



AGENDA
REGULAR MEETING OF THE MAYOR AND CITY COUNCIL
CITY OF GOLDSBORO
COUNCIL CHAMBERS – CITY HALL – 214 N. CENTER STREET
JANUARY 22, 2018



(Please turn off, or mute, all cell phones and pagers upon entering the Council Chambers)

- I. ADOPTION OF THE AGENDA**
- II. WORK SESSION–5:30 P.M. – CITY HALL ADDITION, 200 N. CENTER ST., ROOM 206**
OLD BUSINESS

NEW BUSINESS
 - a. SJAFB Commercial Refuse IGSA Discussion (Public Works) ***Attachment Included**
 - b. Hardware to Enhance the City's Network (Finance) ***Attachment Included**
- III. CALL TO ORDER – 7:00 P.M. – COUNCIL CHAMBERS, 214 N. CENTER ST.**
Invocation (Pastor DJ Coles, Seymour Johnson AFB Chapel)
Pledge to the Flag
- IV. ROLL CALL**
- V. APPROVAL OF MINUTES (*Motion/Second)**
 - A.1 Minutes of the Work Session and Regular Meeting of November 6, 2017
 - A.2 Minutes of the Work Session and Regular Meeting of November 20, 2017
- VI. PRESENTATIONS**
 - B. Wayne County Museum- Jennifer Kuykendall, Executive Director
 - C. Golden STAR Award Recipients (Human Resources)
- VII. PUBLIC HEARINGS**
 - D. Z-1-18 Timothy Haithcock – West side of Glenwood Trail between East Ash Street and Elm Street (Planning)**PLANNING COMMISSION EXCUSED**
- VIII. PUBLIC COMMENT PERIOD (TIME LIMIT OF 3 MINUTES PER SPEAKER)**
- IX. CONSENT AGENDA ITEMS (*Motion/Second--Roll Call)**
 - E. Sale of Real Property, Tax ID #3509-67-6318, 1501 Edgerton Street as recorded in the Wayne County Registry (Finance)
 - F. NCDOT Acquisition of Right-of-Way-Patetown-Station 3 (City Manager)
 - G. Departmental Monthly Reports
- X. ITEMS REQUIRING INDIVIDUAL ACTION (*Motion/Second)**
 - H. Amendment to Goldsboro's Code of Ordinances Title V- Public Utilities, Chapter 54: Stormwater Management Utility (Public Works)
 - I. Site and Landscape Plan – Car Wash (J. L. Gurley)
- XI. CITY MANAGER'S REPORT**
- XII. CITY ATTORNEY'S REPORT AND RECOMMENDATIONS**
- XIII. MAYOR AND COUNCILMEMBERS' REPORTS AND RECOMMENDATIONS**
 - J. Black History Month Proclamation
- XIV. CLOSED SESSION**
- XV. ADJOURN**

Potential SJAFB Commercial Refuse Support Agreement

Talking Points

22 Jan 2018

- Engaged with SJAFB Civil Engineers to discuss the potential for the City to assume commercial refuse collections on base
- New community partnership program – Intergovernmental Support Agreement (IGSA)
 - 5 to 10 year agreement with intent to continue in perpetuity – starting in October 2018
 - Will include protection clause for the City in lieu of early termination to cover start-up costs
- Personnel - will need to hire one new Front Loader operator
 - All other labor requirements can be accomplished with current personnel
- Equipment – initial investment will be approximately \$800K
 - Front Loader, Rear Loader, Roll-Off Truck, 126 Dumpsters, 200 (96-Gallon) Containers & Roll-Offs
 - Potential to purchase dumpsters from current contractor and reduce start-up costs
 - Cost and revenue projections below are all inclusive – account for loan interest, operational costs, fuel costs, administration costs and overhead costs
- Loan will be amortized over the first five years of the agreement
- Must provide a non-binding Letter of Intent to move forward with discussions

Projected Annual Cost & Revenue Breakdown

<i>Years 1 thru 5 -- Includes ALL Equipment Loans</i>			
Line Item	Cost		
Labor	\$52,161.30		
Equipment	\$141,447.20	5-Year Pay-off	
Dumpsters	\$26,469.80	5-Year Pay-off	
Fuel	\$12,702.00		
Total Annual Cost	\$232,780.30		
Annual Revenue	\$246,994.17		
Revenue Source Over Expenditures	\$14,213.87	Plus Equipment	
<i>Years 6 thru 10 -- All Equipment Loans Paid in Full</i>			
Labor	\$52,161.30		
Equipment	\$13,702.00	Loan Paid Off/Operational Costs Only	
Dumpsters	\$0.00	Loan Paid Off	
Fuel	\$12,702.00		
Total Annual Cost	\$78,565.30		
Annual Revenue	\$246,994.17		
Revenue Source Over Expenditures	\$168,428.87		

Average Annual Revenue Source

over Expenditures for 10 Yr Period **\$91,321.37**

10 Year Total **\$913,213.71** Plus Equipment

HARDWARE TO ENHANCE THE CITY'S NETWORK

1. 90 MDT Laptops for the Police and Fire Vehicles	\$ 360,000
2. Storage for City Network	60,000
3. 2 Servers to Host Virtual Environment	10,000
4. 40 Network Upgrades for all City Facilities	350,000
5. Phone System Upgrade	30,000
6. 20 UPS units for all wiring closets within City	6,000
7. 2 Large Format Plotters/Printers for Bldg. Maint.	18,000
8. Upgrade Security Systems for City Facilities	<u>16,000</u>
Total	\$ 850,000

CITY OF GOLDSBORO
AGENDA MEMORANDUM
JANUARY 22, 2018 COUNCIL MEETING

SUBJECT: PUBLIC HEARING
Z-1-18 Timothy Haithcock – West side of Glenwood Trail
between East Ash Street and Elm Street

BACKGROUND: The applicant requests a zoning change from Office-Residence to R-6 Residential Conditional District to allow the development of two duplex apartment buildings. Development plans (site and landscape plans) are submitted for approval separately.

Frontage: 209 ft.
Depth: 102.95 ft. (approx.)
Area: 0.47 acres

Surrounding Zoning: North: Neighborhood and
General Business
South: R-9 Residential
East: R-9 Residential and
Neighborhood Bus.
West: General Business
and R-9 Residential

Existing Use: The property is currently vacant.

Proposed Use: The applicant proposes construction of two duplex apartment units. Development plans have been submitted for approval with the zoning change to R-6 Conditional District.

Comprehensive Land Use Plan Recommendation: The adopted Land Use Plan designates this property for Multi-Use which would permit a mix of light commercial, office and residential uses to serve a localized area.

Engineering Comments: City water and sanitary sewer is available to the subject property.

DISCUSSION: Zoning for the property was changed from R-6 Residential to Office-Residence in 1980.

Submitted site and landscape plans detail the development to include two one-story structures containing 1,949 sq. ft. each. Each structure would contain two 2-bedroom units containing 956 sq. ft. and 993 sq. ft.

A parking lot between the two buildings will contain a total of eight parking spaces (2 per unit) with concrete walkways leading from the parking area to the individual units. Concrete wheel stops will be placed within each space.

Six Fantasy Maple trees are proposed along the Glenwood Trail frontage. Additional plant material will be installed as 5-ft. wide buffers along the northern, southern and western property lines. These buffers will contain Flowering Cherry trees and combinations of Arborvitae, Loropetalum and Carissa Holly shrubs.

With the use of the six ft. tall privacy fence, planted buffers may be reduced by half. The applicant has requested modifications of the buffer widths in several areas which abut either residential or commercial properties from 15 or 20 ft. to the 5 ft. wide Type A buffer shown within the fenced area.

The height of the proposed fence within the front yard setback will have to be reduced to 3 ft., 6 in. in order to allow for sight distance.

Five-ft. wide concrete sidewalks are shown along the Glenwood Trail frontage.

Submitted elevation plans indicate brick front walls with the remaining sides containing horizontal siding.

RECOMMENDATION: No action necessary. Planning Commission will have a recommendation for the Council's meeting on February 5, 2018.

Date: 01/16/18


Interim Planning Director

Date: 1-17-18


City Manager

NOTICE OF CHANGE OF ZONE HEARING
BEFORE THE PLANNING COMMISSION AND CITY COUNCIL
TO CONSIDER AMENDMENTS TO THE GOLDSBORO ZONING CODE

Notice is hereby given that a public hearing will be held before the City Council and the Planning Commission of the City of Goldsboro, in the Council Chambers, upstairs in City Hall, 214 North Center Street, Goldsboro, North Carolina, at 7:00 p. m. on Monday, January 22, 2018.

Z-1-18 Timothy Haithcock – West side of Glenwood Trail between East Ash Street and Elm Street

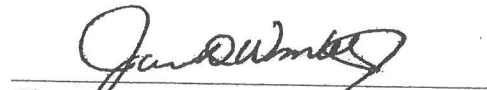
The Wayne County Tax Identification No. is 3519-12-1195. The property has a frontage of 209 ft., a depth of approximately 102.95 ft. and a total area of approximately 0.47 acres. The present zoning classification is Office-Residence. The proposed zoning classification is R-6 Residential Conditional District to allow the development of two duplex apartment buildings. Development plans (site and landscape plans) are submitted for approval separately.

The City Council of the City of Goldsboro may change the existing zoning classification of the entire area covered by the application or any part or parts of such area, to the classification requested, or to a higher classification or classifications without the necessity of withdrawal or modification of the application. Parties in interest and citizens shall have the opportunity to be heard and may obtain further information on the proposed change from the City of Goldsboro Department of Planning, City Hall Annex, 200 North Center Street, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

If you plan to attend and require an interpreter, please contact the City Manager's office at City Hall at least four (4) days prior to the hearing.


Melissa Corser, City Clerk

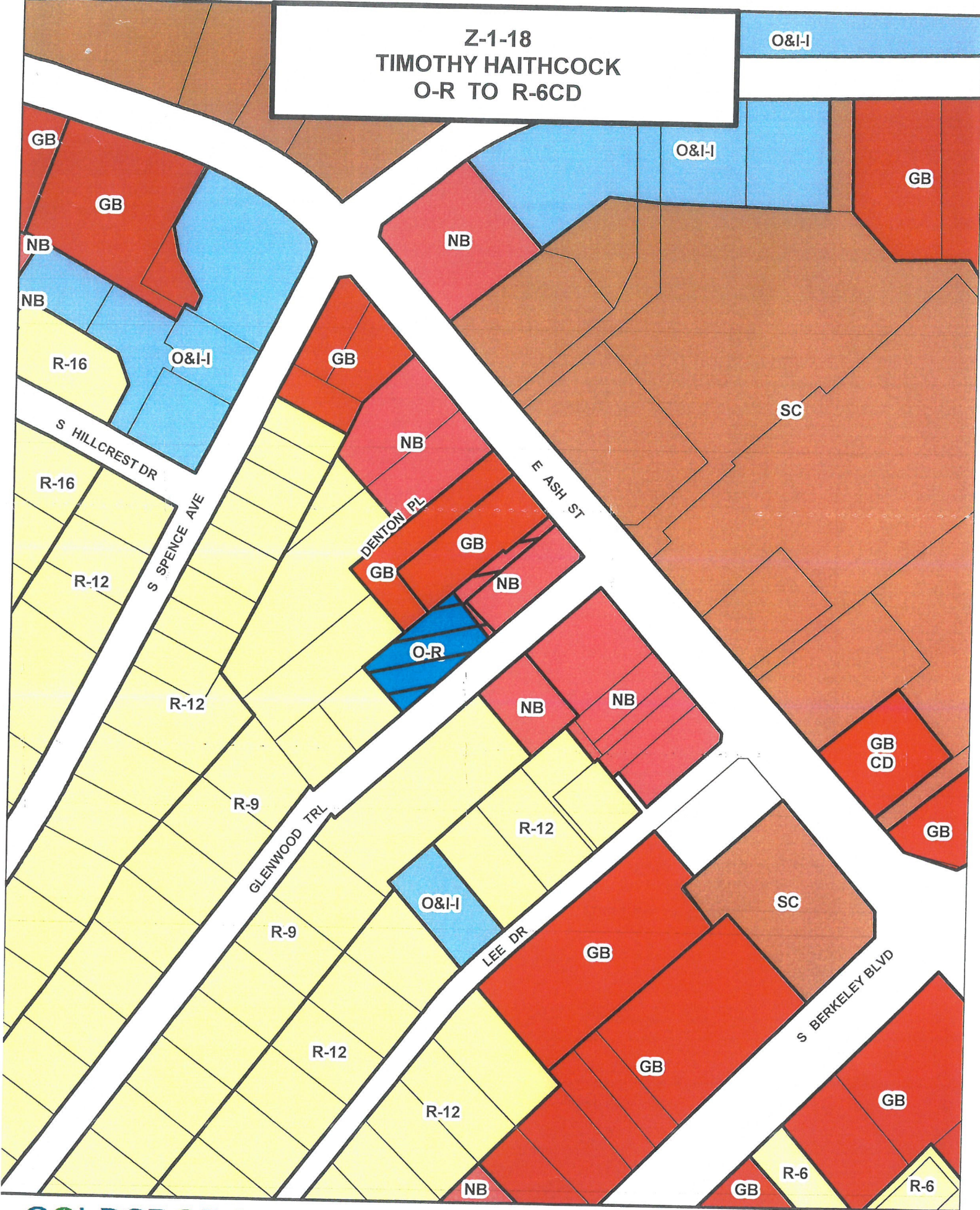
PUBLISH: January 4, 2018
January 11, 2018


