

MINUTES OF THE MEETING OF THE CITY COUNCIL HELD
DECEMBER 21, 2020

WORK SESSION

The City Council of the City of Goldsboro, North Carolina, met in a Work Session in the Large Conference Room, City Hall Addition, 200 North Center Street, at 5:00 p.m. on December 21, 2020 with attendance as follows:

Present: Mayor Chuck Allen, Presiding
Mayor Pro Tem Bill Broadaway
Councilmember Brandi Matthews
Councilmember David Ham
Councilmember Gene Aycock
Ron Lawrence, City Attorney
Tim Salmon, City Manager
Melissa Capps, City Clerk

Absent: Councilmember Taj Polack

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

Adoption of the Agenda. Upon motion of Mayor Pro Tem Broadaway, seconded by Councilmember Ham and unanimously carried, Council adopted the agenda.

FY 18-19 Audit Update. Mr. Salmon introduced Mr. John Frank and Mr. Chad Cook with Dixon, Hughes & Goodman, LLC to provide Council and citizens with an update on the audit. Mr. Frank provided background information, an update on the audit and an overview of issues that needed to be addressed. Mr. Frank stated three significant areas discussed by Catherine included the City's property and equipment records. Separate listings of fixed assets that the city had maintained, did not agree with that had been previously recorded on the audited financial statements. Some assets had been duplicated and some were missing. Catherine and her team have cleaned up these records and the bottom line is the fixed assets previously recorded were probably actually under-recorded in an amount of about \$2 million which will result in a prior year adjustment. The next area in which some problems were discovered was inventories. It was determined by the Finance staff that many of the inventory items were obsolete, needed to be written off and the city's policy needed to be changed. We think the inventory write-off will result in \$1.1 million. The final significant area relates to accounts receivable that was discovered with the conversion of a new utility system. Catherine determined that an account receivable related to demolition charges that was previously recorded in the utility fund should have been recorded in the general fund. This is a net reclassification that amounts to about \$751,000. Those are the big issues that took time to reconcile. I will point out that as a result of that, the audit process so far has not had any indication of any fraud, misappropriation of assets or anything of that nature. The issues identified are just record keeping types of adjustments. The Finance team has been working very diligently, sometimes 7 days a week. The net results of these adjustments will actually improve the city's net assets, which were reported in FY 2018. There should not be any negative impact on any type of financial performance or anything of that nature. With the holidays, we anticipate work should be finished in mid-January. I know city staff has put in a lot of time to get this corrected. The process is nearing an end.

Councilmember Aycock asked about the 19-20 audit. Mr. Frank stated with a good starting point, the audit should be able to proceed smoothly.

Mayor Allen stated thank you for your time.

Council Vacancy Discussion. Mayor Allen stated the last time we met; the attorney emailed everyone a form. Is this the form we would like to use to replace Councilmember Williams? Council discussed the application and process for filling the vacant seat. Attorney Lawrence stated there has been some dispute about how long the person would serve, I ask you give me to the next meeting to confirm.

Mayor Allen stated we should look at fixing the terms to staggered terms.

Councilmember Matthews stated I would like to see a nominating committee, a group of people from District 1.

Councilmember Matthews stated I do not think it is necessary to ask who their spouse is.

Mayor Pro Tem Broadaway stated I am ok if they do not want to list that. Mr. Salmon stated we can remove that.

Council discussed the length of time to receive applications and where to post the advertisement for the vacant seat. Discussions continued regarding a nominating committee.

Councilmember Ham stated I jotted down a few points that we might consider tonight. One, do we establish a committee to submit nominees for the District 1 vacant seat, how many would be on that committee, the criteria would be District 1 residents. Who to submit the committee names to, who will take responsibility to form committee, where and when does it meet and when do they present the results to the City Council.

Council discussed. Mr. Salmon stated NCGS 160A-63 says: "A vacancy that occurs in an elective office of a city shall be filled by appointment of the city council." Mr. Salmon I think you need to decide on how you would like to go forward and then we will put the paperwork together. Council continued discussing procedures for filling the vacant seat.

Councilmember Ham made a motion after receiving applications, Council interview them and then elect someone from those candidates.

Councilmember Matthews stated so pretty much what we are saying, District 1 your voice does not matter. Some of you waited three months after Mark Stevens resigned before we even talked about filling his seat. I do not know what the rush is, according to our city attorney there is nothing coming up where we have to fill this seat in a rushed amount of time. I get it, we have had systems in place, those systems are old and don't work for everybody. Give people the power. We were elected by the people, I think District 1 should elect their representative just like they did before. I think what you are saying with this motion is their voice don't matter. This should be there choice, alone.

The motion was seconded by Mayor Pro Tem Broadaway. Mayor Allen, Mayor Pro Tem Broadaway and Councilmember Ham voted in favor of the motion. Councilmembers Matthews and Aycock voted against the motion. The motion passed 3:2.

Staff will bring back a resolution outlining timeline.

Mayor Pro Tem Discussion. Mayor Pro Tem Broadaway made a motion to nominate Councilmember Ham for Mayor Pro Tem for the following year.

Councilmember Matthews stated I will honor the motion but you have two new people and please do not think this is me vying for the position, each of you has served as Mayor Pro Tem, the only way for the new people to get the experience and to get the exposure is to be in those positions. Councilmember Matthews stated whether me or Councilmember Polack sit here another three years, four years or eight years, we will never get the experience or the exposure if we are allowing the same people to sit in the same seats, serve on the same board, sit in the same positions time and time, opportunity after opportunity.

