in:

1. Dayton Meadows, 514 Parkwood Lane, Goldsboro, NC stated he is the brick building next to the property and he is excited to have a neighbor. He stated he sees the traffic come in, there is a lot of traffic on 117 south at a fast rate of speed, when you pull off there it can be a little hectic at times. Mr. Meadows stated his biggest concern those planters across the front seem to cut down on the possible entrance to the used car lot and it would leave it to where the cars have very little room to turn in, coming in at such a rate of speed. He stated he is going to have a satellite office for his business and will have some employees who he has some concern about them exiting off the highway with the rate of speed which such a small space. He stated he just wanted to see if it could be looked at to see if something safe could be thought of. He stated it definitely it not his area of strength. Thank you.
2. William Sieprawski, 125 Batten Road, Mt. Olive, stated his only concern is whatever we need to do to be a good neighbor, whatever his concerns are, whatever we have to do. He stated he is just trying to run a nice business, he is from Mt. Olive, 125 Batten Road and whatever we need to do to get going. He stated he does not think will be a problem because he has been in and out of the business the last couple of months. He stated 117 is fast paced area, but he never saw any situations where coming off the highway, no one wanted to run into him or anything like that. Thank you.
3. William Harry Godwin, PO Box 607, Selma, NC stated he is the property owner, all this work we just have done, the state came in and helped us get it like it should be done. He stated they made us put all that curbing in, all those bushes, both driveways and also a place where a sidewalk would begin and go to the end of the property. Mr. Godwin stated they have had this property for 15 or 20 years and they are really interested in getting some rent flow back in. He stated he appreciates anything you can do. Thank you.

No one else spoke and the public hearing was closed.

No action necessary. Planning Commission will have a recommendation for the Council's meeting on May 4, 2015.

CU-2-15 Dee Ismail – South side of US Highway 70 West between Hargrove Street and the Little River. Public Hearing Held. The property is located on the south side of US 70 West between Hargrove Street and the Little River. The Wayne County Tax Identification No. is 12-2690-22-8003 (Part). The property has a combined frontage of 244.52 ft., an average depth of approximately 772 ft. and a total area of

approximately 15.27 acres. The bingo game establishment would be located within the Little River Shopping Center at 1316-A West Grantham Street.

The applicant requests a Conditional Use Permit to allow the operation of a bingo game establishment.

The establishment would be located within two units in the Little River Shopping Center on West Grantham Street and is adjacent to an existing restaurant operated by the applicant (Dee’s Diner). The two units to be utilized have a total width of approximately 53 ft.

In 2009, the Council approved a Conditional Use Permit request within this shopping center for a bingo establishment, however, it is no longer in operation.

A floor plan has been submitted which designates an assembly area containing 17 tables and 68 seats. Also included are areas for storage, an office, restrooms and concessions.

The shopping center site plan was original approved by the City Council in 1987.

There are a total of 603 parking spaces (including 13 handicapped spaces) to serve the shopping center. There should be adequate parking to accommodate the bingo establishment.

Hours of Operation: 2:00 p. m. to 2:00 a. m.
Monday - Sunday
Number of Employees: 4
Refuse Collection: Provided privately

The applicant has submitted a statement indicating that, in accordance with State law, prizes associated with the establishment will not exceed \$10 per game.

If approved, the Conditional Use Permit would be in effect for a one-year period with automatic renewal for additional five-year periods provided the site is maintained in a satisfactory manner as originally approved.

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

No action necessary. Planning Commission will have a recommendation for the Council’s meeting on May 4, 2015.

Councilmember Goodman stepped out at 7:50 p.m. and returned at 7:54 p.m.

CU-3-15 Harry Lin – North side of Spence Avenue between East Ash Street and Cashwell Drive. Public Hearing Held. The property has a frontage of 157 ft., an average depth of 288.41 ft., and a total area of approximately 45,288 sq. ft., or 1.04 acres. The Wayne County Tax Identification No. is 3519-22-6498 and the address is 332-A North Spence Avenue.