City Attorney

Z-1-18
TIMOTHY HAITHCOCK
O-R TO R-6CD

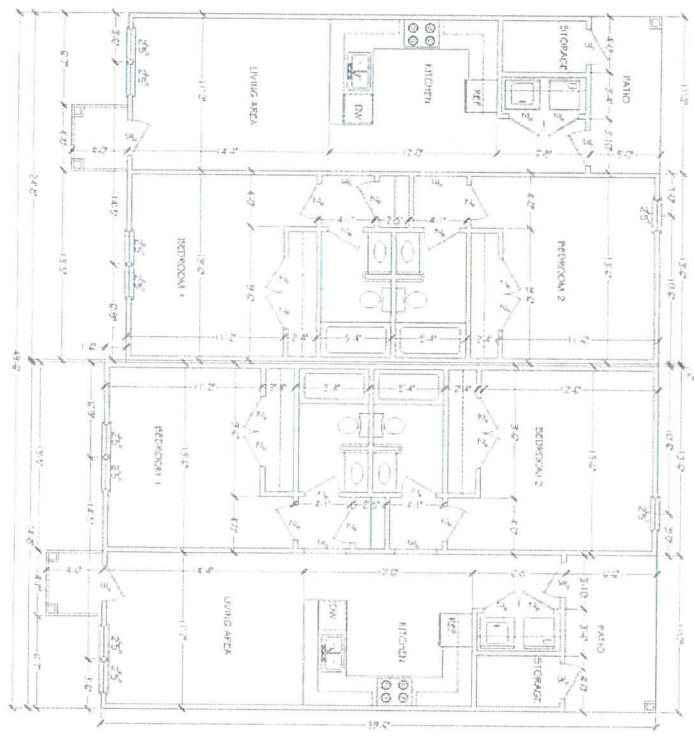
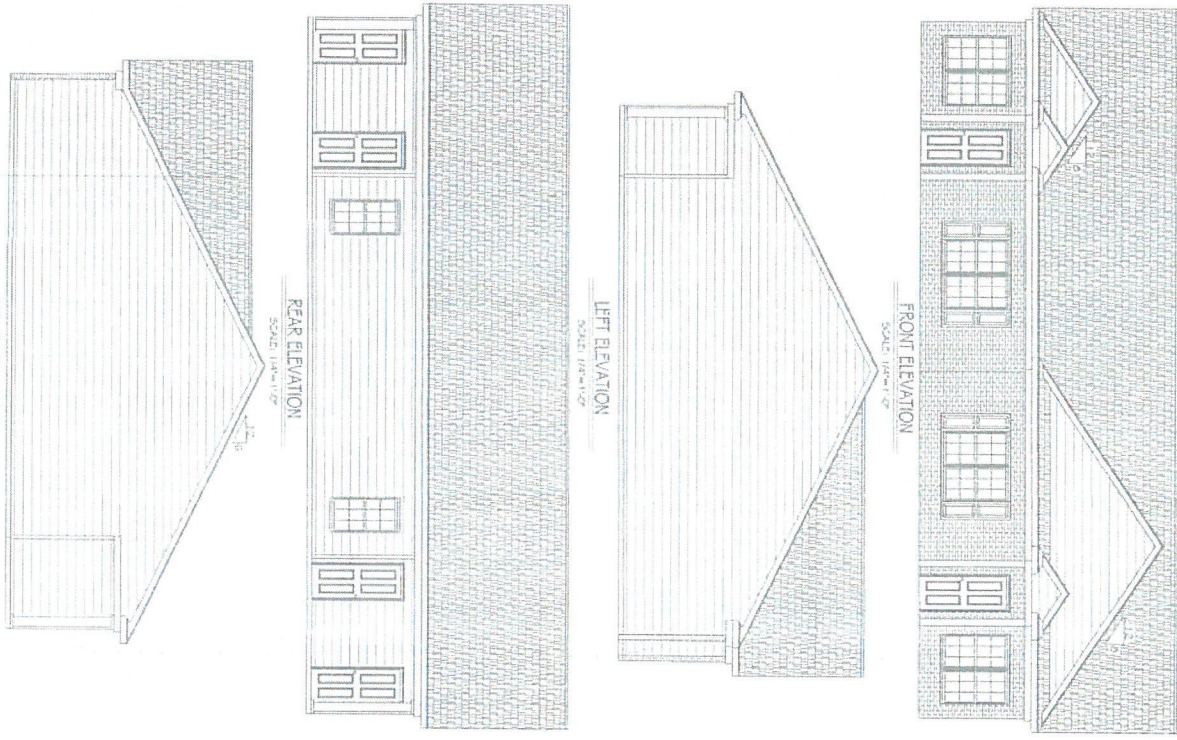


Z-1-18
TIMOTHY HAITHCOCK
O-R TO R-6CD



Z-1-18
TIMOTHY HAITHCOCK
O-R TO R-6CD





AREA CALCULATIONS

656 SQ FT FIRST FLOOR FINISHED
656 SQ FT TOTAL FINISHED
100 SQ FT PORCH/SCREENED
956 SQ FT FINISHED TOTAL

DUPLEX FLOOR PLAN

1/4" = 1'-0"
SCALE: 1/4"=1'-0"

AREA CALCULATIONS

657 SQ FT FIRST FLOOR FINISHED
657 SQ FT TOTAL FINISHED
116 SQ FT PORCH/SCREENED
973 SQ FT FINISHED TOTAL

DRAWING: APARTMENT FLOOR PLANS
 SCALE: 1/4"=1'-0"
 DATE: 10-25-17
 SHEET #1

PREPARED BY:
 KING'S DRAFTING & DESIGN
 2026 HWY 258 SOUTH
 SNOW HILL, NC 28580
 252-341-4018

CLIENT:
 Tim Heathcock Duplex Project

REVISIONS:	ALL APPLICABLE CODES SHALL BE CONSIDERED AS PART OF THE SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PRECEDENCE OVER ANY OTHER CODES OR REGULATIONS WHERE THERE IS A CONFLICT. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING ALL NECESSARY SURVEY DATA.

CITY OF GOLDSBORO
AGENDA MEMORANDUM
JANUARY 22, 2018 COUNCIL MEETING

SUBJECT: Sale of Real Property, Tax ID #3509-67-6318, 1501 Edgerton Street as recorded in the Wayne County Registry.

BACKGROUND: On November 11, 2017, Carlous R. Dawson offered to pay the City of Goldsboro the sum of \$24,420 for 1501 Edgerton Street and made a bid deposit of \$1,221.00.

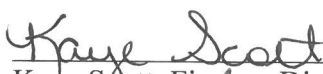
The City of Goldsboro and County of Wayne acquired this property in July 2015. At the January 16, 2018 meeting, the County Commissioners agreed to convey their share of this property to the City of Goldsboro with the stipulation that the City and County share equally the expenses.

DISCUSSION: Standard property will be offered for sale in accordance with the provisions of the G.S. 160A-266, provided however, the minimum sales price will be at least fifty percent (50%) of the property's tax value. The property's tax value for both properties is \$48,840. An advertisement appeared in the Goldsboro News-Argus on December 28, 2017. The ten (10) day upset bid period expired on January 8, 2018, with no counter-offers received after this bid.

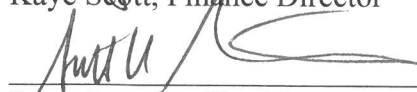
The buyer will pay the attorney fees associated with transferring the deed. The City and County's portion from the sale of these properties would be \$12,210 each minus expenses.

RECOMMENDATION: By motion, accept the offer from Carlous R. Dawson in the amount of \$24,420 and authorize the Mayor and City Clerk to execute a deed on behalf of the City of Goldsboro and County of Wayne.

Date: 1-16-18


Kaye Scott, Finance Director

Date: 1-17-18


Scott Stevens, City Manager

Wayne County/City of Goldsboro Surplus Property
1501 EDGERTON STREET
PIN# 3509-67-6318



CITY OF GOLDSBORO
AGENDA MEMORANDUM
JANUARY 22, 2018 COUNCIL MEETING

SUBJECT: NCDOT Acquisition of Right-of-Way-Patetown-Station 3

BACKGROUND: NCDOT's William Street Widening Project has identified right-of-way, permanent drainage easement and drainage utility easement necessary for the construction of the William Street Widening. NCDOT needs to acquire .049 acres of right-of-way, .015 acres of permanent drainage easement and .079 acres of drainage utility easement from Fire Station 3 located at 100 E. Patetown Road. As part of the right-of-way acquisition, NCDOT plans to acquire 385 sf. of asphalt paving, 660 sf of concrete paving and 180 linear foot of split rail fencing along the frontage of the fire station property. The required acquisitions should not have an impact on operations at the fire station.

DISCUSSION: NCDOT has obtained an appraisal from a Certified Land Appraiser demonstrating the fair market value of these right-of-way, easements, and associated improvements. The appraiser has valued these acquisitions at \$33,350 and NCDOT requests the City of Goldsboro accept the appraised value as compensation for the acquisition of the right-of-way and easements.

RECOMMENDATION: Staff recommends Council, by motion authorize the Mayor and City Clerk to sign and execute an agreement with NCDOT to convey the right-of-way and easements at Fire Station 3 for the amount of \$33,350.

Date: _____

Assistant City Manager

Date: 1-17-18



City Manager

**North Carolina Department of Transportation
Right of Way Branch
Appraisal Summary Sheet**

1. TIP/Parcel No.: U-2714 045 WBS Element: 38979.2.1 County: Wayne
 2. Owner(s): City of Goldsboro Fed Aid Project: N/A
 3. Plan Sheet No.: 6 Survey Stations: Right of SS 10+25.00 to SS 12+35, SL Y6

4. Land Areas:	AREA LT.OF R/W	AREA IN R/W	AREA RT. OF R/W	TOTAL
	0.000 ac	0.049 ac	0.934 ac	0.983 ac
5. Less: Land Area in Existing R/W:	0.000 ac	0.000 ac	0.000 ac	0.000 ac
6. Appraise Net Areas	0.000 ac	0.049 ac	0.934 ac	0.983 ac

7. Easements: TCE: 0.000 ac DRAINAGE: Temp 0.000 ac Perm 0.015 ac
 PUE: 0.000 ac OTHER: DUE: 0.079 ac

8. Improvements Lt. of R/W	Improvements to be Acquired	Improvements Rt. of R/W
None	Asphalt Paving & Concrete Paving	1SBK Fire Station, Concrete
	Split Rail Wood Fencing & Landscaping	Asphalt, Gravel & Landscaping

9. Rights and Interests to be Appraised: **Unencumbered Fee Simple Interest**
 (Subject to Existing Easements and Restrictions as Affected by Highway Acquisition.)

10. Estimated "MARKET VALUE" of Property Immediately Before:

Land \$ 191,675
 Affected Improvements \$ 7,300
TOTAL \$ 198,975

11. Estimated "MARKET VALUE" of Property Immediately After:

Land \$ 165,625
 Affected Improvements \$ 0
TOTAL \$ 165,625

12. "DIFFERENCE" Between Before and After Value (If Benefited, Type "BENEFITS") \$ 33,350



11/17/17

Signed

Date of Appraisal

Name: Justin W. Shepperd Phone: (910) 833-8291
 Address: 3905 Oleander Drive, Suite 3
Wilmington, NC 28403
 E-Mail Address: justin@cfregroup.com



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Limiting Conditions

Unless specifically stated otherwise in this report, this appraisal is contingent upon the following premises and conditions:

I assume no responsibility for legal matters nor do I render any opinion as to the title, which is assumed to be good. Any existing liens or encumbrances, now securing the payment of money, have been disregarded.

The opinions, estimates, data and statistics furnished by others are assumed to be correct. I assume no responsibility for errors or omissions, nor for undisclosed information which might otherwise affect the valuation estimate.

The distribution of the total valuation between land and improvements applies only under the hypothesis of highest and best use. The separate valuations for land and improvements must not be used in conjunction with any other valuation estimate. They are invalid if so used.

Values are reported in dollars based on currency prevailing on the effective date of the appraisal.

Inflation has been a fact of life in our economy for decades. Its erosive effect on purchasing power has been more apparent in the past decade. The appraiser is faced with a choice between constant or changing dollars, in conducting the various analyses. Constant dollars implies a constant purchasing power regardless of the time frame. Changing dollars are those expected to be paid or recovered. Rates of return on realty investments are typically quoted in changing dollars, particularly mortgage interest rates and land yield rates. It is neither customary nor convenient to convert future income estimates to constant dollar equivalents with the passage of time. Thus, the analyses and value estimates are conducted in the context of changing dollars.

It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structure that would make it more or less valuable. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such material on or in the property. The appraiser, however, is not qualified to detect such substances.

I have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the Americans with Disabilities Act (ADA). It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since I have no direct evidence relating to this issue, I did not consider possible non-compliance with the requirements of ADA in estimating the value of the property.

The North Carolina Department of Transportation has specific guidelines with respect to the reporting process. As a result, this report is subject to the Jurisdictional Exception Rule of USPAP with respect to Standard Rules 1 and 2.

The Uniform Standards of Professional Appraisal Practice, USPAP, Advisory Opinion 28 (AO-28) Scope of Work Decision, Performance, and Disclosure discusses how the Scope of Work Rule provides flexibility in determining the scope of work so long as the scope of work is sufficient to produce credible assignment results. This Advisory Opinion states: "The client, for example might request that the appraiser include, or exclude, specific inspection, data collection, or analysis in the scope of work. The appraiser may accept an assignment with these types of assignment conditions provided that the assignment results are credible in the context of the intended use." Considering the intended use of this report, which is to assist in acquisition of private property for public use under North Carolina eminent domain laws, excluding unaffected improvements and land areas in a before and after appraisal is deemed acceptable, when appropriate. It is North Carolina Department of Transportation's policy that a credible assignment result can be reached by not assigning value to any improvements or land areas deemed unaffected by the highway project. The reason behind this policy stems from the fact that unaffected land and improvements would have the same value in both the before and after situations. Therefore, it would serve no purpose to go into extensive detail about unaffected land or improvements in order to solve the appraisal problem presented by the client.

Based on a physical inspection the subject property is currently improved with the City of Goldsboro Fire Station and related site improvements. The fire station and a majority of the site improvements are not being affected by this project and will not be valued in this appraisal. However, the property features some asphalt paving, concrete paving, split rail wood fencing and landscaping consisting of trees and seeded yard area that will be affected by the project and will be valued in this appraisal.

According to a conversation with Sally Johnson at the City of Goldsboro Planning and Zoning Department, the subject is currently split zoned GB: General Business District & R-6 Residential District. Although the subject site is currently split zoned Ms. Johnson indicated that it should all be zoned GB: General Business District as it is located in a Commercial Use area on the Future Land Use Map and is surrounded by commercial uses. Therefore, this appraisal is based on the hypothetical condition that the subject site is zoned 100% GB: General Business District.