Councilmember Aycock stated I hear what you are saying, I think I was on the Council for five years before I served one year. I worry about Mayor Allen's overall health. I know he is doing well right now. I want someone with experience, nothing about you or Taj neither one, but right now I think you need to serve at least another year and I can promise you come next December, I will not want to serve, and I would probably nominate one of you.

Councilmember Matthews stated with all due respect Councilmember Aycock, I do not think you or anyone knows what experience I have. I do not think you or anyone had Mayor Pro Tem experience prior to sitting in that position. I just think that this is a pattern that this board has.

Councilmember Ham stated my prior term as Mayor Pro Tem was in my third year.

Councilmember Matthews stated Councilmember Williams sat on the board for four years and I nominated him last year and he never got a chance to serve.

Councilmember Aycock seconded the motion. Mayor Allen, Mayor Pro Tem Broadaway, Councilmembers Ham and Aycock voted in favor of the motion. Councilmember Matthews voted against the motion. The motion passed 4:1.

Council Committees Discussion. Council looked at the Council appointees on various committees. Councilmember Matthews asked about the GWTA Committee appointment. Mr. Salmon stated you can nominate two people as long as they live in the city.

Councilmember Aycock suggested Council wait until the new person comes on to look at the Council appointments.

Mayor Pro Tem Broadaway stated this is where you learn what is going on and get experience; when I spoke with Councilmember Polack, he was interested in Friends of Seymour.

Staff Reorganization Discussion. Mr. Salmon stated essentially on Downtown Development we would be taking that department from 3 ½ employees, 3 full-time and 1 part-time to 3 employees. We would recommend doing away with the Marketing & Events Manager position and make interim director permanent. That will save approximately \$50,000 in salaries.

In the Engineering Department assign the Signs and Markings Shop to the Engineering Department and reclassify two existing positions, PG 75 to PG 80 and a PG 76 to PG 81, which will give us a Project and Grants Manager and a City Surveyor. There is no increases in positions. Something I can do internally barring no Council decision not to do that, I can make that happen. There was no Council comments regarding the changes.

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

Departmental Reports. Councilmember Matthews stated with the Community Development Department, it mentioned that the Mayor's Committee for Persons with Disabilities would not meet again until January, we actually met December 17th. Also, has anyone tried to access our report based on the website. When you go to our website it provides a lot of ways to go to the report. One is to go to the Community Relations website, but if you click that, it says page not found, the report is not there, it has been doing that for a couple of days, or you can go to CDBG and HOME Report Page, but the County of Sonoma in California comes up. That is a problem when we are expecting our citizens to access and provide comments on the report. Mr. Salmon stated I will check on that with IT, it is also available at the library and in the clerk's office.

Ms. Simpson-Carter stated the way the reports are set up, we report for prior meetings, so the December meeting would be reported in the next report.

Closed Session Held. Upon motion of Councilmember Aycock, seconded by Councilmember Ham and unanimously carried, Council convened into Closed Session to discuss personnel.

Council came out of Closed Session.

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

CITY COUNCIL MEETING

The City Council of the City of Goldsboro, North Carolina, met in regular session in Large Conference Room, City Hall Annex, 200 North Center Street, at 7:00 p.m. on December 21, 2020 with attendance as follows:

Present: Mayor Chuck Allen, Presiding
Mayor Pro Tem Bill Broadaway
Councilmember Brandi Matthews
Councilmember David Ham
Councilmember Gene Aycock

Absent: Councilmember Taj Polack

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

Bishop Alton A. Smith with St. Mark Church of Christ, Disciples of Christ provided the invocation. The Pledge of Allegiance followed.

Resolution Expressing Appreciation for Services Rendered By Columbus Taylor Jr. As An Employee of the City of Goldsboro for More Than 37 Years. Resolution Adopted.

Columbus Taylor retires on January 1, 2021 as a Collections Supervisor in the Maintenance Division with the Public Works Department of the City of Goldsboro with more than 37 years of service. Columbus began his career on October 17, 1983 as an Equipment Operator II with the Sanitation Division at the Public Works Department. On July 4, 1988, Columbus was promoted to Equipment Operator III with the Maintenance Division at the Public Works Department. On July 1, 2016, Columbus was promoted to Collections Supervisor with the Maintenance Division at the Public Works Department where he has served until his retirement. Columbus 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 Columbus Taylor their deep appreciation and gratitude for the service rendered by him to the City over the years. We express to Columbus our very best wishes for success, happiness, prosperity and good health in his future endeavors.

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

RESOLUTION 2020-82 “RESOLUTION EXPRESSING APPRECIATION FOR SERVICES RENDERED BY COLUMBUS TAYLOR JR. AS AN EMPLOYEE OF THE CITY OF GOLDSBORO FOR MORE THAN 37 YEARS”

Resolution Expressing Appreciation For Services Rendered By Stasia Fields As An Employee Of The City Of Goldsboro For More Than 33 Years. Resolution Adopted. Stasia Fields retires on January 1, 2021 as a Recreation Superintendent with the Parks and Recreation Department of the City of Goldsboro with more than 33 years of service. Stasia began her career on August 5, 1987 as a Special Populations Leader with the Parks and Recreation Department. On July 17, 1996, Stasia was promoted to Recreation Supervisor with the Parks and Recreation Department. On January 1, 2016, Stasia was promoted to Special Populations Supervisor with the Parks and Recreation Department. On July 1, 2016, Stasia’s position was changed to Recreation Superintendent where she has served until her retirement. Stasia has proven herself to be a dedicated and efficient public servant who has gained the admiration and respect of her 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 Stasia Fields their deep appreciation and gratitude for the service rendered by her to the City over the years. We express to Stasia our very best wishes for success, happiness, prosperity and good health in her future endeavors.