The applicant requests a Conditional Use Permit to allow the operation of an internet café/sweepstakes facility (electronic gaming operation).

Frontage: 157 ft.
Depth: 288.41 ft.
Area: 1.04 Acres
Zoning: General Business

The proposed location was formerly occupied by Blockbuster Video and has now been divided into three separate units. The applicant’s operation would occupy one of those units.

Internet Cafes/Sweepstakes Facilities or Electronic Gaming Facilities are permitted within the General Business zoning district as a Conditional Use. Specific regulations which apply to those uses include the following.

1. No establishment shall be located within 200 ft. of any residentially zoned or developed property, church or school. The applicant's property line is more than 200 ft. from residentially-zoned or developed property. There is no church or school facility located within 200 ft. of the proposed use and no other such establishment is located within 200 ft. of the subject property.
2. The hours of operation for such uses shall be limited to 7:00 a. m. to 2:00 a. m. The applicant proposes operation from 9:00 a. m. to 2:00 a. m.

The parking requirement for Internet Café/Sweepstakes facilities is two spaces per computer and one space per employee. In recent cases, however, the Council has determined parking based on 1.5 spaces per computer and one space per employee. Based on 30 computers and 2 employees, a total of 47 spaces are required for that use. The other two units within the structure would require 14 parking spaces for a total of 61 required parking spaces for the development. There are a total of 64 parking spaces available to serve all three units within the structure.

The applicant has submitted a floor plan which indicates the uses proposed within the unit. A total of 30 computers are proposed along with an office area and restrooms.

In accordance with an Ordinance adopted by the City Council in April, 2010, the applicant will be required to submit serial numbers for each computer or laptop to be located on the premises to the Inspections Department when applying for a privilege license. A \$2,500 privilege tax per establishment plus a \$500 privilege tax for each computer is required for all or any part of the fiscal year running from July 1 to June 30. State law which prohibits issuance of privilege or business license fees will take effect on July 1, 2015, therefore, this fee will not be charged after that date.

Mayor King opened the public hearing and the following persons spoke after being properly sworn in:

1. John Walston, PO Box 1616, Goldsboro, NC, stated this month Attorney General Roy Cooper said "we have seen time and again video gambling leads to corruption and crime and that is why I have long stood with law enforcement against it." Mr. Walston stated he would respectfully suggest to the Council, that you have your attorney look into this, there have been some recent changes, the Supreme Court has upheld the statute against electronic sweepstakes, and he is not sure you have to allow them anywhere. He stated he represents Cobblestone, LLC which is directly across the street from this property, it is owned by Pat McArthur and Helen Jernigan, they strongly oppose it, they agree with the attorney general. Mr. Walston asked Mr. Rowe would this be par tor all of the Blockbuster property. Mr. Rowe stated part. Mr. Walston stated good news, another unit out there is a cash checking facility. He stated he cannot think of a more horrible thing to do than to combine video gambling with a cash checking facility. No further comments. Thank you.

Councilmember Goodman stated he wondered if he owned the check cashing place to.

2. Theodore Broxtowe, 706 Bell Court, Goldsboro, NC stated he is actually Harry Lin's manager, he actually runs his business. He stated they have about 4 or 5 employees that we have had on for about 3 years and during that time we have maintained order, we have not had any issues really and as far as keeping up with the law, we do keep up with the law. He stated our employees pretty much live off what we pay them and for these people to come and say that we are doing something wrong by just being in business, we are not forcing anyone to come out, we are not coercing anybody, we are just trying to maintain an honest

business. He stated he just wanted to come up and put that out there, to the councilmembers. Thank you.

No action necessary. Planning Commission will have a recommendation for the Council's meeting on May 4, 2015.

Planning Commission Excused.