The subject currently utilizes the two driveways for access and maneuvering to and from E. Patetown Road. These two area will be impacted by a "DUE" in the "after". According to information provided by NCDOT the area within the proposed "DUE" will be allowed to be utilized as maneuvering area after the project is completed. This information is assumed to be correct and if found to be false this report would be rendered invalid.

Appraisal Items and Scope of Work

As part of this appraisal, a number of independent investigations and analyses were conducted. In addition to data compiled on a regular basis, the investigations undertaken and major data sources used are listed below:

Client and Intended Users of the Report

The “client” of this report is Right of Way Consultants, LLC. The “intended users” of this report are Right of Way Consultants, LLC, the North Carolina Department of Transportation and/or its assigns, the North Carolina Department of Justice, the Federal Highway Administration (FHWA), and the appropriate Trial Court and Jury. This appraisal report is prepared for the sole and exclusive use of the appraiser’s client and/or its assigns.

Intended Use of the Report

The appraisal report and estimate values are to assist in the acquisition of private property for public use under North Carolina eminent domain laws.

Identification of the Property

The 0.983-acre improved site located on the southeast side of E. Patetown Road approximately 95’ northeast of its lighted intersection with N. William Street. The property has a physical street address of 100 E. Patetown Road, Goldsboro, North Carolina 27530. This property can be further identified as Wayne County Parcel ID 3600352473.

Based on a physical inspection the subject property is currently improved with the City of Goldsboro Fire Station and related site improvements.

Property Rights Appraised

This appraisal considers all those rights that are held in fee simple. A fee simple estate is defined as “absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat”, *The Appraisal of Real Estate*, 14th Edition, page 5. The valuation estimate further assumes that the property is free and clear of all encumbrances, except those noted in the deed, and available for its highest and best use.

Definition of Value

The market value definition has been taken from *The Appraisal of Real Estate*, 14th Edition, page 59 and is as follows:

"The most probable price which a property should bring in a competitive and open market under all conditions requisite to a "fair sale", the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted anyone associated with the sale."

Effective Date

The effective date of this report is the last date of inspection, November 17th, 2017.

Date of Report

The date of report is November 21st, 2017.

Extraordinary Assumptions

"An extraordinary assumption is something that is believed to be true for the sake of the appraisal but that may or may not in fact be true as of the effective date of the appraisal", *The Appraisal of Real Estate*, 14th Edition, page 53.

The parcel size has been taken from information provided by the North Carolina Department of Transportation. According to this information the subject parcel totals 0.983-acres. We were not provided a wetlands delineation; therefore, this appraisal is based on the extraordinary assumption that the entire 0.983-acres are uplands. This information is assumed to be correct and if found to be false this report would be rendered invalid.

The subject currently utilizes the two driveways for access and maneuvering to and from E. Patetown Road. These two area will be impacted by a "DUE" in the "after". According to information provided by NCDOT the area within the proposed "DUE" will be allowed to be utilized as maneuvering area after the project is completed. This information is assumed to be correct and if found to be false this report would be rendered invalid.

This appraisal is based on the extraordinary assumption that the acquisition will occur as depicted on the plan sketch provided in the appraisal report. If any modifications are made to the project design or areas of acquisition, the appraiser reserves the right to alter the appraisal report to reflect such modifications.

Hypothetical Conditions

"A hypothetical condition is something that is known to be contrary to fact as of the effective date of the appraisal but that is taken to be true for the purpose of the appraisal", *The Appraisal of Real Estate*, 14th Edition, pages 53-54.

According to a conversation with Sally Johnson at the City of Goldsboro Planning and Zoning Department, the subject is currently split zoned GB: General Business District & R-6 Residential District. Although the subject site is currently split zoned Ms. Johnson indicated that it should all be zoned GB: General Business District as it is located in a Commercial Use area on the Future Land Use Map and is surrounded by commercial uses. Therefore, this appraisal is based on the hypothetical condition that the subject site is zoned 100% GB: General Business District.

This appraisal is based on the hypothetical condition that the subject property is appraised with no knowledge of the project in determining the "before" value.

This appraisal is based on the hypothetical condition that the project is completed in determining the "after" value.

Inspection of the Subject Property

Justin W. Shepperd contacted Randy Guthrie (Assistant City Manager) on 11/16/2017 via phone and email to arrange a time to inspect the property. Mr. Guthrie said the site could be inspected on 11/17/2017 and someone with the fire department would meet with the appraiser at the site. Therefore, Justin W. Shepperd inspected the site on 11/17/2017 after meeting with the onsite caption. At the time of the inspection no issues or concerns were mentioned. The date of this appraisal is as of the last date of inspection, 11/17/2017.

Area and Neighborhood Analysis

Examined information provided by Wayne County concerning demographics, land use policies and trends, growth forecasts and employment data. Information concerning the subject neighborhood was taken from a physical inspection and observation of the area.

Highest and Best Use Analysis

Through the data collected and analyzed in the steps above, the appraiser formulated an opinion of the subject's highest and best use based on the physical, legal and most financially feasible uses of the site. This analysis was performed on the subject "as if vacant" and "as improved" if applicable. Once the highest and best use conclusion was developed, the appraiser determined the appropriate valuation technique(s) applicable to the appraisal problem. The valuation techniques utilized in this report are discussed in more detail below.

Affected/Unaffected Land and Improvements

Based on a physical inspection the subject property is currently improved with the City of Goldsboro Fire Station and related site improvements. The fire station and a majority of the site improvements are not being affected by this project and will not be valued in this appraisal. However, the property features some asphalt paving, concrete paving, split rail wood fencing and landscaping consisting of trees and seeded yard area that will be affected by the project and will be valued in this appraisal.

Approaches to Value

Land Sales by Comparison Approach to Value: Land transfers were obtained by researching comparable land sales.

Cost Approach to Value- The cost for the affected improvements was taken from cost estimates provided by local contractor John Cockrum with Environments Unlimited. The concluded land value was then added to the estimated construction cost to determine the value by this approach.

The improved sales comparison and the income approaches will be omitted from this report due to the fact that the building and a majority of the site improvements are not being affected by this project. As previously stated, improvements unaffected by the project will not be valued in this report. The valuation technique used in this report is a generally accepted appraisal method and produces a credible assignment result.

Type of Report

According to the Appraisal Institute and Standards Rule 2-2 of the Uniform Standards of Professional Appraisal Practice (USPAP), there are two narrative report types. A brief description of each report type is addressed below:

Appraisal Report: This report is the most detailed report type. The information considered and the appraisal procedures followed in this report may be included in summary form. The Appraisal Report "requires the appraiser to summarize the information analyzed and the reasoning that supports the analyses, opinions, and conclusions." (USPAP, 2016-2017 Edition, Advisory Opinion 11)

Restricted Appraisal Report: This report is the least detailed of the report options. This report "must state the appraisal methods and techniques employed, state the value opinions and conclusions reached and reference the work file." (USPAP, 2016-2017 Edition, Advisory Opinion 11)

It is the intent of the appraiser that the following report meets the requirements of an Appraisal Report.

Purpose of the Report

This report has three purposes.

1. The first purpose of this report is to estimate the “as is” before value of the land and affected improvements, as of the last date of inspection, November 17th, 2017.
2. The second purpose of this report is to estimate the “as is” after value of the land, as of the last date of inspection, November 17th, 2017.
3. The third purpose of this report is to estimate the difference in the before and after value, as of the last date of inspection, November 17th, 2017.

Owner of Record

According to the Appraisal Request/Summary Sheet and the Wayne County Tax Office, the current owner of record is the City of Goldsboro, whose mailing address is P.O. Box A, Goldsboro, North Carolina 27533.

History of the Property

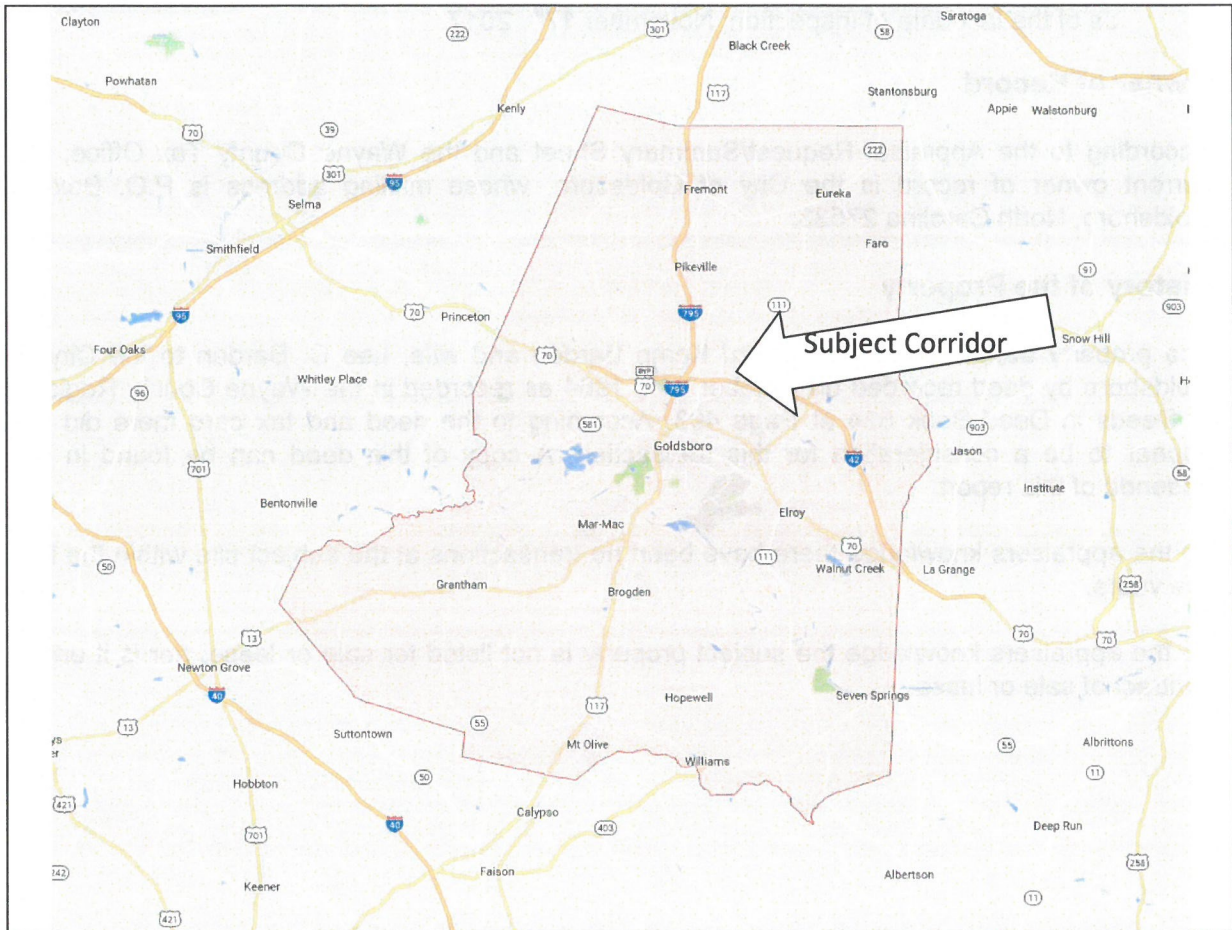
The property transferred from Edward Kemp Barden and wife, Lee C. Barden to the City of Goldsboro by deed recorded on October 14th, 1964 as recorded in the Wayne County Register of Deeds in Deed Book 624 at Page 493. According to the deed and tax card there did not appear to be a consideration for this transaction. A copy of this deed can be found in the addenda of this report.

To the appraisers knowledge there have been no transactions at the subject site within the last five years.

To the appraisers knowledge the subject property is not listed for sale or lease, nor is it under contract of sale or lease.

Analysis of the Market Area & Neighborhood Description

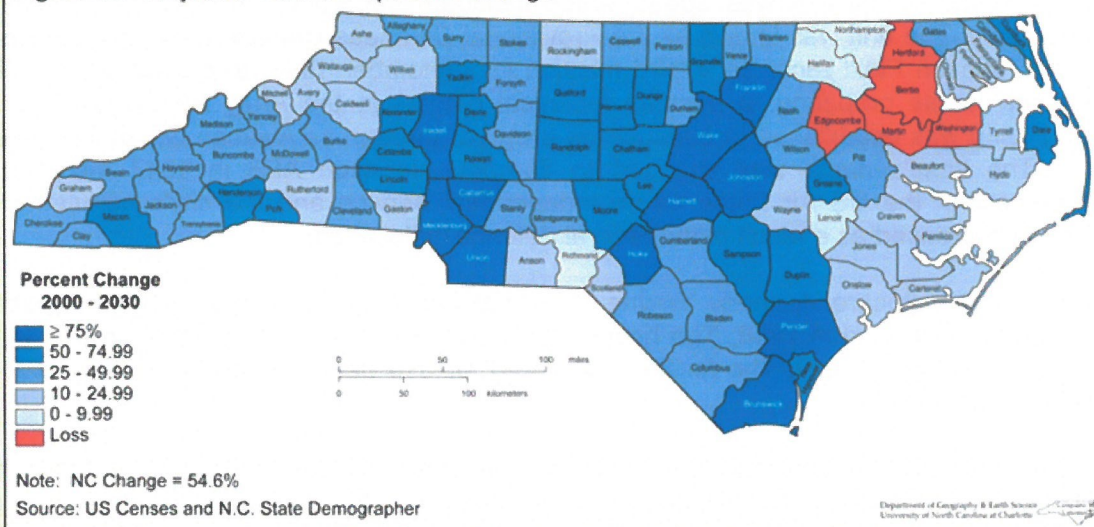
The subject neighborhood is located centrally in Wayne County in an area known as Goldsboro. It is bound by the US Highway 70 Bypass to the north, NC Highway 42 to the northeast, the Wayne/Johnston County line to the northwest and the US Highway 117/13 intersection to the southwest. Goldsboro is approximately 55.0-miles southeast of the state capital of Raleigh. The subject neighborhood known as Goldsboro is located off the eastern side of Interstate 795 between the Towns of Smithfield and Kinston.