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

RESOLUTION 2020-83 “RESOLUTION EXPRESSING APPRECIATION FOR SERVICES RENDERED BY STASIA FIELDS AS AN EMPLOYEE OF THE CITY OF GOLDSBORO FOR MORE THAN 33 YEARS”

Resolution Expressing Appreciation For Services Rendered By Jon Gillis As An Employee Of The City Of Goldsboro For More Than 32 Years. Resolution Adopted. Jon Gillis retires on January 1, 2021 as a Fire Captain with the Goldsboro Fire Department of the City of Goldsboro with more than 32 years of service. Jon began his career on April 6, 1988 as a Police Officer with the Goldsboro Police Department. On May 31, 1989, Jon was transferred to Firefighter with the Goldsboro Fire Department. On April 27, 1994, Jon was promoted to Driver with the Goldsboro Fire Department. On February 12, 1997, Jon was promoted to Lieutenant with the Goldsboro Fire Department. On July 1, 2016, Jon’s position was reclassified as Captain with the Goldsboro Fire Department where he has served until his retirement. Jon 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 Jon Gillis their deep appreciation and gratitude for the service rendered by him to the City over the years. We express to our very best wishes for success, happiness, prosperity and good health in his future endeavors.

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

RESOLUTION 2020-84 “RESOLUTION EXPRESSING APPRECIATION FOR SERVICES RENDERED BY JON GILLIS AS AN EMPLOYEE OF THE CITY OF GOLDSBORO FOR MORE THAN 32 YEARS”

Employee of the Year Recognition. Mr. Salmon stated Darren has done amazing things with Information Technology (IT) program development and his professionalism and resourcefulness are recognized across the state of North Carolina. During this period, the City’s fully automated ChatBot that he created became available to the public to answer frequently asked questions and provide important information. It has been the focus of numerous IT professional presentations and requests for assistance. The capability started as a desire to provide better customer service to citizens through online live chat. It quickly morphed into a ChatBot with artificial intelligence that provides an immediate response to a majority of the questions City staff are asked thereby saving residents, visitors, and employees valuable time and effort, making all more effective and efficient. The ChatBot is now available through SMS/Text messaging to everyone with a cell phone. It can also be used to deliver important public information messages to those who want to receive them for events or activities such as: hurricanes or pandemics; water main breaks or trash pickup changes. The ChatBot made over 6,000 phone calls to water customers due to the COVID-19 pandemic to notify them that City facilities were open by appointment only and that they should conduct business online in accordance with the North Carolina Governor “Stay at Home” Executive Orders to enable appropriate social distancing, help slow the spread of the virus, and potentially save lives. Darren’s exceptional commitment to excellence in government service brings credit to himself and the City of Goldsboro.

Supervisor of the Year Recognition. Don McMullen distinguished himself as the City Distribution & Collection System Superintendent from July 1 to September 30, 2019. During this period, Don acted honestly, morally, ethically and reliably to serve and represent our community exceptionally well. Don and his teams are arguably five staff short in collections and five staff short in distribution, ten total. Nonetheless, they successfully dealt with the challenges of the city’s aging underground infrastructure 24-hours a day, responding to water main breaks and sanitary sewer spills on pipes that could be 100-years old. Repair work examples include: the 20" outfall from SJAFB, the sewer line behind Waynesboro Park, the 15" line between Norwood Avenue and Woodrow Street, and the 12" water transmission line that blew on Georgia Avenue. Don notified the proper state and local authorities to ensure proper repairs were made to protect the Citizens of Goldsboro and the environment. He is an invested and committed team leader who assesses every task to ensure compliance in the collection and distribution systems. Don’s exceptional leadership and commitment to excellence in government service brings credit to himself and the City of Goldsboro.

Z-11-20 – Three J’s Inc. - South side of Eleventh Street between Wendell Street and Norwood Avenue. Public Hearing Held. The applicant requests to rezone subject property from Highway Business (HB) to General Business Conditional District (GBCD) in order to limit the use of the property to a commercial multi-tenant facility to include used automobile sales, a body and paint shop, automobile rentals and one additional flex space for future lease. Used automobile sales and a body and paint shop require a Conditional Use Permit in the General Business (GB) zoning district. As such, the applicant is requesting conditional use permits for each proposed use should conditional zoning be approved for the site. Separate site plan approval is required in accordance with the City’s Unified Development Ordinance.

Frontage: 849.34 ft. Lincoln Mercury Dr. (Private Road)
Area: 320,923 sq. ft., or 7.36 acres
Zone: Highway Business (HB)

Surrounding Zoning:

North: Office and Institutional (O&I-1);
East: Highway Business (HB), Residential (R-16); and
West: Highway Business (HB)

The subject property formerly operated as the Deacon Jones Ford Lincoln-Mercury Dealership until the car dealership was relocated to the new auto mall on Hwy. 70 East. and N. Oak Forest Road.