Designation of the Westend Neighborhood as a Neighborhood Revitalization Strategy Area (NRSA). Public Hearing Held. The Westend neighborhood has been the subject of much planning and research over the past several years. Recent steering committee meetings involving community stakeholders, area residents, and City staffers have highlighted the positive attributes and the challenges facing this community. This has provided a forum for discussing ways of building on the positive and possible solutions to the challenges. Even with the continued improvements occurring in the Westend, the area is still in need of a coordinated revitalization strategy relying on public and private partnerships.

Designating a community as a Neighborhood Revitalization Strategy Area (NRSA) allows it to be targeted for more intensive comprehensive economic development. In addition, an NRSA designation will allow CDBG funds to be used for expenditures that are more flexible and provide gap financing for the Westend project. The NRSA process will provide a detailed assessment of the neighborhood's current economic status and provide benchmarks for future improvements. The duration of the Strategy will be five (5) years and integrated into the One Year Action Plan and Consolidated Annual Performance Evaluation Reports as components of the Community Development Department's activities.

Communities with approved NRSAs are offered enhanced flexibility in undertaking economic development, housing, and public service activities with their CDBG funds. This flexibility is designed to promote innovative programs in economically disadvantaged areas of the community. Areas of enhanced regulatory flexibility include:

- (1) Job Creation/Retention as Low/Moderate Income Area Benefit
- (2) Aggregation of Housing Units
- (3) Aggregate Public Benefit Standard Exemption
- (4) Public Service Cap Exemption.

The NRSA boundaries of the Westend neighborhood are contiguous, located in the western portion of Goldsboro, and covers portions of the downtown in Goldsboro known as the Compact Core area. US 117 Hwy bypass bounds the Westend neighborhood to the north and west, Elm Street to the south, and (roughly) William Street to the east.

This area represents predominately-residential neighborhoods and includes some of the highest populations of low/moderate income and minority residents. Based on the 2008-2012 five-year American Community Survey (ACS), Goldsboro's median household income is \$49,800; 80% of this would be an annual income of \$39,840. Goldsboro's assessment revealed that the Westend neighborhood met HUD's guidelines for LMI population, with 73.57% of the households within the census tract boundaries represented in the NRSA having incomes levels that fall at 80% or less than the area median income. In past plans, affordable housing was heavily focused on; however, with a neighborhood revitalization strategy, microenterprise strategies can be incorporated into the respective plans so that the neighborhood will have sustainable improvements to the quality of life.

Mayor King opened the public hearing. No one spoke and the public hearing was closed. Mayor Pro Tem Allen asked if this was located in the 6 block improvement area and Ms. Simpson-Carter stated yes.

Councilmember Goodman shared they have done this in two other areas of the City, the north end and east end and they have been very successful.

Upon motion of Councilmember Goodman, seconded by Councilmember Headen and unanimously carried, Council authorized the staff to incorporate any needs or comments expressed at the public hearing, public meeting and/or any received from the review of the Proposed Westend Neighborhood Revitalization Strategy Area (NRSA) Plan; and authorized the staff to submit the necessary application forms for the Designation of the Westend Neighborhood as a Neighborhood Revitalization Strategy Area (NRSA).

Consent Agenda - Approved as Recommended. City Manager, Scott A. Stevens, presented the Consent Agenda. All items were considered to be routine and could be enacted simultaneously with one motion and a roll call vote. If a Councilmember so requested, any item(s) could be removed from the Consent Agenda and discussed and considered separately. In that event, the remaining item(s) on the Consent Agenda would be acted on with one motion and roll call vote. Mayor Pro Tem Allen moved the items on the Consent Agenda, Items I, J, K, L, M and N be approved as recommended by the City Manager and staff. The motion was seconded by Councilmember Williams, and a roll call vote resulted in all members voting in the affirmative. Mayor King declared the Consent Agenda approved as recommended. The items on the Consent Agenda were as follows:

Rehabilitation of Compost Agitator and Dolly and Dolly Panel Replacement. Resolution Adopted. Ordinance Adopted. The Compost Facility was constructed in 2000 and began operation in 2001. Two compost agitators are part of the original facility equipment and have operated continually for 14 years. For the past two years the agitators, weighing 12 tons each, have had multiple mechanical failures. One of the agitators has not been operable for some time. A factory representative recently came to evaluate the agitators. It is time to either replace the agitators and dollies (new \$554,500 each) or rehabilitate (rebuild \$325,000 each) them. It is recommended that only one agitator and one dolly be rehabilitated at this time for \$325,000. It is also recommended that a new replacement control panel for \$10,000 be purchased for the other dolly to avoid communication issues with the CompMaster computer system running the plant blowers and agitators systems.

The City of Goldsboro selected a sole source invessel agitated bay type composting system by a U.S. manufacturing company. BDP Industries, Inc. is the original manufacturer of the equipment and is the only company qualified to rebuild the agitators. We have received a cost proposal from BDP Industries, Inc. to refurbish one (1) Wide Bay Compost Agitator & Dolly for \$325,000 and a new replacement dolly control panel for \$10,000, both totaling \$335,000. In an upcoming fiscal year, the second agitator will need to be rehabilitated. In accordance with North Carolina General Statute 143-129, the governing board must approve a sole source exception.

Staff recommended the City Council adopt the following:

1. The following entitled Resolution authorizing the Mayor and City Clerk to execute an agreement with BDP Industries, Inc. of Greenwich, NY in an amount not to exceed \$335,000 to refurbish one (1) agitator and one (1) dolly and to provide a new control panel for the other dolly.
2. The City Council authorize the refurbishing of the Compost Agitator and replacement of the control panel as a sole source purchase.
3. Adopt the following entitled budget ordinance appropriating funding from the Utility Fund in the amount of \$335,000. Consent Agenda Approval. Allen/Williams (7 Ayes)

RESOLUTION NO. 2015-27 "RESOLUTION AUTHORIZING AN AGREEMENT WITH BDP INDUSTRIES, INC. TO REHABILITATE ONE COMPOST AGITATOR AND DOLLY AND PROVIDE A NEW REPLACEMENT CONTROL PANEL FOR THE SECOND DOLLY"

ORDINANCE NO. 2015-16 "AN ORDINANCE AMENDING THE BUDGET ORDINANCE FOR THE CITY OF GOLDSBORO FOR 2014-2015 FISCAL YEAR"

2015 Urgent Repair Program (URP15). Resolution Adopted. The City of Goldsboro applied for a grant in January, 2015 for funding by North Carolina Housing Finance Agency (NCHFA) through the North Carolina Housing Trust Fund for the 2015 Urgent Repair Program (URP15) in the amount of \$100,000. This grant is to be in conjunction with the City’s Community Development Block Grant Program.

North Carolina Housing Finance Agency (NCHFA) has awarded the City funding for the 2015 Urgent Repair Program (URP15) in the amount of \$100,000 to assist a minimum of fifteen (15) eligible very-low and low-income homeowners with urgent repairs up to \$8,000 per home to prevent displacement, which poses an imminent threat to their life and/or safety. The time period of this grant is 16 months beginning on August 1, 2015 and ending on December 31, 2016.

No matching funds are required of the City of Goldsboro in conjunction with this Program.

Staff recommended Council:

1. Adopt the following entitled resolution adopting and approving the URP15 Assistance, Procurement, and Disbursement Policies to conduct this Urgent Repair Program in conjunction with the City’s Community Development Block Grant Program.
2. Authorize the Mayor and City Clerk to sign the URP15 Assistance, Procurement, and Disbursement Policies. Consent Agenda Approval. Allen/Williams (7 Ayes)