The *US Census* projects that by 2030 North Carolina will be the 7th most populous state in America with over 12.2 million residents. The NC State Demographer has projected that North Carolina's population will increase by 54.6% between 2000 and 2030. Eleven counties are expected to increase by 75% or more (Figure 21 below). While Wayne County is located very close to Raleigh and multiple fast growing areas it is only expected to increase by 10% to 24.99% by 2030.

NORTH CAROLINA PROJECTED POPULATION CHANGES

Figure 21. Projected Rate of Population Change



As of 2010, Goldsboro's population was 36,437 and Wayne County's population was 122,623 which grew 1.6 percent between 2010 and 2013, compared to North Carolina's population growth of 3.3 percent during that time, according to the U.S. Census Bureau. The county is projected to grow 4.4 percent between 2010 and 2020 according to the study.

The slower growth of this county and town can be attributed to the town's close proximity to two other counties that are growing much more rapidly, Wake and Johnston Counties. Wake and Johnston Counties are growing much more rapidly due to their proximity to the Research Triangle.

Goldsboro is best known as home to Seymour Johnson Air Force Base. The city is also occupied by the high education institutions of Wayne Community College and North Carolina Wesleyan College, Goldsboro campus. The city is also home to Cliffs of the Neuse State Park which has several hiking trails, picnic areas, a swimming area, fishing areas and a nature museum. Also located in the city is the Oheb Shalom synagogue's Romanesque Revival building, one of the few remaining nineteenth-century synagogues in the United States, and the second oldest synagogue building in the state. Wayne Memorial Hospital, a medical facility located in Goldsboro, is the county's second largest employer. Some of the more notable and top employers in the area are The Seymour Johnson Air Force Base, Wayne County Public Schools, Wayne UNC Healthcare and Case Farms. The most common sectors, by number of people living in Goldsboro, NC, are Educational Services & Healthcare, Manufacturing, and Retail Trade.

Seymour Johnson Field, located to the southeast of Goldsboro, was opened June 12, 1942 as Headquarters, Technical School and Army Air Forces Technical Training Command. In June 1943, a secondary mission was added which included preparation of officers and men for overseas duty. The unit was known as the Provisional Overseas Replacement Training Center. Seymour Johnson Field received a third mission in September 1943: to provide basic military training for cadets preparing to become technical officers in the Army Air Corps. The 75th Training Wing was established to conduct the program through its Aviation Cadet Pre-Training School. The base's name was changed to Seymour Johnson AFB in 1947 following the establishment of the US Air Force as an independent service and the city's population and businesses increased as a result of the federal defense installation.

Wayne UNC Healthcare, formerly Wayne Memorial Hospital, is located to the northeast of Goldsboro, was opened in 1896. The hospital was founded in 1896 and is the second-largest employer of Wayne County. The facility is licensed for 316 beds and has a staff of over 124 physicians and dentists.

Raleigh is located approximately 55 miles northwest of the subject neighborhood. It has been known as the "City of Oaks" for its many large oak trees. The City of Raleigh covers a land area of 142.8 square miles and is broken down into seven major sections: Downtown, Midtown, East Raleigh, West Raleigh, North Raleigh, South Raleigh, and Southeast Raleigh. With the exception of Downtown, most other areas of Raleigh feature relatively suburban settings with neighborhoods to include both commercial and residential uses. Transportation arterials are extensive with I-40, US 1, US 70 and US 401 intersecting the city. Raleigh also features an inner beltline (I-440) which circles the City's core. An outer beltline (I-540) is under construction and partially completed which will circle Raleigh upon completion.

The City of Goldsboro is nestled in the heart of eastern NC between Raleigh and the coast, with a heritage that has deep military and agricultural roots. Goldsboro was originally a railroad junction that played a large role in the Civil War as well as being the home for Seymour Johnson AFB. The city is also home to the Goldsboro Milling Company that is the 10th largest hog producer in the United States as well as a major producer of turkeys and The Mt. Olive Pickle Company. The City describes itself with 4 P's: pigs, pickles, planes, and poultry! The City hosts events such as Beak Week Poultry Festival, award-winning historic downtown, NC Pickle Festival and Wings Over Wayne Air Show to showcase its unique history.

Some of the commercial uses running along US Highway 70 include Bojangle's, Best Distributing Beacon Roofing Supply Company, Goldsboro UEC Theater 12, Taco Bell, McDonald's, Pizza Inn, Memorial Commons Shopping Mall, Harris Teeter, a Walmart Super Center and Target. N Berkeley Blvd connects to US Highway 70 on the east side of town and provides access to the Eastgate Shopping Center and Berkeley Mall. Also located along NC Highway 70 are multiple national hotel chains including a Quality Inn, a Country Inn & Suites and an Econo Lodge.

Physical characteristics of the neighborhood include level to sloping topography and soil characteristics that are generally favorable for development. Municipal utilities are located along certain section of this neighborhood.

Additional educational and recreational facilities appear to be adequate and within easy commuting distance. The area has good access to vehicular transportation routes.

The main corridor in the subject's immediate neighborhood is the North William Street corridor. This is an undivided roadway with two lanes in each direction. The street runs from Downtown Goldsboro at the south to US Highway 70 Bypass at the north. The predominant uses along this corridor consist of light industrial businesses and small neighborhood retail establishments, with some older residential uses. US Highway 70 extends to NC Highway 70 Bypass to the southeast. Uses along this corridor are mainly commercial uses that serve the surrounding residential uses. W Ash Street runs eastbound in this area and connects US 117 Alt to the west to US Highway 70 to the east.

The majority of newer commercial development in the area is located at intersections of the major roadways.

In summary, the subject neighborhood is considered to be in an area with relatively stable market and population that is gradually on the increase. This was further supported by local broker Chris Cox with Cox Properties who indicated the Wayne County market has remained relatively stable over the last few years. Mr. Cox described the Goldsboro area and real estate market as slow and steady in both supply, demand and sales prices.

The Land - Before

Location

The 0.983-acre site located on the southeast side of E. Patetown Road approximately 95' northeast of its lighted intersection with N. William Street. The property has a physical street address of 100 E. Patetown Road, Goldsboro, North Carolina 27530. This property can be further identified as Wayne County Parcel ID 3600352473.

Size/Shape/Dimensions

The subject property is slightly irregular in shape and totals approximately 0.983-acres. The site is located on the southeast side of E. Patetown Road approximately 95' northeast of its intersection with N. William Street. According to the Wayne County GIS and Cadd Map the site has approximately 200' of frontage on the southeast side of E. Patetown Road. Due to the numerous dimensions of the site, the reader's attention is focused to a copy of the aerial map located to the right.



Aerial map of subject.

Topography

The site can be characterized as improved, level and at grade with E. Patetown Road. According to FEMA Flood Zone Map Number 3720360000J, dated 12/2/2005, it does not appear that the subject lies within a flood zone. According to the Web Soil Survey Map the main subject soil type is Ra; Rains sandy loam with 0 to 2 percent slopes. A copy of the flood and soil maps can be found in the addenda of this report.



Picture taken by Justin W. Shepperd on 11/17/2017

Utilities and Services

Electricity is available. According to Marty Anderson with the Goldsboro Engineering Department the subject has access to municipal water and sewer service. Police, rescue and fire protection is provided the City of Goldsboro.

Access

According to the Wayne County GIS and Cadd Map the site has approximately 200' of frontage on the southeast side of E. Patetown Road. Currently the subject can be accessed via two curb cuts along the southeast side of E. Patetown Road.

Easements and Restrictions

To the appraiser's knowledge, there do not appear to be any easements other than those typical for street and utility purposes.

Aerial Map

An aerial map of the subject is located above.

Legal Description

A copy of the legal description is located in the addenda.

The Improvements - Before

Affected Site Improvements

Based on a physical inspection the subject property is currently improved with the City of Goldsboro Fire Station and related site improvements. The fire station and a majority of the site improvements are not being affected by this project and will not be valued in this appraisal. However, the property features some asphalt paving, concrete paving, split rail wood fencing and landscaping consisting of trees and seeded yard area that will be affected by the project and will be valued in this appraisal.



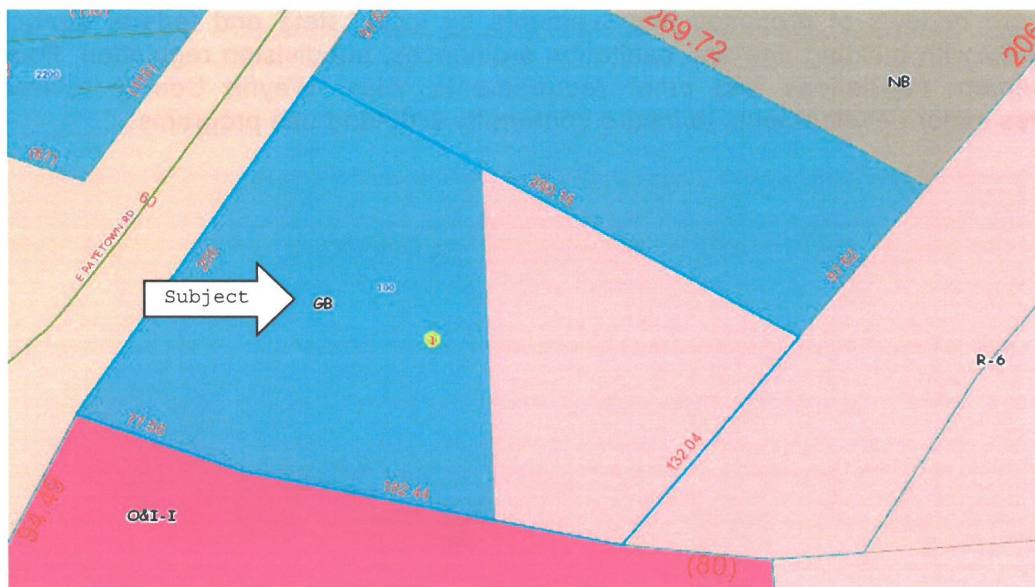
Picture taken by Justin W. Shepperd on 11/17/2017

Zoning and Applicable Ordinances

According to Sally Johnson at the City of Goldsboro Planning and Zoning Department, the subject is currently split zoned GB: General Business District & R-6 Residential District.

According to a conversation with Sally Johnson at the City of Goldsboro Planning and Zoning Department, the subject is currently split zoned GB: General Business District & R-6 Residential District. Although the subject site is currently split zoned Ms. Johnson indicated that it should all be zoned GB: General Business District as it is located in a Commercial Use area on the Future Land Use Map and is surrounded by commercial uses. Therefore, this appraisal is based on the hypothetical condition that the subject site is zoned 100% GB: General Business District.

The General Business district is established to accommodate the widest range of uses providing general goods and services to the community. The district is intended to promote high quality, accessible developments serving the needs of the community and surrounding area. There is no minimum lot size.



Some of the legal uses within the General Business District include, but are not limited to: Multifamily (three or more units), duplex (two attached units/lots), single family attached, single family detached, single family modular home, townhomes, fire station, government offices, library, public parks, automobile rental/leasing-no sales, automobile washing establishment, banks, finance and insurance offices, clinic, medical, therapeutic, day care centers-child, dry cleaning, offices-business, medical, and professional excluding retail trade and home occupations, and self-storage-mini warehouse.

The dimensional requirements for the subject are:

Minimum Lot Area:	N/A
Minimum Lot Width:	N/A
Minimum Front Yard:	20'
Minimum Rear Yard:	25'
Minimum Side Yard:	15'
Maximum Building Height:	N/A*

*In all non-residential zoning districts, all structures exceeding fifty (50) feet in height, excluding highrise signs, shall be setback from the adjoining property lines a minimum distance of one hundred fifty percent (150%) of the structure's height.

Restrictive Covenants

To the appraisers knowledge the property is not subject to any restrictive covenants.

Other Government Regulations

There are reviews of proposed improvements by local, state and federal agencies for conformity with building, fire and sanitation ordinances, subdivision regulation, flood plain management regulations and other requirements. Also, Wayne County reviews and approves major developments to insure conformity with land use programs.

Real Estate Taxes and Assessments

Appraised Tax Value

The last valuation in Wayne County was January 1, 2011. The next valuation is January 1, 2019. Properties are assessed at 100% of appraised value.

Tax Rates

The tax rate for Wayne County is \$0.6635 per \$100 of value and the City of Goldsboro tax rate is \$0.65 per \$100 of value. This equates to a combined tax rate of \$1.3135 per \$100 of value.

Assessed Value

The land at the subject has been assessed for \$24,220 and the improvements have been assessed at \$124,370. This indicates a total consolidated tax assessment of \$148,590 for the subject property. Application of the ad valorem tax rate of \$1.3135 per \$100 of value, to the total assessment indicates the following tax levy for the subject;

$$(\$148,590/100) \times \$1.3135 = \$1,952 \text{ (r)}$$

The "as is" market value of the site is much higher than the assessed value as the mass valuation technique used by the county does not consider the specifics of this property such as the highest and best use. Therefore, the market value determined within this report is more reflective of market value.

Marketing & Exposure Time

Marketing Time

Marketing time is best summarized as the time it would take to sell the subject if exposed to the market beginning on the date of this valuation. Based on interviews with market participants and studies of similar projects, a six to twelve month marketing time is considered an adequate time to sell this property.

Exposure Time

Exposure time is best summarized as the length of time the subject would have been exposed for sale in the market had it sold at the market value concluded in this analysis as of the date of this valuation. An exposure time of six to twelve months appears adequate.

Highest and Best Use – Before

According to *The Appraisal of Real Estate, 14th Edition*, page 333 the Highest and Best Use is defined as follows:

“The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible, and that results in the highest value.”

The highest and best use of the land as though vacant and improved must meet four implicit criteria: physically possible, legally permissible, financially feasible and most profitable.

Highest and Best Use as if Vacant

Physically Possible

The subject property is slightly irregular in shape and totals approximately 0.983-acres. The site is located on the southeast side of E. Patetown Road approximately 95' northeast of its lighted intersection with N. William Street. According to the Wayne County GIS and Cadd Map the site has approximately 200' of frontage on the southeast side of E. Patetown Road. According to Marty Anderson with the Goldsboro Engineering Department the subject has access to municipal water and sewer service. The appraiser did not note any physical limitations which would inhibit the development of this site. The subject neighborhood is considered to be in an area with relatively stable market and population that is gradually on the increase.