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

The submitted site plan indicates an existing 31,236 sq. ft. commercial building proposed for use as a multi-tenant facility. Approximately 22,313 is proposed for automotive repair, service and inspection to include paint and bodywork, 1,492 sq. ft. for automobile rentals, 1,483 sq. ft. as a used automobile sales dealership and 2,602 sq. ft. as available flex space for lease.

Two (2) concrete pads (770 sq. ft. and 1,600 sq. ft.) with canopies are proposed at the rear of the automotive repair, service and inspection facility for a wash bay area and two paint booths associated with automotive bodywork.

In addition, a 6 ft. in height chain-link security fence will provide an opaque screening buffer for outdoor storage associated with the automotive repair, service and inspection operation.

Access: The site is served by two existing driveway cuts along a private road known as Lincoln Mercury Drive and one existing 60 ft. wide driveway cut off Eleventh Street between Wendell Street and Norwood Avenue.

Parking for automobile inspection, repair and service requires 1 space per working bay plus 1 space per employee. A total of 11 working bays and 14 employees are required for a total of 24 parking spaces.

Days/Hours of Operation: Monday - Friday
8:00 am - 6:00 pm

Parking for automobile rent and lease requires 1 space per employee plus 3 customer spaces plus 1 space per vehicle stored on site. A total of 2 employees plus 3 customer spaces plus 20 rental vehicles stored on site are required for a total of 25 vehicles.

Days/Hours of Operation: Monday - Sunday
8:00 am - 7:00 pm

Parking for used automobile sales requires 1 space per employee and 5 customer spaces and parking for an office requires 1 space per 350 sq. ft. of gross floor area.

Days/Hours of Operation: Monday - Saturday
(TBD)

The submitted site plan indicates an existing parking lot for the former new car dealership. Sufficient paved vehicular surfaces are available for each proposed use. City staff is working with the site engineer to delineate required parking spaces for each proposed use in accordance with the City's off-street parking standards.

Street trees and vehicular surface area plantings are required for the site, however, there are no plantings indicated on the submitted site plan. Staff is working with the applicant to meet the intentions of the ordinance regarding street trees. A modification will be necessary for the required vehicular surface area plantings due to existing conditions.

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

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

Richie Brady spoke in favor of the request.

No one else spoke. The public hearing was closed. No action necessary. The Planning Commission will have a recommendation for the Council's meeting on January 4, 2021.

Councilmember Aycock stepped out at 7:35 p.m.

CU-7-20 Personal Storage, LLC. (Outside Storage w/Used Automobile Sales). Public Hearing Held. Subject property is located along the west side of S. US 117 Hwy. (NCSR No. 1249) between W. Ash Street Ext. and W. US 70 Hwy.

Area:	207,875 sq. ft. or 4.72 acres
Zoning:	General Business (GB)

Currently, the property operates as a self-storage (mini-storage) operation formally known as Personal Storage Mini Warehouse Facility. The site has operated as a mini-storage facility since 1980.

Now, the owner proposes to maximize the use of the property by providing outside storage space for rent or lease. In conjunction with the request, the owner desires to operate a used car dealership and a U-Haul truck rental dealership upon the property. Outdoor storage and used automobile sales require a Conditional Use Permit approved by City Council. Separate site plan approval is also required.

The applicant has submitted a site plan that indicates seven (7) existing commercial storage buildings used for approximately 40,000 sq. ft. of storage. Currently, there are 230 personal and commercial storage spaces that are available for rent or lease

An area has been proposed north of the principle office/storage building for the outdoor storage of recreational vehicles, campers, boats and vehicle storage. This storage area will consist of approximately 60,000 sq. ft. or 1.34 acres and be surrounded by a 6 ft. in height chain link security fence with vinyl slats. The applicant is proposing gravel vehicular surface areas in lieu of required pavement for the outdoor storage area due to existing site conditions associated with the mini-storage operation. A modification will be necessary.

In addition to the outside storage area, the applicant intends to operate a U-Haul truck/trailer rental dealership upon the property. The site plan shows a U-Haul truck/trailer display area fronting the W. Grantham Street service road for approximately 125 linear ft. and approximately 12,500 sq. ft. or .3 acres of display area. The applicant is proposing gravel surfaces for the display area which will require a modification from City Council.

Lastly, the applicant is proposing used automobile sales upon the property. The submitted site plan shows an existing paved automobile display area south of the principle office/storage building, as well as, paved customer parking spaces directly in front of the building along the Grantham Street service road. The applicant states that cars will be driven to the site or delivered by nothing larger than a two-car carrier.

The applicant intends to operate the existing mini-storage facility, U-Haul rental dealership and used automobile sales utilizing the following days and hours of operation:

Hours of Operation:	Monday-Saturday 10am-6pm
Number of Employees:	2

Currently, a total of three paved curb cuts provide access to the site off W. Grantham Street which is a state-maintained service road. NCDOT officials have reviewed the applicant’s proposal and are requiring the closure of the driveway closest to the southern property line.

Parking for the mini-storage facility requires 1 space per employee plus 3 customer spaces. Parking for the used auto sales requires 1 space per employee plus 5 customer parking spaces. A total of 10 parking spaces are required to include 1 handicapped parking space. Staff is working with the owner to provide an additional two customer parking spaces required for the site.