RESOLUTION NO. 2015-28 RESOLUTION APPROVING URP15 ASSISTANCE, PROCUREMENT, AND DISBURSEMENT POLICIES

Stoney Creek Sanitary Sewer Outfall Rehabilitation Project Engineering Services. Ordinance Adopted. Resolution Adopted. North Carolina Department of Environment and Natural Resources approved the engineering report for the Stoney Creek Sanitary Sewer Outfall Rehabilitation Project on March 2, 2015. The proposed project includes the rehabilitation of 7,590 linear feet of 42-inch RCP and 2,890 linear feet of 24"/27" RCP existing gravity sewer as well as 180 linear feet of 48" parallel sewer outfall along Stoney Creek Outfall. The City of Goldsboro is approved for a Clean Water State Revolving Fund (CWSRF) loan of \$3.521 million to fund this project.

The City must meet additional requirements of CWSRF to maintain assurance of funding for this project. The next phase of the funding process pertains to the bid and design package being submitted for approval by September 1, 2015. Staff negotiated with The Wooten Company for engineering services pertaining to the survey, design and permitting phase of the Stoney Creek Sanitary Sewer Outfall Rehabilitation Project. The Wooten Company submitted a proposed scope of services and fee estimate, as follows:

Fee Schedule:

<u>Survey/Engineering Design</u>	
Field Survey (10%)	\$ 6,500.00
Preliminary Plans to Owner (20%)	\$ 13,000.00
Final Plans and Specifications to Owner (30%)	\$ 19,500.00
Final Plans and Specifications to Clean Water State Revolving Fund (30%)	\$ 19,500.00
Final Plans and Specifications Approved by Clean Water State Revolving Fund (10%)	<u>\$ 6,500.00</u>
Total Field Survey/Engineering Design	\$ 65,000.00

Additional Services

Additional Hourly Services (easement survey and/or mapping, loan administration, and utility engineering)

The total fee submitted by The Wooten Company to complete the proposed scope of services shall not exceed a total of \$73,000.00 without prior written approval from the City of Goldsboro.

We have reviewed the financing of this project with the Finance Director and determined that appropriation from the utility fund is required.

It is recommended that the City Council:

1. Adopt the following entitled budget ordinance appropriating funds for engineering services for the Stoney Creek Sanitary Sewer Outfall Rehabilitation Project.
2. Adopt the following entitled resolution authorizing the Mayor to execute an engineering agreement with The Wooten Company pertaining to the survey, design and permitting phase of the Stoney Creek Sanitary Sewer Outfall Rehabilitation Project in the amount of \$73,000.00. Consent Agenda Approval. Allen/Williams (7 Ayes)

ORDINANCE NO. 2015-17 “AN ORDINANCE AMENDING THE BUDGET ORDINANCE FOR THE CITY OF GOLDSBORO FOR THE 2014-2015 FISCAL YEAR”

RESOLUTION NO. 2015-29 “RESOLUTION AUTHORIZING EXECUTION OF PROFESSIONAL ENGINEERING SERVICES AGREEMENT BETWEEN THE CITY OF GOLDSBORO AND THE WOOTEN COMPANY FOR ENGINEERING AND DESIGN SERVICES FOR STONEY CREEK SANITARY SEWER OUTFALL REHABILITATION PROJECT”

Hydrostructures, PA – Engineering Agreement Construction Inspection/Administration Services 2015 Priority Sewer Rehabilitation Project, Phases I & II. Resolution Adopted. The City Council recently awarded contracts for construction of 2015 Priority Sewer Rehabilitation Project, Phases I and II. Both phases of this rehab project were designed by Hydrostructures, P A.

Engineering staff will provide daily inspections and project management but will require assistance with video inspections and approval of submittals. Staff requested a proposal from Hydrostructures for providing construction inspection tasks related to the sewer rehabilitation portion of the project, including: review of material submittals for products specific to sewer rehabilitation, review of pre-rehabilitation video inspection, review post rehabilitation video inspection, and review of testing and sampling data.