Legally Permissible

According to Sally Johnson at the City of Goldsboro Planning and Zoning Department, the subject is currently split zoned GB: General Business District & R-6 Residential District. However, this appraisal is based on the hypothetical condition that the subject site is zoned 100% GB: General Business District.

Some of the legal uses within the General Business District include, but are not limited to; Multifamily (three or more units), duplex (two attached units/lots), single family attached, single family detached, single family modular home, townhomes, fire station, government offices, library, public parks, automobile rental/leasing-no sales, automobile washing establishment, banks, finance and insurance offices, clinic, medical, therapeutic, day care centers-child, dry cleaning, offices-business, medical, and professional excluding retail trade and home occupations, and self-storage-mini warehouse.

Financially Feasible

There may be numerous alternative uses for the subject site, "as if vacant". However, these uses must be further analyzed to determine those that are likely to produce some income or return greater than the combined income needed to satisfy operating expenses, financial expenses and capital amortization. All uses that are expected to produce a positive cash flow and return are regarded as financially feasible.

"As if vacant": In order to determine the single highest and best use of the subject property, a market and feasibility study should be completed, taking into account the following factors: the total costs of site preparation and construction; the potential rental income that may be generated from various potential improvements in future years; the operating expenses associated with the operation of each of these alternative types of real estate development; the current and projected supply and demand for such alternative types of real estate space (to determine projected absorption of each alternative); the economic lives and projected market values of each alternative development; and other complimentary considerations.

Once each possible alternative is analyzed for its economics, the most financially advantageous alternative would be selected as being the most "Financially Feasible." Based on the subject's physical characteristics, legal specifications and surrounding land uses the appraiser feels that the most financially feasible use of the subject, "as if vacant", is for the construction a retail/office use that takes advantage of the subject's location in close proximity to the lighted intersection of N. William Street/E. Patetown Road.

Most Profitable

Based on the subject's physical characteristics, legal specifications and surrounding land uses, the most profitable use of the subject, "as if vacant", is for the construction of a retail/office use that takes advantage of the subject's location in close proximity to the lighted intersection of N. William Street/E. Patetown Road.

Highest and Best Use as Improved

Physically Possible

The subject property is slightly irregular in shape and totals approximately 0.983-acres. The site is located on the southeast side of E. Patetown Road approximately 95' northeast of its intersection with N. William Street. According to the Wayne County GIS and Cadd Map the site has approximately 200' of frontage on the southeast side of E. Patetown Road. Currently the subject can be accessed via two curb cuts along the southeast side of E. Patetown Road. According to Marty Anderson with the Goldsboro Engineering Department the subject has access to municipal water and sewer service. The subject property is currently improved with the City of Goldsboro Fire Station and related site improvements. According to the Wayne County tax card the building was constructed in 1970. The subject neighborhood is considered to be in an area with relatively stable market and population that is gradually on the increase.

Legally Permissible

Based on a physical inspection of the property and according to Sally Johnson at the City of Goldsboro Planning and Zoning Department, it appears that the subject is a legal conforming use of the GB: General Business district.

Financially Feasible

In consideration of the size and location the most financially feasible use of the subject, "as improved", is for its continued use as a fire station with related site improvements.

Most Profitable

The current use of the subject property as a fire station with related site improvements satisfies the first three tests of highest and best use "as improved". Therefore, the highest and best use of the subject, "as improved", is for its continued use as a fire station with related site improvements.

Valuation Methodology

To estimate the market value of the subject, two methods or techniques will be employed.

The first technique is the Land Value by Comparison. In this technique, the market value of the land, assuming it were vacant, is estimated. This technique compares the subject site to various sales and offerings of sites that are available for a similar highest and best use. Adjustments are then made for any dissimilarity between the transactions analyzed and the subject. To facilitate the comparison process, the sale prices are reduced to incremental values of price per acre.

The second technique is the Cost Approach, which is composed of the market value of the land and the value of the affected site improvements. The market value of the land, assuming it is vacant, is estimated using the land value by comparison approach (as noted above). After estimating the market value of the land, a determination of the reproduction costs of the improvements must be estimated. These value estimates for the improvements are combined with the land value by the cost approach.

The improved sales comparison and income approaches to value will be omitted from this report due to the fact that the building and a majority of the site improvements are not being affected by this project. As previously stated, improvements unaffected by the project will not be valued in this report. The valuation technique used in this report is a generally accepted appraisal method and produces credible assignment results.

Land Value by Comparison - Before

Comparable Land Transactions

The value of the subject site has been estimated by direct comparison with the following transactions.

Adjustment Criteria for the Comparable Land Sales Data

Overview

Inherent in the comparable sales data are variances from the subject relative to real property rights appraised, financing terms, condition of sale, date of sale, location and physical characteristics.

In order for the comparison process to be meaningful, differences must be accounted for through a process of adjustment. In this process the comparable transactions are brought into sync with the subject.

In many instances the basis for an adjustment is inherent in the data itself. This represents an objective adjustment process.

Real Property Rights Conveyed

When applicable, this adjustment is utilized to equate real property interest conveyed. The process involves determining the real property rights conveyed of the subject and the comparable transactions.

Financing Terms

This adjustment is necessary when two identical properties are sold at different prices due to one having more or less, favorable financing. Typically a transaction price may be affected by above or below market interest rates. Other situations affecting sales price may be a purchase money mortgage or assumption of an existing loan.

Conditions of Sale

This adjustment represents the differences of motivation between a particular buyer and seller. Examples may include the sale between family members at a below market price, a bankruptcy auction or if the seller is extremely motivated.

Market Conditions

According to local broker Chris Cox with Cox Properties the Wayne County market has remained relatively stable over the last few years. Mr. Cox indicated that the Wayne County market, especially Goldsboro never really felt the effects of the sharp rise and fall of prices from 2006–2010. Mr. Cox described the Goldsboro commercial real estate market as slow and steady in both supply, demand and sales prices with the majority of new development around the intersections of the major highways. Therefore, based on the information provided by Mr. Cox and a review of the sales over the last few years a 0% market conditions adjustment will be applied.

Physical Characteristics

The adjustments of size, shape, location, frontage/visibility, access/topography, utilities, zoning and easements may be necessary in order to equate the characteristics of the comparable transactions with those of the subject. Through objective analysis of paired sales comparing a parcel subdivided from a larger tract may indicate a size adjustment is necessary.

Market research and interviews with local developers have shown that buyers will typically pay approximately 10% more for a site that has full access to municipal water and sewer services (5% for water and 5% for sewer).

Sale 1

An upward adjustment of 5% is applied to this sale for its larger site size. Typically larger sites sell for smaller increments of value than smaller sites. A downward adjustment of 10% is applied to this sale for its superior location in the Goldsboro market along Wayne Memorial Drive directly to the rear of a Wal-Mart.

Sale 2

A downward adjustment of 10% is applied to this sale for its superior location in the Goldsboro market along S. NC Highway 111.

Sale 3

An upward adjustment of 5% is applied to this sale for its larger site size. Typically larger sites sell for smaller increments of value than smaller sites. A downward adjustment of 10% was applied to this sale for its superior location along US Highway 70 W. A downward adjustment of 10% is applied to this sale for its superior frontage/visibility along two corridors (corner).

Sale 4

An upward adjustment of 10% was applied to this sale for its inferior (triangular) shape. A downward adjustment of 10% is applied to this sale for its superior location in the Goldsboro market along S. NC Highway 111. A downward adjustment of 10% was applied to this sale for its superior frontage/visibility along two corridors (corner).

Sale 5

This sale is considered very similar to the subject.

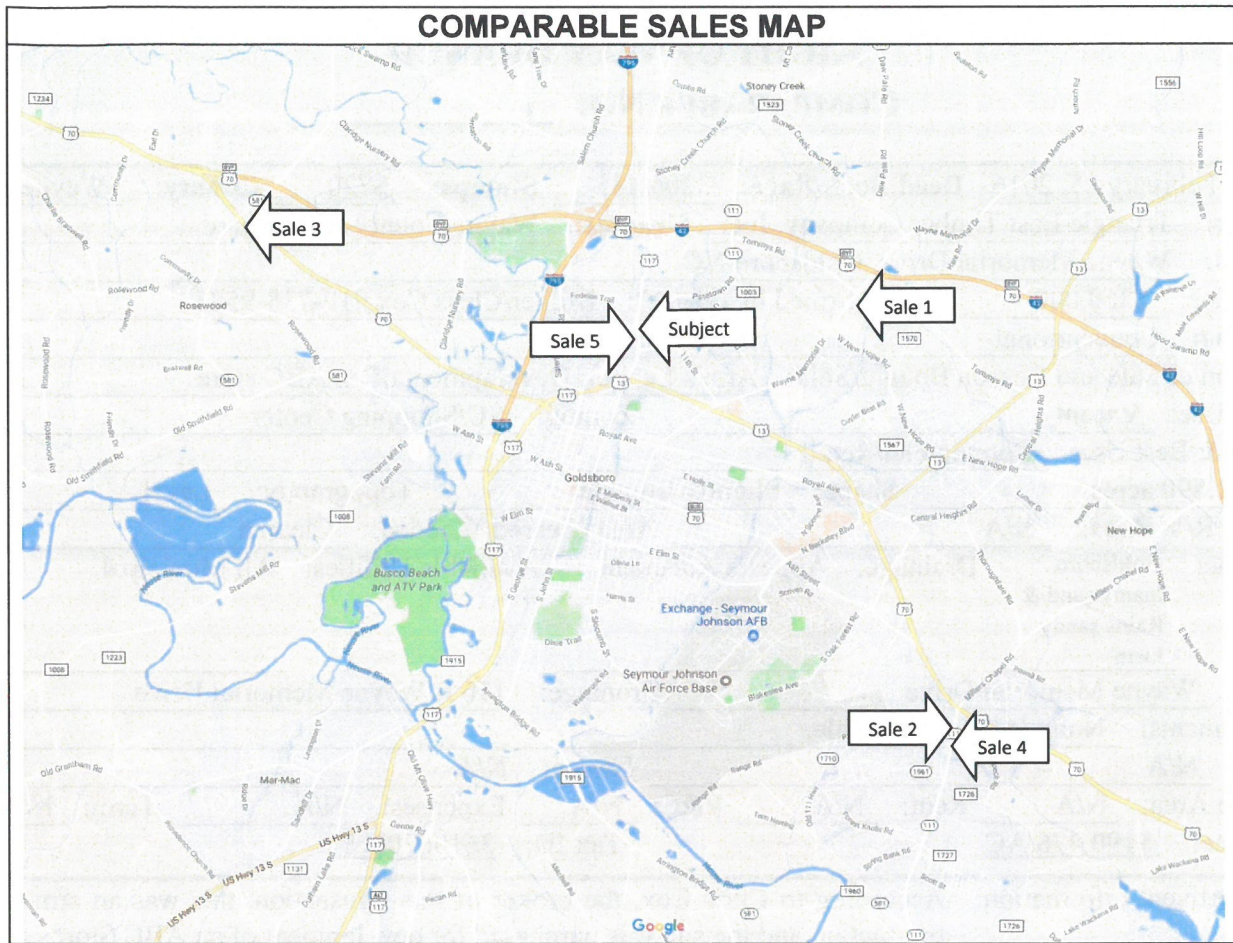
These adjustments are reflected in the following chart.

Comparable Land Sales					
Appraisal Date		11/17/17			
Market Conds Adjustment		0.0%			
Size of Subject Property (Acs)		0.983			
Comparable Number	1	2	3	4	5
Price	\$360,000	\$300,000	\$445,000	\$275,000	\$240,000
Date of Sale	02/05/16	09/16/15	11/03/14	01/23/14	06/22/12
Total Acres	1.890	1.300	1.800	1.370	1.220
Price Per Acre	\$190,476	\$230,769	\$247,222	\$200,730	\$196,721
Interest Sold	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Interest Adjustment	0%	0%	0%	0%	0%
Interest Adjusted Price	\$190,476	\$230,769	\$247,222	\$200,730	\$196,721
Financing	Market	Market	Market	Market	Market
Financing Adjustment	0%	0%	0%	0%	0%
Cash Equivalent Price	\$190,476	\$230,769	\$247,222	\$200,730	\$196,721
Condition Adjustment	0%	0%	0%	0%	0%
Condition Adjusted Price	\$190,476	\$230,769	\$247,222	\$200,730	\$196,721
Market Conditions Adjust	0%	0%	0%	0%	0%
Market Conds Adjusted Price	\$190,476	\$230,769	\$247,222	\$200,730	\$196,721
Adjustments For:					
Size	5%	0%	5%	0%	0%
Shape	0%	0%	0%	10%	0%
Location	-10%	-10%	-10%	-10%	0%
Frontage/Visibility	0%	0%	-10%	-10%	0%
Access/Topography	0%	0%	0%	0%	0%
Utilities	0%	0%	0%	0%	0%
Zoning	0%	0%	0%	0%	0%
Easements	0%	0%	0%	0%	0%
Composite Factor	-5%	-10%	-15%	-10%	0%
Indicated Value Per Acre	\$180,952	\$207,692	\$210,139	\$180,657	\$196,721
Minimum Value Per Acre		\$180,657			
Maximum Value Per Acre		\$210,139			
Mean Value Per Acre		\$195,232			
Median Value Per Acre		\$196,721			

Estimate of Market Value – “Before”

The range of adjusted price per acre is from \$180,657 to \$210,139. The mean of the range is \$195,232 and the median is \$196,721. While located in a slightly superior locations Sales 1 and 2 are considered very similar to the subject with similar highest and best uses. Although older Sale 5 is located in very close proximity and is also considered very similar to the subject. Therefore, when equal emphasis is placed on Sales 1, 2 and 5 with support from the remaining sales and the mean, the market value for the site is estimated at \$195,000 per acre. This result in the following estimate of the “before” land value for the subject site:

$$0.983\text{-acres @ } \$195,000 = \$191,675 \text{ (r)}$$



**NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY BRANCH**

COMPARABLE NO: 1

Date: February 05, 2016 **Deed Book/Page:** 3206/485 **Stamps:** \$720 **County:** Wayne
Grantor: Triangle East Timber Company, Inc. **Grantee:** Wayne County ABC Board
Location: Wayne Memorial Drive, Goldsboro NC
Sales Price: \$360,000 **Confirmed by (Name):** Broker/Chris Cox 919-738-9585
Financing: Conventional
Condition of Sale and Reason Bought/Sold: Arm's-Length; Development of an ABC store
Present Use: Vacant **Zoning:** SC/Shopping Center
Highest & Best Use: Commercial/Retail
Size: 1.890 acres **Shape:** Slightly Irregular **Topography:** Level
Existing R/W Area: N/A **Area Cleared/Wooded:** Cleared
Soil Type: Goldsboro loamy sand & Rains sandy loam **Drainage:** Appears Adequate **Available Utilities:** All Municipal
Access: Wayne Memorial Drive **Frontage:** 176 ft Wayne Memorial Drive
Improvements: None at the time of sale.
Lessor: N/A **Lessee:** N/A
Rentable Area: N/A **Rent:** N/A **V&C:** N/A **Expenses:** N/A **Term:** N/A
Unit Price: \$190,476/AC **Tax ID:** 3610670018

Other Pertinent Information: According to Chris Cox, the broker of this transaction, this was an arm's-length transaction and the site was purchased for development of an ABC Store.