Landscaping: The applicant is proposing 6 Snow Goose Flowering Cherries to serve as new street trees for site. No other landscaping is proposed or required.

The property is located in a Special Flood Hazard Area known as the 500 and 100-year floodplain. Grading and drainage plans have not been submitted. The applicant will be required to comply with the City’s floodplain and development regulations before a conditional use permit can be issued in the future.

The applicant is requesting a modification of the City’s paving requirement for the proposed outside storage area and display area for the U-Haul truck/trailer rental dealership.

Mayor Allen opened the public hearing.

No one spoke. The public hearing was closed. No action necessary. The Planning Commission will have a recommendation for the Council’s meeting on January 4, 2021.

Councilmember Aycock returned at 7:38 p.m.

CU-8-20 Salem Leasing Corp.-Southwest corner of US Highway 117 South and Vann Street (Amendment of existing Conditional Use Permit). Public Hearing Held. On November 6, 2017, City Council adopted an Order approving a Conditional Use Permit for the subject property to allow the outdoor storage of vehicles in conjunction with an adjacent business operation that provides commercial trucking transportation, maintenance, leasing and rental services and formally known as Salem Leasing Corporation.

The following site modifications were approved by City Council:

- 1. Modification to reduce security chain-link fence height from 8 ft. to 6 ft.
- 2. Modification to not require slatted fencing in a chain-link security fence along the western and southern property lines due to existing landscaping.
- 3. Modification to allow storage in the side yard of the operation.

Now, the owner of the property proposes to set-up and locate a modular office facility upon the property for lease and additional commercial space for the temporary parking of tractor-trailer trucks and automobiles for employees of CLI Transport, LP. who specialize in the transportation of petroleum products for Sheetz Convenience Stores. Since the proposed use is considered a major design modification to an existing conditional use permit, City Council approval is required.

Frontage:	817.67 ft. (US 117 South) 352 ft. (Vann Street)
Area:	8.40 acres
Zoning:	I-2 General Industry

The submitted site plan indicates a modular office facility consisting of approximately 1,680 sq. ft. to be used by employees of the business. The unit will be located along the eastern property line and front US Hwy. 117 South. It will consist of multiple office spaces, a conference room, storage areas and restrooms for employees. The unit will be required to meet the North Carolina state building code. As such, handicap accessible walkways and ramps will be incorporated into the set-up of the modular unit to provide access into and out of the building.

Hours of Operation:	M-F: 8:00 am – 5:00 pm 24 hours/7 days a week
Number of Employees:	Office dispatchers - 3 Truck Drivers – 30

According to the applicant, there will be no commercial trucks or automobiles stored on site. Commercial trucking operations will be transient in nature. Trucks and tractor trailers may be parked anywhere from a day to a week depending upon the service required of the truck/tractor-trailer or delivery schedule of petroleum products.

Currently, a 60 ft. wide curb cut is shown along Vann Street in proximity to the western property line that provides ingress and regress to the site. Other existing driveway cuts along Vann Street and Hwy 117 South have been removed and/or closed.

Parking for the site requires 1 space per employee on the maximum shift, plus 1 space per 300 sq. ft. of office area, plus one space for each truck stored on the site. A total of 25 employee parking spaces have been proposed including 1 handicapped accessible parking space. A total of 29 tractor-trailer parking spaces are proposed for the site with space to accommodate 10 additional tractor-trailer spaces in the future.

The property is located in a Special Flood Hazard Area known as the 500-year floodplain. City water and sewer are available to serve the property.

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

No action necessary. The Planning Commission will have a recommendation for the Council’s meeting on January 4, 2021.

Consent Agenda - Approved as Recommended. City Manager, Timothy 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. Councilmember Aycock moved the items on the Consent Agenda, Items H, I, J, and K, be approved as recommended by the City Manager and staff. The motion was seconded by Mayor Pro Tem Broadaway and a roll call vote resulted in Mayor Allen, Mayor Pro Tem Broadaway, Councilmembers Ham and Aycock voting in favor of the motion. Councilmembers and Matthews voted against the motion. The items on the Consent Agenda were as follows:

Contract Award for Design Services for the Concourse Roof Addition at the GWTA Transfer Center. Resolution Adopted. The City of Goldsboro was awarded a 2016 Transportation Investment Generating Economic Recovery (TIGER) VIII grant to fund multiple projects, including the last phase of the Center Street Streetscape, the HUB, Wayfinding Signage Fabrication and Installation and the Construction of a GWTA Concourse.

The City of Goldsboro has previously worked with Architect David Gall to design and bid out the concourse addition at the GWTA Transfer Center here in Goldsboro. That portion of the concourse was part of an earlier round of TIGER funding that was not constructed due to budgetary constraints.

The increased costs of the GWTA Transfer Center combined with receiving a smaller TIGER grant resulted in the concourse addition being removed from the scope of the project of that

earlier round of TIGER. The current round of TIGER includes funding to construct the concourse that was previously omitted.

Using David Gall, Architect for this project is the most efficient use of the TIGER VIII grant because of his knowledge and experience of this project. Mr. Gall has already designed the GWTA Transfer Facility and the concourse, and has the background and knowledge to complete the project quicker, more efficiently and cheaper than hiring another architect to redesign the project.