Hydrostructures, PA provided the following fees for construction inspection/administration services for the rehabilitation projects:

Fee Estimate:

Phase I Sewer Rehab	\$ 5,770
Phase II Sewer Rehab	<u>\$11,380</u>
Basic Inspection Services (hourly with expected caps)	
Total Estimated Fees	\$17,150

The fee submitted by Hydrostructures to complete the proposed scope of services shall not exceed a total of \$17,150 without prior written approval from the City of Goldsboro.

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

Staff recommended the City Council adopt the following entitled Resolution authorizing the City Manager to execute an engineering agreement with Hydrostructures, P A in the amount of \$17,150. Consent Agenda Approval. Allen/Williams (7 Ayes)

RESOLUTION NO. 2015-30 “RESOLUTION AUTHORIZING THE EXECUTION OF A PROFESSIONAL ENGINEERING SERVICES AGREEMENT BETWEEN THE CITY OF GOLDSBORO AND HYDROSTRUCTURES, PA FOR CONSTRUCTION INSPECTION AND ADMINISTRATION SERVICES - 2015 PRIORITY SEWER REHABILITATION, PHASES I & II”

Mighty Warriors Deliverance Center-First Annual Community Day Event–Temporary Street Closing Request. Approved. The Mighty Warriors Deliverance & Outreach Center is requesting permission to close a portion of certain City streets on Saturday, April 25, 2015 from 10:00 a.m. to 6:00 p.m. in order to hold their First Annual Community Day Event, which will begin at 10:00 a.m.

The event is scheduled to be held at 219 West Walnut Street in front of the Mighty Warriors Deliverance Center building between George and James Streets. The Police, Fire, Public Works Department and DGDC offices have been notified of this request.

Staff recommends approval of this request subject to the following conditions:

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

Staff recommended Council grant street closings on Walnut Street between George and James Streets on April 25, 2015 from 10:00 a.m. to 6:00 p.m. in order that the First Annual Community Day Event may take place, subject to the above conditions. Consent Agenda Approval. Allen/Williams (7 Ayes)

Monthly Reports. Accepted as Information. The various departmental reports for the month of April, 2015 were submitted for the Council’s approval. It was recommended that Council accept the he reports as information. Consent Agenda Approval. Allen/Williams (7 Ayes)

End of Consent Agenda.

City Manager’s Report. Mr. Stevens congratulated Col. Shenkenberg. Several of us attended the Change of Command ceremony for the 916th Refueling Wing and although we enjoyed working with Col. Gilmore we look forward to working with Col. Shenkenberg, a good unit there and important part to our community. Mr. Stevens stated he would also like to mention the tragedy at Wayne Community College, he stated as tragic as that was, prayers be with those involved, from the families to the students and staff and community he would like to commend the response. He has heard that a lot through this last week. He stated he will tell you watching our Police Department, the Sheriff’s Department and other agencies work together, if there was tragic event like this to occur, seeing that response helped the folks around it and think the response was good. He stated he wanted to commend the Chief and his staff and for arresting the gentleman responsible for that. Mr. Stevens reminded Council of the Volunteer Reception, April 25th at the Paramount Theatre at 6:30 p.m.

Mr. Stevens also reminded Council there is a closed session item if we have time at the end of this meeting.

Councilmember Williams stated Parole/Probation played a significant role with law enforcement in the event at Tommy’s Road. Mr. Stevens stated as well as the Highway

Patrol and other agencies, there was an outpouring of support from law enforcement agencies, it was phenomenal.

City Attorney's Report and Recommendations. No report.

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

Proclamation – Goldsboro Wayne County Tourism Week. Mayor King proclaimed the week of May 2-10, 2015 as Goldsboro Wayne County Tourism Week in Goldsboro, North Carolina in recognition of the unique significance of the travel and tourism industry in the lives of the citizens of Goldsboro, Wayne County and call upon the people of Goldsboro, Wayne County to observe this week with appropriate ceremonies and activities.