Taken by: Justin W. Shepperd
Date Inspected: July 25th, 2017

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY BRANCH
COMPARABLE 2

Date: September 16, 2015 **Deed Book/Page:** 3180/495 **Stamps:** \$600 **County:** Wayne
Grantor: Daniels Development of Goldsboro, LLC **Grantee:** Vanguard Ventures, LLC
Location: 206 S. NC 111 Hwy., Goldsboro NC
Sales Price: \$300,000 **Confirmed by (Name):** Seller/George Barnes 919-459-2600
Financing: Cash to Seller
Condition of Sale and Reason Bought/Sold: Arm's-Length/Purchased to develop Dollar General
Present Use: Dollar General **Zoning:** GB/General Business
Highest & Best Use: Commercial/Retail
Size: 1.300 acres **Shape:** Rectangular **Topography:** Level
Existing R/W Area: N/A **Area Cleared/Wooded:** Cleared
Soil Type: To; Torhunta loam & Ra; Rains sandy loam **Drainage:** Appears Adequate **Available Utilities:** All
Access: S. NC Hwy 111 **Frontage:** 185 ft S. NC Hwy 111
Improvements: None at the time of sale.
Lessor: N/A **Lessee:** N/A
Rentable Area: N/A **Rent:** N/A **V&C:** N/A **Expenses:** N/A **Term:** N/A
Unit Price: \$230,769/AC **Tax ID:** 3528211671

Other Pertinent Information: The site was purchased with the intention to develop a Dollar General. Seller George Barnes indicated that this purchase was indeed an arm's-length transaction.



Taken by: Justin W. Shepperd
Date Inspected: September 28th, 2017

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY BRANCH
COMPARABLE 3

Date: November 03, 2014 **Deed Book/Page:** 3121/379 **Stamps:** \$890 **County:** Wayne
Grantor: Adair, LLC **Grantee:** North Carolina Community Federal Credit Union
Location: 2742 W 70 HWY, Goldsboro NC
Sales Price: \$445,000 **Confirmed by (Name):** Broker/April w/ Wayne Realty
Financing: Conventional
Condition of Sale and Reason Bought/Sold: Fee Simple/Development of Credit Union
Present Use: Vacant **Zoning:** SC/Shopping Center
Highest & Best Use: Commercial/Retail
Size: 1.800 acres **Shape:** Slightly Irregular **Topography:** Level
Existing R/W Area: N/A **Area Cleared/Wooded:** Cleared
Soil Type: Goldsboro loamy sand/Rains sandy loam **Drainage:** Appears Adequate **Available Utilities:** All Municipal
Access: Adair Dr **Frontage:** 181 ft US HWY 70 W; 241 ft Adair Drive
Improvements: None at the time of sale.
Lessor: N/A **Lessee:** N/A
Rentable Area: N/A **Rent:** N/A **V&C:** N/A **Expenses:** N/A **Term:** N/A
Unit Price: \$247,222/AC **Tax ID:** 2671908715

Other Pertinent Information: The site was purchased for the development of a Federal credit union.



Taken by: Justin W. Shepperd
Date Inspected: July 25th, 2017

**NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY BRANCH**

COMPARABLE NO: 4

Date: January 23, 2014 **Deed Book/Page:** 3069/326 **Stamps:** \$553 **County:** Wayne
Grantor: Harry & Mollie, LLC **Grantee:** Cornerstone Development Properties of North Carolina, Inc.

Location: 300 HWY 111 South, Goldsboro NC

Sales Price: \$275,000 **Confirmed by (Name):** Broker/Chris Cox 919-738-9585

Financing: Conventional

Condition of Sale and Reason Bought/Sold: Fee Simple/Development of Retail Shops

Present Use: Vacant Land **Zoning:** GB/General Business

Highest & Best Use: Commercial/Retail

Size: 1.370 acres **Shape:** Irregular **Topography:** Level

Existing R/W Area: N/A **Area Cleared/Wooded:** Cleared

Soil Type: Ra; Rains sandy loam/Ly; Lynchburg sandy loam **Drainage:** Appears Adequate **Available Utilities:** All Municipal

Access: Mt. Airy Road & NC HWY 111 South **Frontage:** 586 ft NC HWY 111 South; 656 ft Mt. Airy Road

Improvements: None at the time of sale.

Lessor: N/A **Lessee:** N/A

Rentable Area: N/A **Rent:** N/A **V&C:** N/A **Expenses:** N/A **Term:** N/A

Unit Price: \$200,730/AC **Tax ID:** 3528200316

Other Pertinent Information: According to the broker of this transaction, Chris Cox, this was an arm's-length transaction and the site was purchased for the development of retail shops. However, according to the broker and based on a physical inspection the site has not been developed yet.



Taken by: Justin W. Shepperd

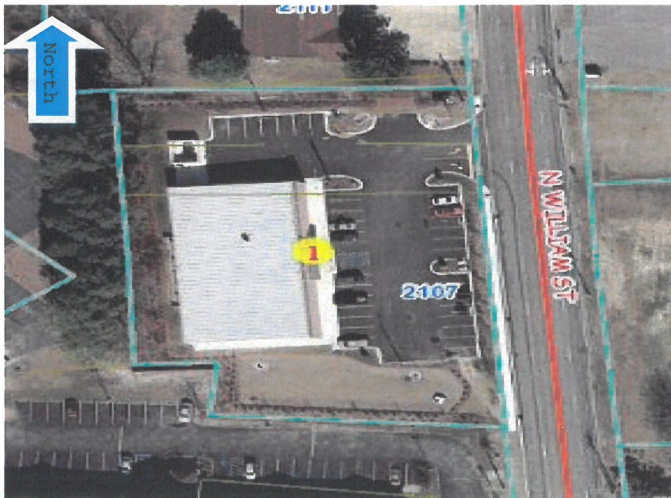
Date Inspected: August 30th, 2017

**NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY BRANCH**

COMPARABLE NO: 5

Date: June 22, 2012 **Deed Book/Page:** 2937/696 **Stamps:** \$480 **County:** Wayne
Grantor: Dan H. and Sarah M. Wallace **Grantee:** Glandon Forest Equity, LLC
Location: 2107 North William Street, Goldsboro NC
Sales Price: \$240,000 **Confirmed by (Name):** Seller, George Barnes, 919-459-2600
Financing: Cash to seller
Condition of Sale and Reason Bought/Sold: Arm's-Length/Dollar General
Present Use: Dollar General (Retail) **Zoning:** GB (Goldsboro)/ General Business
Highest & Best Use: Commercial/ Retail
Size: 1.220 acres **Shape:** Irregular **Topography:** Level
Existing R/W Area: N/A **Area Cleared/Wooded:** N/A
Soil Type: NOA **Drainage:** Appears Adequate **Available Utilities:** All Municipal
Access: North William Street **Frontage:** 288 ft North William Street
Improvements: None at time of sale
Lessor: N/A **Lessee:** N/A
Rentable Area: N/A **Rent:** N/A **V&C:** N/A **Expenses:** N/A **Term:** N/A
Unit Price: \$196,721/AC **Tax ID:** 3600-25-9008

Other Pertinent Information: The site was purchased with the intention to develop a Dollar General. Seller George Barnes indicated that this purchase was indeed an arm's length transaction.



Taken by: Justin W. Shepperd
Date Inspected: September 28th, 2017

Cost Approach to Value - Before

Affected Portion of the Improvements:

Replacement Cost New

In estimating the RCN, we have relied on cost estimates provided by local contractor, John Cockrum with Environments Unlimited. The concluded land value was then added to the estimated construction cost to determine the value by this approach.

±385 SF of Asphalt Paving

The affected area is improved with ±385 SF of asphalt paving. Based on a physical inspection, it appears that the asphalt paving has an effective age of about 2 years and a remaining economic life of about 9 years and suffers about 18% depreciation.

		Cost/SF	Total
Estimated Value	±385 SF	\$3.50	\$1,348
Less Depreciation		18%	\$243
Estimated Depreciated Value			\$1,100 (r)

±660 SF of Concrete Paving

The affected area is improved with ±660 SF of concrete paving. Based on a physical inspection, it appears that the concrete paving has an effective age of about 5 years and a remaining economic life of about 14 years and suffers about 26% depreciation.

		Cost/SF	Total
Estimated Value	±660 SF	\$6.00	\$3,960
Less Depreciation		26%	\$1,030
Estimated Depreciated Value			\$2,925 (r)

±180 LF of Split Rail Wood Fencing

The affected area is improved with approximately ±180 LF of split rail wood fencing. Based on a physical inspection, it appears that the split rail wood fencing has an effective age of about 3 years and a remaining economic life of about 7 years and suffers about 30% depreciation.

		Cost/LF	Total
Estimated Value	180 LF	\$14.00	\$2,520
Less Depreciation		30%	\$756
Estimated Depreciated Value			\$1,775 (r)

Landscaping

The affected area is improved with landscaping consisting of trees and seeded yard area and is estimated at \$1,500.

Total Value of Affected Improvements	
Estimated Value (Rounded)	\$7,300

Allocation "Before"	
Estimated Value of Subject Land	\$191,675
Estimated Value of Subject Improvements	\$7,300
Estimated Value of Subject by Cost Approach	\$198,975

DESCRIPTION OF THE ACQUISITION:

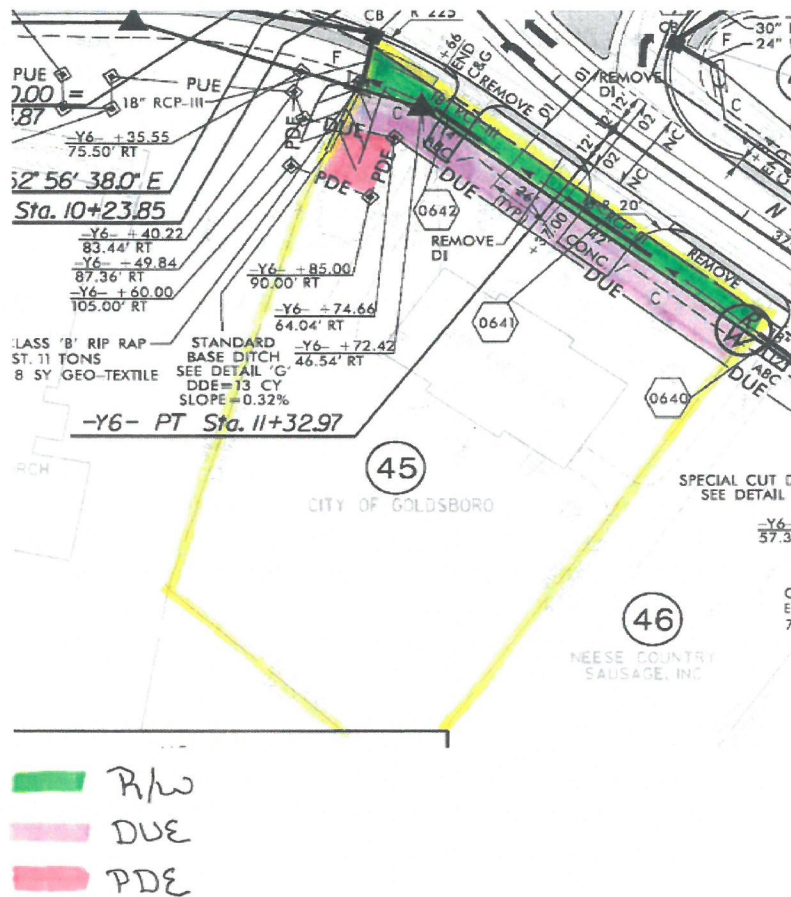
1. The NCDOT intends to acquire 0.049-acres of land known as the "take area" which is located along the entire existing frontage with E. Patetown Road.

Based on a review of the cross sections the elevation/grade will be very similar in the "before" and "after". A copy of the cross sections can be found in the addenda of this report.

Easements Outside the Right of Way

2. The NCDOT intends to acquire 0.015-acres for a permanent drainage easement located in the southwestern corner of the site adjacent to the drainage utility easement.
3. The NCDOT intends to acquire 0.079-acres for a drainage utility easement located adjacent to the proposed right of way along E. Patetown Road.

Please see a copy of the NCDOT project map below and in the addenda of this report for further clarification of the "take area" and easement areas.



Improvements

1. The NCDOT intends to acquire approximately 385 SF of asphalt paving, approximately 660 SF of concrete paving, 180 LF of split rail fencing and landscaping consisting of trees and seeded yard area.
2. The NCDOT does not intend to acquire any water supply or septic system.

The Land – “After”

Description of the Remainder and Effect of the Acquisition:

The remainder is a slightly irregular shaped site totaling 0.934-acres.

In the “before situation the subject site was located on the southeast side of E. Patetown Road approximately 95’ northeast of its lighted intersection with N. William Street. According to the Wayne County GIS and Cadd Map the site had approximately 200’ of frontage on the southeast side of E. Patetown Road and was accessed via two curb cuts.