The City plans to utilize the Mini-Brooks Act exemption as allowed by NC State Law GS 143-64.32 to procure Mr. Gall to complete the design work for this project.

It is recommend the City Council adopt the entitled resolution authorizing the Mayor and City Clerk to execute a contract with David Gall, Architect for the design, bidding and contract administration for the Concourse Roof Addition to the GWTA Transfer Center not to exceed \$43,850 and authorize \$6,150 for soil testing and to address substandard soils. Consent Agenda Approval. Aycock/Broadaway 4 Ayes:1 Nay)

RESOLUTION NO. 2020- 86 “A RESOLUTION TO AUTHORIZE THE MAYOR AND CITY CLERK TO EXECUTE A CONTRACT WITH DAVID GALL, ARCHITECT FOR THE DESIGN, BIDDING AND CONTRACT ADMINISTRATION FOR THE CONCOURSE ROOF ADDITION AT THE GWTA TRANSFER CENTER”

Approval of Amended Lease for Multi Sports Complex. On November 16, 2015, the City Council approved the signing of a lease for the development of the 62.35 acre site located off of Oak Forest Road as a multisport complex for sports including soccer, football and lacrosse. The completed project included a combination of up to eight artificial and natural turf fields, sports lighting, and spectator seating for up to 500, restrooms and parking.

As compensation for the 20 year lease with opportunities to extend in 10 year increments, the city agreed to build a 2,500 sq. feet addition to the SJAFB fitness center and also provided use of the multi sports facility for recreational use and sports programming for the Air Force Base and community.

The Air Force has agreed to an amendment to the Ground Lease Agreement extended from 20 years to a period of 49 years commencing on May 3, 2017 and expiring May 2, 2066.

As per the agreement, the City agrees to complete the construction of the splash pad and picnic shelter by December 31, 2021. These items have been funded by sponsorship money from the naming rights of the family. The City acknowledges that it will continue to provide the Government rent consideration in exchange for the leasehold interest in the leased premises each month during the term of the lease.

Additional improvements identified will be completed when funding becomes available.

It is recommended Council authorize the Mayor and City Clerk to enter into a revised agreement to extend the lease of the Multi-Sports Complex until May 2, 2066. Consent Agenda Approval. Aycock/Broadaway (4 Ayes:1 Nay)

Advisory Board and Commission Appointments **Advisory Board and Commission Appointments. Resolutions Adopted.** There are currently several vacancies on Advisory Boards and Commissions. Citizen involvement is vital to the performance of City government. It is necessary that additional appointments be made in an effort to fill these vacancies.

Recommendations for appointments were requested from the respective Boards and Commissions. Applications were also solicited from the public at large.

The City Council met during the Work Session on November 16 and December 7, 2020, to review vacancies and applications received to fill the current vacancies. With these appointments, there are no vacancies on any of the boards.

It is also customary for the City of Goldsboro to express its appreciation by Resolution to those members whose terms have expired, who have moved or resigned.

It is recommended Council adopt the entitled Resolutions appointing members to various Advisory Boards and Commissions in the City of Goldsboro and commending those individuals whose terms have expired, who have moved or resigned. Consent Agenda Approval. Aycock/Broadaway (4 Ayes: 1 Nay)

RESOLUTION NO. 2020-87 “RESOLUTION APPOINTING MEMBERS TO ADVISORY BOARDS AND COMMISSIONS”

RESOLUTION NO. 2020-88 “RESOLUTION COMMENDING INDIVIDUALS WHO HAVE SERVED ON VARIOUS ADVISORY BOARDS AND COMMISSIONS OF THE CITY OF GOLDSBORO AND DIRECTING THE MAYOR ON BEHALF OF THE CITY COUNCIL TO PRESENT THE INDIVIDUALS WITH A CERTIFICATE OF APPRECIATION

Departmental Monthly Reports. Accepted as Information. The various departmental reports for November 2020 were submitted for the Council’s approval. It was recommended Council accept the reports as information. Consent Agenda Approval. Aycock/Broadaway (4 Ayes: 1 Nay)

End of Consent Agenda.

Z-10-20 – Wayne Oil Company, Inc. - Northwest corner of Wayne Memorial Drive and Fourth Street (Neighborhood Business to General Business Conditional District). Ordinance Adopted. The applicant requests to rezone a portion of the subject property from Neighborhood Business (NB) to General Business Conditional District (GBCD) for the operation of an automatic car wash.

The requested zoning will be associated with the recombination of two individual lots described as follows:

Lot #1:
Frontage: 297.41 ft. (Wayne Memorial Drive)
325 ft. (Fourth Street)
Area: 141,700 sq. ft., or 3.25 acres
Zone: Neighborhood Business (NB)/General Business
Conditional District (GB CD)

Lot #2:
Frontage: 83.69 ft. (Wayne Memorial Drive)
Area: 8,596 sq. ft., or 0.19 acres
Zone: Neighborhood Business (NB)

Area Proposed for Rezoning:
Frontage: 164.05 ft. (Wayne Memorial Drive)
Area: 40,355 sq. ft., or 0.926 acres
Zone: Neighborhood Business (NB)

Surrounding Zoning:
North: Residential (R-9);
South: Residential (R-9), Office and Institutional (O&I-1),
Neighborhood Business (NB);
East: Neighborhood Business (NB); and
West: Neighborhood Business (NB) and Residential (R-9)

The subject properties are currently occupied by an existing business formally known as Wayne Oil Company, Inc.