Mayor Pro Tem Allen shared he went to the Change of Command and he would like to congratulate Col. Shenkenberg and he stated we look forward to working with him. He shared on Saturday he attended Change the Cloth Diaper Guinness Book of World Record where they were changing all cloth diapers at a certain time at Daniels Memorial Church. Mayor Pro Tem Allen stated he would like to remind everyone to help clean up our city, do not litter and if you see litter, pick it up. Mayor Pro Tem Allen stated he would also like to give a shout out to Shycole on the feeding the children program, it has been successful and he wanted to personally thank her. He also shared ADLA was doing a phenomenal job.

Councilmember Headen stated he would be filling in for the Mayor at National Day of Prayer and he is quite honored to do that at the Goldsboro Family Y. He stated Relay for Life is an important event, he lost both of his parents to cancer, it is very important and he would like to ask each and every citizen to come out and support this event; the late Jim Valvano said it best, "Don't ever, ever, ever give up."

Councilmember Broadway would like to echo the City Managers comments on the response to the tragic event at Wayne Community and also on how quickly the bomb threat was handled. Chief that is good work and it just shows the cooperation in all the offices. It was handled very professionally.

Councilmember Goodman stated he would like to show and express appreciation to all law enforcement agencies who were involved in the Wayne Community College crisis and know that we continue prayer for all those involved. We need to turn things around. Councilmember Goodman also encouraged everyone to go out and participate in the Relay for Life event. He shared he also loss both parents to cancer and he is a cancer survivor.

Councilmember Williams stated he would like to make mention of the feeding the hungry children program. He stated Ms. Wright-Lanier shared with him since the move to Fairview Homes, made a big difference to those coming out. He shared he has had the opportunity to visit other communities in our area like Garner, Smithfield, Wilson and so forth and he has found they have made significant improvements in their downtowns, and we are all aware that our businesses moved to outlying areas, provides convenience for some but for those in the inner city they have to get city transit to take them out to outlying areas where the malls are but hopefully this downtown revitalization will bring back other businesses, where they can walk to and he thinks that is a noble effort for us here downtown.

Councilmember Aycock had no comment.

Mayor King stated with the Wayne Community College incident, as Mayor he could not be more proud, all of the people who played a significant role in maintaining the calm, in responding to an emergency he hopes we never see again, but we are always prepared for it. Mayor King stated Dr. Albertson and her staff did a fantastic job in shutting down and responding. All of the emergency people, it was a team effort, and he watched, he is so proud of the Chief, and our Sheriff and the way they worked together is

absolutely encouraging to all of us who work and live in Goldsboro and Wayne County. Mayor King stated hats off to those who serve and protect our community.

Mayor King stated he would like thank Mayor Pro Tem Allen who has chaired the Committee for Feeding the Children Program.

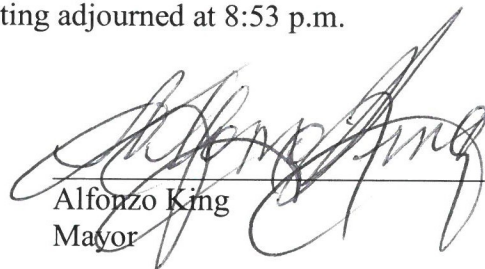
Mayor King also encouraged everyone to help keep our city clean, do not litter.

Mayor King thanked all those involved with the Relay for Life event and stated he appreciates all they do. He encouraged everyone to come out and participate, show your support.

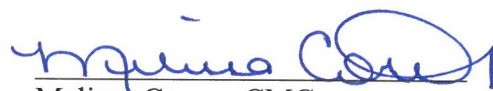
Closed Session Held. Upon motion of Mayor Pro Tem Allen, seconded by Councilmember Headen and unanimously carried, Council convened into Closed Session to discuss a potential litigation matter.

Council came out of Closed Session.

There being no further business, the meeting adjourned at 8:53 p.m.



Alfonzo King
Mayor



Melissa Corser, CMC
City Clerk