In the "after" situation, the subject will still have the same frontage along E. Patetown Road with the same two access points in their same location. In addition, there will be a sidewalk along the frontage with E. Patetown Road. Therefore, the remainder will still have the same frontage, the same access, the same highest and best use and will be similar to the "before" with the exception of its reduced size.

Highest and Best Use – After

The highest and best use of the remainder is unchanged. Therefore, the highest and best use of the 0.934-acre parcel in the "after" is for its continued use as a fire station with related site improvements.

Land Value by Comparison – After

Since the remainder land is not damaged by the acquisition and it is not significantly changed in the "after," this parcel is valued using the same sales and price per acre as in the "before" value estimate. Thus, applying this unit price to the 0.934-acre parcel yields a value of \$182,125 (r) (0.934-acres x \$195,000 per acre).

Easements

The effect of the permanent drainage easement is the loss of the utility of the affected area. The permanent drainage easement area is 0.015-acres. Compensation is based upon 90% of market value. Thus, compensation for the permanent drainage easement is calculated as follows:

$$0.015\text{-acre PDE} \times \$195,000 \text{ per acre} \times 0.90 \text{ or } \$2,625 \text{ (r)}$$

The effect of the drainage utility easement is the loss of the utility of the affected area. The drainage utility easement area is 0.079-acres. Compensation is based upon 90% of market value. Thus, compensation for the drainage utility easement is calculated as follows:

$$0.079\text{-acre DUE} \times \$195,000 \text{ per acre} \times 0.90 \text{ or } \$13,875 \text{ (r)}$$

Therefore, subtracting the easement amounts from the indicated land value for the subject leaves a final after value of:

Summary of the Land "After"	
Indicated Land Value for the Subject	\$182,125
Less Easements	(\$16,500)
Estimated Value of Subject Land "After"	\$165,625

This results in the following difference in the before and after value for the subject as a result of the taking:

Difference in Before and After:	
"Before" Value:	\$198,975
"After" Value	\$165,625
Difference in Before and After:	\$33,350

Allocation:

Fee Simple Right of Way: 0.049-AC X \$195,000	\$9,550 (r)
Permanent Easements : PDE: 0.015-AC X \$195,000 X .9	\$2,625 (r)
Permanent Easements : DUE: 0.079-AC X \$195,000 X .9	\$13,875 (r)
Temporary Easements :	<u>\$0</u>
Total Value of Land Acquired:	\$26,050
Improvements Taken:	\$7,300
Remainder Damages:	\$0
Benefits to the Remainder:	<u>\$0</u>
Difference in Before and After:	\$33,350

[illegible]

PHOTOGRAPHS OF SUBJECT



Picture Taken by Justin W. Shepperd on 11/17/2017

1.) LOOKING NORTHEASTERLY AT THE SUBJECT SITE FROM E. PATETOWN ROAD



Picture Taken by Justin W. Shepperd on 11/17/2017

2.) LOOKING SOUTHEASTERLY AT THE SUBJECT SITE FROM ACROSS E. PATETOWN ROAD



Picture Taken by Justin W. Shepperd on 11/17/2017

3.) SOUTHWESTERLY VIEW ALONG E. PATETOWN ROAD; SUBJECT TO THE LEFT



Picture Taken by Justin W. Shepperd on 11/17/2017

4.) NORTHEASTERLY VIEW ALONG E. PATETOWN ROAD; SUBJECT TO THE RIGHT



Picture Taken by Justin W. Shepperd on 11/17/2017

5.) LOOKING SOUTHEASTERLY AT THE SUBJECT SITE, “TAKE AREA” & “DUE” AREA



Picture Taken by Justin W. Shepperd on 11/17/2017

6.) LOOKING NORTHEASTERLY AT THE SUBJECT SITE, “TAKE AREA”, “PDE” & “DUE” AREAS

ADDENDA

NORTH CAROLINA
WAYNE COUNTY

THIS DEED, MADE THIS 14TH DAY OF OCTOBER, 1964, BY AND BETWEEN EDWARD KEMP BARDEN AND WIFE, LEE C. BARDEN, PARTIES OF THE FIRST PART, AND THE CITY OF GOLDSBORO, A MUNICIPAL CORPORATION, PARTY OF THE SECOND PART, ALL OF WAYNE COUNTY, NORTH CAROLINA;

WITNESSETH:

THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS (\$10.00) AND OTHER VALUABLE CONSIDERATIONS TO THEM IN HAND PAID BY THE PARTY OF THE SECOND PART, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THE PARTIES OF THE FIRST PART HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY BARGAIN, SELL AND CONVEY UNTO THE PARTY OF THE SECOND PART, ITS SUCCESSORS AND ASSIGNS, THAT CERTAIN LOT OR PARCEL OF LAND IN THE CITY OF GOLDSBORO, WAYNE COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON STAKE IN THE EASTERN RIGHT OF WAY LINE OF PATETOWN ROAD (S. R. # 1523), SAID IRON STAKE BEING AT THE INTERSECTION OF RIGHT OF WAY AND SOUTH PROPERTY LINE OF GREENLEAF CHURCH OF CHRIST PROPERTY; THENCE N. $38^{\circ} 13'$ E. 200.00 FEET ALONG EASTERN RIGHT OF WAY OF PATETOWN ROAD TO A CONCRETE MONUMENT; THENCE S. $54^{\circ} 07'$ E. 260.16 FEET TO A CONCRETE MONUMENT IN J. F. BARDEN'S LINE; THENCE S. $43^{\circ} 42'$ W. 132.04 FEET ALONG SAID BARDEN LINE TO AN IRON STAKE IN THE EXISTING DITCH; THENCE ALONG EXISTING DITCH N. $71^{\circ} 27'$ W. 182.44 FEET TO AN IRON STAKE; THENCE N. $65^{\circ} 02'$ W. 77.56 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1.37 ACRES. THIS PARCEL BEING SHOWN ON A MAP PREPARED BY THE CITY OF GOLDSBORO ENGINEERING DEPARTMENT, OCTOBER 5, 1964, WHICH IS HERETO ATTACHED AND MADE A PART HEREOF. AND BEING ALMOST ALL OF THAT CERTAIN LOT OR PARCEL OF LAND CONVEYED TO THE PARTIES OF THE FIRST PART HEREIN BY J. F. BARDEN AND WIFE, MABEL E. BARDEN, BY DEED DATED JANUARY 10, 1963, AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF WAYNE COUNTY IN BOOK 582 AT PAGE 296.

TO HAVE AND TO HOLD THE AFORESAID LOT OR PARCEL OF LAND UNTO THE SAID PARTY OF THE SECOND PART, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE ABSOLUTE FOREVER.

AND THE SAID PARTIES OF THE FIRST PART DO, FOR THEMSELVES, THEIR HEIRS, EXECUTORS AND ADMINISTRATORS, COVENANT TO AND WITH THE PARTY OF THE SECOND PART, ITS SUCCESSORS AND ASSIGNS, THAT THEY ARE SEIZED OF SAID PREMISES IN FEE AND HAVE THE RIGHT TO CONVEY THE SAME IN FEE SIMPLE; THAT THE SAME ARE FREE AND CLEAR FROM ALL ENCUMBRANCES, AND THAT THEY WILL FOREVER WARRANT AND DEFEND THE

TITLE TO THE SAME AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER.

IN TESTIMONY WHEREOF, THE PARTIES OF THE FIRST PART HAVE HEREUNTO SET THEIR HANDS AND SEALS, THIS THE DAY AND YEAR FIRST ABOVE WRITTEN.

Edward Kemp Barden (SEAL)

Lee C. Barden (SEAL)

NORTH CAROLINA

WAYNE COUNTY

I, Lee Whitfield, A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, DO HEREBY CERTIFY THAT EDWARD KEMP BARDEN AND WIFE, LEE C. BARDEN, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING DEED.

WITNESS MY HAND AND NOTARIAL SEAL, THIS THE 14 DAY OF OCTOBER, 1964.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

Feb. 1, 1965

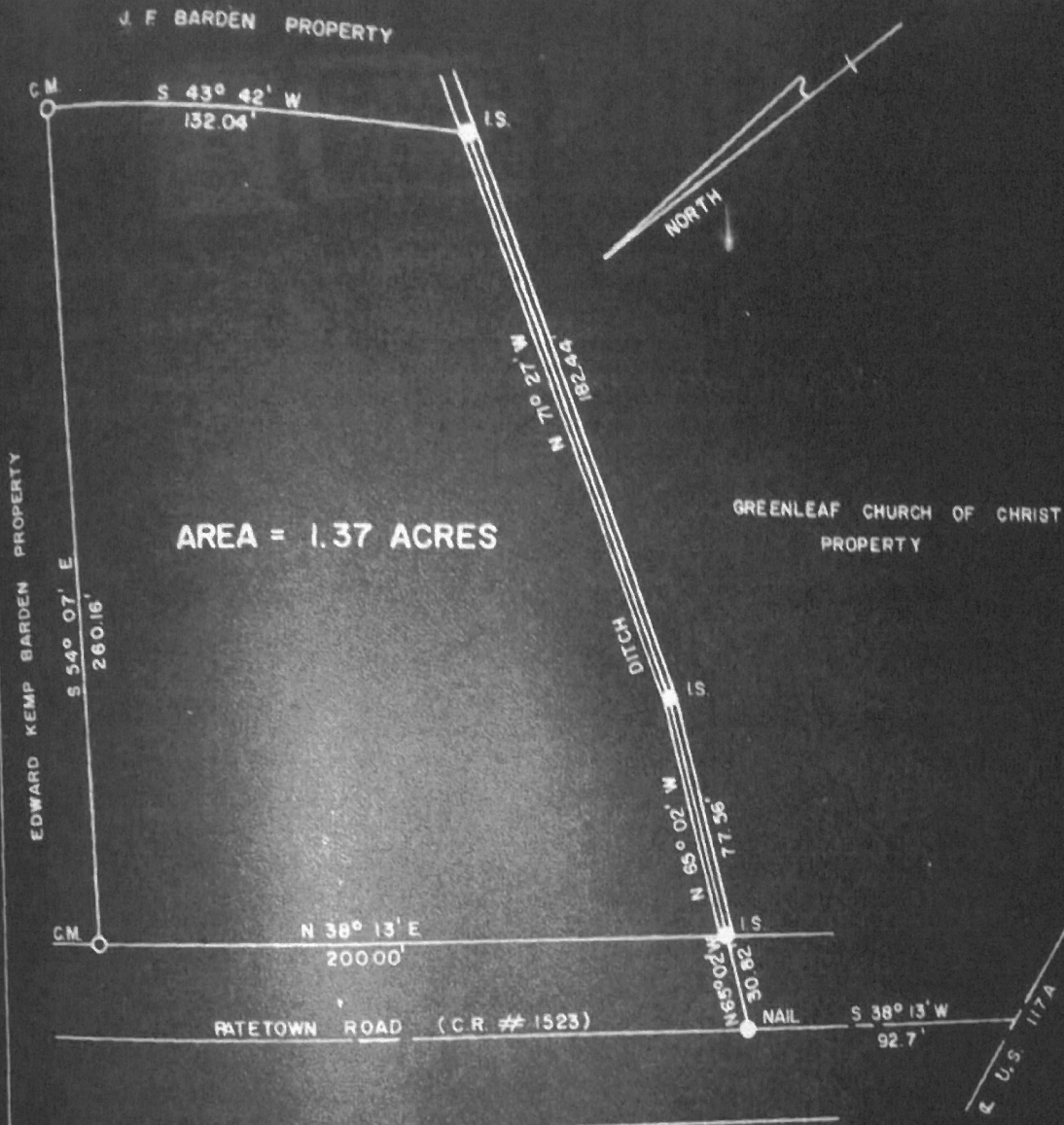
NORTH CAROLINA
WAYNE COUNTY

The foregoing certificate of Sadie Whitfield, N.P. of Wayne County is adjudged to be correct. Let the instrument with the Certificate be registered. Witness my hand this 14 day of Oct. 1964.
Janet Kilburn
Deputy Clerk Superior Court

FILED FOR REGISTRATION AT 4:25 P
Oct. 14 1964 AND BUREAU OF
OFFICE OF THE REGISTER OF DEEDS OF WAYNE
N. C.

EULA B. WHITLEY, REGISTER

BY Sadie Whitfield



CITY OF GOLDSBORO PROPERTY
WAYNE COUNTY
NORTH CAROLINA

SWORN TO AND SUBSCRIBED BEFORE ME
THIS _____ DAY OF _____, 1964.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

I, EDWIN R. EDWARDS CERTIFY THAT THIS MAP
WAS DRAWN BY THOMAS H. WESTBROOK FROM
INFORMATION SHOWN ON A MAP PREPARED BY
A. E. LITTLE THE 2ND DAY OF JANUARY,
1963; THAT THIS MAP WAS PREPARED IN
ACCORDANCE WITH G.S. 47-30, AND IS
CORRECT TO THE BEST OF MY KNOWLEDGE.
WITNESS MY HAND AND SEAL THIS 5TH
DAY OF OCTOBER, 1964.