The City’s Comprehensive Land Use Plan recommends commercial development for the property. The proposed rezoning would be compatible with the Comprehensive Plan.

On January 3, 2017, Goldsboro City Council approved a change of zone request for a portion of the property from Neighborhood Business (NB) to General Business Conditional District (GB CD) limiting the use of the property to retail sale of auto parts and accessories. As of this date, the property has not been developed. The remaining portion is now being considered for sale and commercial development.

The submitted site plan indicates a single-story, 3,604 sq. ft. building of masonry and brick construction proposed for use as a drive-through automatic car wash facility.

A floor plan has been provided and consists of an express tunnel car wash, a lobby area, an office, restrooms and an equipment room.

In addition to the car wash, two automatic pay stations are proposed for the site, 28 parking spaces and 31 vacuum stations to be used by customers of the business.

Hours of Operation: Monday-Saturday 8am-8pm

Sunday 9am-8pm

Employees: 4 Employees (Shifts)

The site will be served by two new driveways off Fourth Street. Driveways are being limited to Entrance and Exit only with the Entrance Driveway being the most northern driveway. NCDOT has reviewed the proposed car wash and supports no driveway access from Wayne Memorial Drive, if the proposed site can have potential safer access elsewhere. If the City is concerned about proposed access off of Fourth Street and absolutely requires access from Wayne Memorial Drive, NCDOT would require a turn lane along Wayne Memorial Drive with right-in only access.

A total of 28 parking spaces have been provided including 2 handicap accessible parking spaces. A drive-through aisle is shown beginning at the rear of the site for stacking of an estimated 14 vehicles upon entry into the car wash bay area.

Exterior sidewalks are not shown on the submitted site plan. The applicant will be required to install sidewalks along Wayne Memorial Drive for approximately 143 linear feet and along Fourth Street approximately 228 linear feet or a modification will be necessary. If the modification is approved, the applicant will be required to pay a fee in lieu of in the amount of \$6,678 to the City of Goldsboro for sidewalk construction.

The landscape plan indicates a required Type A, 5 ft. wide landscape buffer along the northern and eastern property lines. A total of 10 street trees are proposed along Wayne Memorial Drive and Fourth Street accompanied by evergreen shrubs to serve as the required vehicular surface buffer. Vehicular surface area plantings are also represented on the landscape plan and in accordance with the landscape requirements of the Unified Development Ordinance.

The proposed automatic car wash building exterior consists of a metal standing seam roof, EIFS Wall System, split-face masonry block and brick veneer columns, stacked stone veneer bases and architectural wood brackets.

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

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

Storm water calculations, grading and drainage plans have not been submitted. The site plan does indicate a proposed stormwater pond to serve both the car wash and future development of adjacent property to the east. The applicant will be required to submit plans in accordance with City Engineering standards before construction permits are released.

A concrete pad is shown as the end of the parking lot to the north for the location of a commercial dumpster. The dumpster enclosure will match the elevations of the car wash facility and be screened in accordance with City standards.

At the public hearing held on November 16, 2020, the applicant came forward and spoke in favor of the request. One person came forward to speak in opposition citing noise and lighting concerns, no others appeared to speak for or against the request.

The Planning Commission, at their meeting held on November 30, 2020, recommended approval for the change of zone request from Neighborhood Business (NB) to General Business Conditional Zoning district (GB CD) for the operation of an automatic car wash.

City Council at their meeting held on December 7, 2020, deferred action until their next meeting scheduled for December 21, 2020.

Councilmember Ham made a motion to accept the recommendation of the Planning Commission and:

1. Find the request consistent with the City’s adopted Comprehensive Land Use Plan and;
2. Adopt an Ordinance changing the zoning for the property from Neighborhood Business (NB) to General Business Conditional Zoning district (GB CD) for the operation of an automatic car wash.
3. Approve Site and Landscape Plan with modification to install City sidewalks along Fourth Street and pay a fee in lieu of sidewalk construction in the amount of \$6,678.

The motion was seconded by Mayor Pro Tem Broadaway. Mayor Allen, Mayor Pro Tem Broadaway, Councilmember Ham and Aycock voted in favor of the motion. Councilmember Matthews voted against the motion. The motion carried 4:1.

ORDINANCE NO. 2020-33 “AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT ORDINANCE OF THE CITY OF GOLDSBORO, NORTH CAROLINA CODE OF ORDINANCES”

S-8-20 – Wayne Oil Company, Inc. (Preliminary Subdivision Plat- 2 Lot Final) - Northwest corner of Wayne Memorial Drive and Fourth Street. The applicant intends to recombine and divide portions of previously subdivided and recorded lots for the purpose of sale and commercial development.

According to the City’s Unified Development Code, the applicant is required to follow the City’s major subdivision approval process since the property is greater than 3 acres. City Council approval is required.

The subject properties are currently occupied by an existing business formally known as Wayne Oil Company, Inc.

Total Area: 3.46 acres or 150,717 sq. ft.
Total Lots: 2
Lot #1: 0.926 acres or 43,336 sq. ft.
Lot #2: 2.537 acres or 110,511 sq. ft.
Zoning: Neighborhood Business/General Business Conditional District

The proposed preliminary subdivision plat is associated with a rezoning request (Z-10-20) and site plan approval (SITE-29-20). If the rezoning and site plan are approved by City Council, the use of Lot #1 would be limited to an automatic car wash.

The applicant proposes to subdivide property into two new lots for sale and commercial development.

The property is not located in a Special Flood Hazard Area. City water and sewer are available to serve the new lots. No new streets are proposed.

The Planning Commission, at their meeting held on November 30, 2020, recommended approval of the Preliminary Subdivision Plan.

City Council at their meeting held December 7, 2020, deferred action until their next meeting scheduled for December 21, 2020.

Councilmember Aycock made a motion to accept the recommendation of the Planning Commission and approve the Preliminary Subdivision Plan. The motion was seconded by Councilmember Ham. Mayor Allen, Mayor Pro Tem Broadaway, Councilmember Ham and Aycock voted in favor of the motion. Councilmember Matthews voted against the motion. The motion carried 4:1.

City Manager's Report. Mr. Timothy Salmon stated with respect to the CAPER that was discussed earlier, the link to Community Relations on the home page checked good tonight, under important information it was not good and it has been corrected. Sales tax for FY20-21, what we had reported in July and August is up 11%. I just recently got a calendar report for 20, permit applications is over 100 million so that is up about 10% from last year. I was privileged to pass out 48 employee service awards and employee bonuses of \$125. Employees are very appreciative of your support for the bonus and recognition of their hard work throughout the COVID crisis. I signed an agreement with the NCHFA to extend our URP period of performance from Dec 31, 2020 to June 30, 2021. Twelve (12) homeowners have been identified to receive a portion of the \$100K of suspended funding which is expected to be available once the LGC approves the FY18-19 Audit. In January, 2021 staff expect to hire a contractor to develop work write-ups which can then be bid for contract work upon Council approval. Our Community Relations Director recently had conversations with HUD; Goldsboro will not suffer a financial consequence when HUD issues the non-compliance finding after HUD receives the FY19 Single Audit. Goldsboro P&R Dept. was named the "2020 Most Outstanding P&R Dept." from USTA NC and the NC Tennis Foundation. Our unique Abilities Tennis program with the Goldsboro HS Girls Tennis Team was specifically recognized for their efforts to teach special needs children to play tennis. I'd also like to recognize the Downtown Development Dept. for sold out holiday drive-in movies. The Grinch will have two showing tomorrow. I'd like to remind everyone COVID-19 is out there, please continue to do the 3 w's, wait, wear and wash so we can keep it under control this holiday season.

Mayor and Councilmembers' Reports and Recommendations. Councilmember Aycock stated I would like to wish everyone a Merry Christmas and a safe Christmas and holiday season. Traffic is extremely heavy right now, people are out shopping.

Councilmember Ham stated 2020 has been a challenging year for all of us. COVID-19 has placed a heavy burden on us as citizens, our economy and our way of life. The situation seems to be improving, we hope that it is, and that there would be a decrease in sickness, and deaths that we have all seen. I encourage us to stay strong in these challenging times. I wish everyone a Merry Christmas and let us know forget the purpose of why we celebrate Christmas.

Councilmember Matthews stated I do want to encourage all of District 1 residents to stay tuned and watchful to our city site, Facebook page and any media outlets that we may be releasing any information on the District 1 vacant seat. Since I was not here at the last meeting, I do want to take time to bid a late farewell and well wished to Commissioner Williams, it has truly been an honor to serve with him the past last year. I look forward to more opportunities where we get to work alongside each other. I too want to wish all of Goldsboro and a special wish to District 4 residents a happy and safe holiday season.

Mayor Pro Tem Broadaway stated I would like to take this opportunity to thank all of the city employees, especially the ones we see out there working, most are out there working with masks on and protecting the community. Lastly, I would like to wish the whole community a very Merry Christmas and a safe and Happy New Year.

Mayor Pro Tem Broadaway read the following entitled Resolution:

Resolution Expressing Appreciation For Services Rendered By Dwayne Dean As An Employee Of The City Of Goldsboro For More Than 29 Years. Resolution Adopted.

Dwayne Dean retires on January 1, 2021 as a Major with the Goldsboro Police Department of the City of Goldsboro with more than 29 years of service. Dwayne began his career on July 24, 1991 as a Police Officer with the Goldsboro Police Department. On September 3, 1997, Dwayne was promoted to Detective with the Goldsboro Police Department. On June 15, 2011, Dwayne was promoted to Sergeant with the Goldsboro Police Department. On July 1, 2015, Dwayne was promoted to Captain with the Goldsboro Police Department. On November 23, 2016, Dwayne was promoted to Major with the Goldsboro Police Department where he has served until his retirement. Dwayne has proven himself to be a dedicated and efficient public servant who 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 Dwayne Dean their deep appreciation and gratitude for the service rendered by him to the City over the years. We express to Dwayne our very best wishes for success, happiness, prosperity and good health in his future endeavors.

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

RESOLUTION NO. 2020-85 “RESOLUTION EXPRESSING APPRECIATION FOR SERVICES RENDERED BY DWAYNE DEAN AS AN EMPLOYEE OF THE CITY OF GOLDSBORO FOR MORE THAN 29 YEARS”

Mayor Allen wished everyone a super safe and super happy Christmas. Remember those less fortunate.

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



Chuck Allen
Mayor



Melissa Capps, MMC/NCCMC
City Clerk