EDWIN R. EDWARDS, REG. SURVEYOR
L-1100

E.C. = 1:10,500
SCALE 1" = 50'

WAYNE COUNTY

11/16/2017 1:06:56 PM

CITY OF GOLDSBORO

100 E PATETOWN RD
76121320

Return/Appeal Notes: 3600352473

UNIQ ID 56617

ID NO: 12000188001002B

CITY - GOLDSBORO (100), COUNTYWIDE ADVALOREM TAX (100)

CARD NO. 1 of 1

Reval Year: 2011 Tax Year: 2018 100 E PATETOWN RD SR 1523

0.000

SRC=

Appraised by 60 on 01202 NORTH SIDE ELEVENTH ST AR

TW-12

C-01 EX-5AT-

LAST ACTION 20100523

CONSTRUCTION DETAIL		MARKET VALUE								DEPRECIATION		CORRELATION OF VALUE																																																																																								
Foundation - 3	5.00	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	Standard	0.66000	CREDENCE TO	MARKET																																																																																							
Continuous Footing	5.00	94	07	3,480	103	103.00	358440	1975	1970	% GOOD	34.0	DEPR. BUILDING VALUE - CARD	121,870																																																																																							
Sub Floor System - 2	6.00	TYPE: FIRE STATION/RESCUE Commercial																																																																																																		
Slab on Grade	6.00	STORIES: 1 - 1.0 Story																																																																																																		
Exterior Walls - 21	25.00																																																																																																			
Face Brick	25.00																																																																																																			
Roofing Structure - 07	5.00																																																																																																			
Wood Truss	5.00																																																																																																			
Roofing Cover - 04	7.00																																																																																																			
Built Up Tar Gravel	7.00																																																																																																			
Interior Wall Construction - 1	10.00																																																																																																			
Masonry or Minimum	10.00																																																																																																			
Interior Wall Construction - 5	0.00																																																																																																			
Drywall/Sheetrock	0.00																																																																																																			
Interior Floor Cover - 03	7.00																																																																																																			
Concrete Finished	7.00																																																																																																			
Interior Floor Cover - 14	0.00																																																																																																			
Carpet	0.00																																																																																																			
Heating Fuel - 04	1.00																																																																																																			
Electric	1.00																																																																																																			
Heating Type - 04	10.00																																																																																																			
Forced Air-Ducted	10.00																																																																																																			
Air Conditioning Type - 03	12.00																																																																																																			
Central	12.00																																																																																																			
Structural Frame - 02	10.00																																																																																																			
Wood Frame	10.00																																																																																																			
Ceiling & Insulation - 07	4.00																																																																																																			
Not Suspended - Ceiling & Wall Insulated	4.00																																																																																																			
Commercial Heat & Air - 2	1.00																																																																																																			
Packaged Units	1.00																																																																																																			
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Floor	0.00																																																																																																			
Half-Bathrooms	0																																																																																																			
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TOTAL POINT VALUE	103.000																																																																																																			
BUILDING ADJUSTMENTS																																																																																																				
Non-Std Wall	0	Non-Std Wall	1.0000																																																																																																	
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Quality	5	Average	1.0000																																																																																																	
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Click on image to enlarge																																																																																																				
<table border="1"> <thead> <tr> <th colspan="2">SUBAREA</th> <th>CODE</th> <th>QUALITY</th> <th>DESCRIPTION</th> <th>LTH</th> <th>WTH</th> <th>UNITS</th> <th>UNIT PRICE</th> <th>ORIG % COND</th> <th>BLDG#</th> <th>L/B</th> <th>AYB</th> <th>EYB</th> <th>ANN DEP RATE</th> <th>OVR</th> <th>% COND</th> <th>OB/XF DEPR. VALUE</th> </tr> </thead> <tbody> <tr> <td>BAS</td> <td>3,480</td> <td>100</td> <td>358440</td> <td>PAVING</td> <td>0</td> <td>0</td> <td>1</td> <td>2,500.00</td> <td>100</td> <td>1</td> <td>-</td> <td>1900</td> <td>1900</td> <td>0</td> <td></td> <td>100</td> <td>2500</td> </tr> <tr> <td colspan="17">TOTAL OB/XF VALUE 2,500</td> </tr> <tr> <td colspan="17">FIREPLACE 1 - None 0</td> </tr> <tr> <td colspan="17">SUBAREA TOTALS 3,480 358,440</td> </tr> </tbody> </table>														SUBAREA		CODE	QUALITY	DESCRIPTION	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG#	L/B	AYB	EYB	ANN DEP RATE	OVR	% COND	OB/XF DEPR. VALUE	BAS	3,480	100	358440	PAVING	0	0	1	2,500.00	100	1	-	1900	1900	0		100	2500	TOTAL OB/XF VALUE 2,500																	FIREPLACE 1 - None 0																	SUBAREA TOTALS 3,480 358,440																
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BUILDING DIMENSIONS BAS=W26N5W28S5W26S40E26S5E28N5E26N40Area:3480;TotalArea:3480																																																																																																				
LAND INFORMATION																																																																																																				
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRON TAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJUSTMENTS AND NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNT TYP	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	LAND NOTES																																																																																				
1000	1000	GB	173	260	1.1200	2	1.0000			125.00	173.000	FF	1.120	140.00	24220																																																																																					
TOTAL MARKET LAND DATA														24,220																																																																																						
TOTAL PRESENT USE DATA																																																																																																				



Wayne
Printed November 16, 2017
See Below for Disclaimer

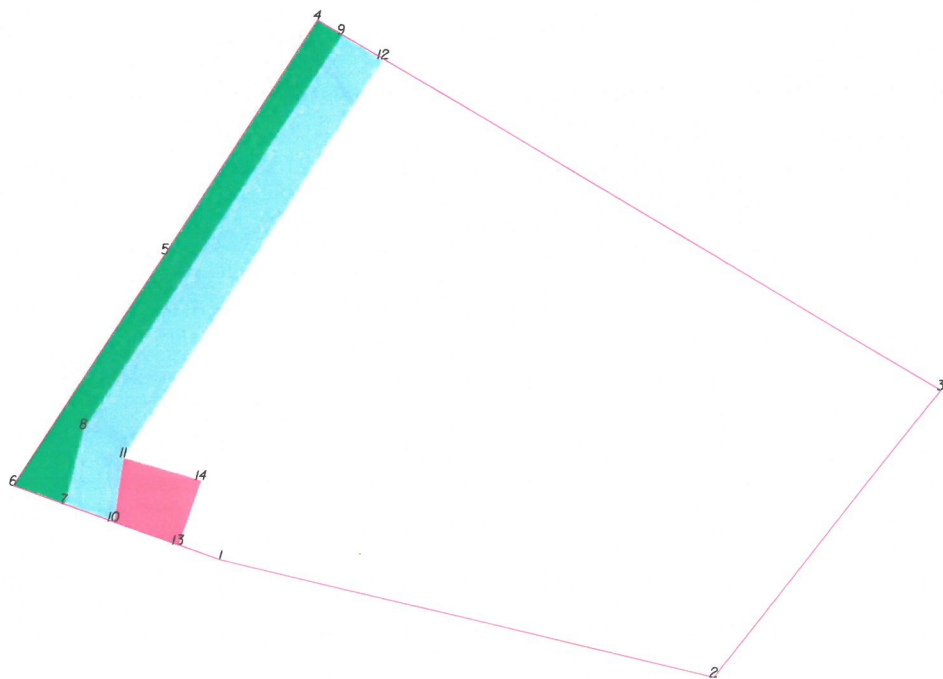


<u>OBJECTID 1</u>	<u>OBJECTID</u>	<u>PIN</u>
19758	19766	3600352473
<u>Record Source</u>	<u>Owner Name</u>	<u>Co-Owner Name</u>
Owner	CITY OF GOLDSBORO	
<u>Owner Address 1</u>	<u>Owner Address 2</u>	<u>Owner Address 3</u>
PO BOX A		
<u>Owner City</u>	<u>Owner State</u>	<u>Owner Zip</u>
GOLDSBORO	NC	27533-9701
<u>Property Address</u>	<u>Unit or Apt</u>	<u>Legal Description</u>
100 E PATETOWN RD		100 E PATETOWN RD SR 1523
<u>Legal Land Units</u>	<u>Legal Land Type</u>	<u>Deed Date</u>
0		1/1/1964 12:00:00 AM
<u>Neighborhood</u>	<u>Account Number</u>	<u>REID</u>
01202	76121320	0056617
<u>Township Code</u>	<u>Total Assessed Value</u>	<u>Deed Book</u>
12	148590	624
<u>Deed Page</u>	<u>Sale Month</u>	<u>Sale Year</u>
493	1	1964
<u>Vacant Or Improved</u>	<u>Sale Price</u>	<u>Previous Deed Book</u>
1	0	
<u>Previous Deed Page</u>	<u>Previous Sale Month</u>	<u>Previous Sales Year</u>
<u>Vacant or Improved 2</u>	<u>Previous Sale Price</u>	<u>Property Use</u>
		94

Users of the GIS information/data contained in this web mapping application are hereby notified that the information was compiled from recorded deeds, plats and other public records and data. Users are notified that the aforementioned public primary information sources should be consulted for verification of the data contained in this information. The County of Wayne and the mapping companies or other entities assume no legal responsibility for the information contained herein. By accepting this disclaimer you agree and understand the disclaimer.



-L- Sta 42+00



THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS. THE PROPERTY SHOWN ON THIS MAP WAS LOCATED FOR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION FOR HIGHWAY DESIGN PURPOSES. SOME ERROR MAY EXIST BETWEEN THE GRAPHICAL AND ACTUAL GROUND LOCATIONS OF PROPERTY LINES. THIS MAP IS TO BE USED AS A GRAPHICAL REPRESENTATION OF THE NCDOT'S INTENT TO ACQUIRE PROPERTY FOR RIGHT OF WAY PURPOSES, AND IN NO WAY REPRESENTS AN ACTUAL BOUNDARY SURVEY OF THIS PROPERTY.

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION	
RIGHT OF WAY BRANCH	
CITY OF GOLDSBORO	03-20-2017
PARCEL # 045	C:\Users\JSH\OneDrive\Desktop\U27
DB 624 - PG 493	UNKNOWN SCALE

ROW Right	SQR FT 2125.064	ACRES 0.049	SQR M 197.426	HECTARES 0.020
FROM - TO	DISTANCE (FT/M)	BEARING	RADIUS (FT/M)	CURVE LENGTH (FT/M)
-L- Sta 42+00 - 6	63.046	19.216	S 88°40'3.8" E	
6 - 7	19.730	6.014	S 70°05'35.4" E	
7 - 8	27.869	8.495	N 14°09'45.5" E	
8 - 9	169.919	51.791	N 33°24'21.6" E	
9 - 4	10.010	3.051	N 59°11'48.9" W	
4 - 5	100.520	30.639	S 33°24'21.6" W	
5 - 6	99.862	30.438	S 33°24'21.6" W	

DUE Right	SQR FT 3445.066	ACRES 0.079	SQR M 320.058	HECTARES 0.032
FROM - TO	DISTANCE (FT/M)	BEARING	RADIUS (FT/M)	CURVE LENGTH (FT/M)
-L- Sta 42+00 - 7	81.990	24.990	S 84°16'17.2" E	
7 - 10	18.746	5.714	S 70°05'35.4" E	
10 - 11	23.411	7.136	N 08°51'31" E	
11 - 12	171.356	52.229	N 33°20'13.8" E	
12 - 9	17.496	5.333	N 59°11'48.9" W	
9 - 8	169.919	51.791	S 33°24'21.6" W	
8 - 7	27.869	8.495	S 14°09'45.5" W	

PDE Right	SQR FT 638.418	ACRES 0.015	SQR M 59.311	HECTARES 0.006
FROM - TO	DISTANCE (FT/M)	BEARING	RADIUS (FT/M)	CURVE LENGTH (FT/M)
-L- Sta 42+00 - 10	100.269	30.562	S 81°38'48.5" E	
10 - 13	24.569	7.489	S 70°05'35.4" E	
13 - 14	24.635	7.509	N 19°32'48.4" E	
14 - 11	28.952	8.824	N 73°22'34.5" W	
11 - 10	23.411	7.136	S 08°51'31" W	

TYPE	COUNT	SQR FEET	ACRES
Parcel	1	42799.980	0.983
ROW Right	1	2125.064	0.049
DUE Right	1	3445.066	0.079
PDE Right	1	638.418	0.015
ROW Left	0	0.000	0.000
PDE Left	0	0.000	0.000
TDE Left	0	0.000	0.000
TDE Right	0	0.000	0.000
TCE Left	0	0.000	0.000
TCE Right	0	0.000	0.000
PUE Left	0	0.000	0.000
PUE Right	0	0.000	0.000
TSE Left	0	0.000	0.000
TSE Right	0	0.000	0.000
DUE Left	0	0.000	0.000
DTE Left	0	0.000	0.000
DTE Right	0	0.000	0.000
AUE Left	0	0.000	0.000
AUE Right	0	0.000	0.000
PCE Left	0	0.000	0.000
PCE Right	0	0.000	0.000
TUE Left	0	0.000	0.000
TUE Right	0	0.000	0.000
REM Left	0	0.000	0.000
REM Right	0	0.000	0.000
Other Left	0	0.000	0.000
Other Right	0	0.000	0.000
PE Left	0	0.000	0.000
PE Right	0	0.000	0.000

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NORTH CAROLINA DEPARTMENT OF TRANSPORTATION	
RIGHT OF WAY BRANCH	
CITY OF GOLDSBORO	03-20-2017
PARCEL # 045	C:\Users\JST11\OneDrive\Desktop\UJ27
DB 624 - PG 493	UNKNOWN SCALE

Flood Map



NFHL (click to expand)

LOMRs

 Effective

LOMAs



FIRM Panels



Cross-Sections



Limit of Moderate Wave Action



Flood Hazard Boundaries

 Limit Lines

SFHA / Flood Zone Boundary

Other Boundaries

Flood Hazard Zones

 1% Annual Chance Flood Hazard

 Regulatory Floodway

 Special Floodway

 Area of Undetermined Flood Hazard

 0.2% Annual Chance Flood Hazard

Soil Map—Wayne County, North Carolina



Soil Map may not be valid at this scale.

Map Scale: 1:656 if printed on A landscape (11" x 8.5") sheet.



MAP LEGEND

 Area of Interest (AOI)	 Spoil Area
 Soils	 Stony Spot
 Soil Map Unit Polygons	 Very Stony Spot
 Soil Map Unit Lines	 Wet Spot
 Soil Map Unit Points	 Other
 Special Point Features	 Special Line Features
 Blowout	 Water Features
 Borrow Pit	 Streams and Canals
 Clay Spot	 Transportation
 Closed Depression	 Ralls
 Gravel Pit	 Interstate Highways
 Gravelly Spot	 US Routes
 Landfill	 Major Roads
 Lava Flow	 Local Roads
 Marsh or swamp	 Background
 Mine or Quarry	 Aerial Photography
 Miscellaneous Water	
 Perennial Water	
 Rock Outcrop	
 Saline Spot	
 Sandy Spot	
 Severely Eroded Spot	
 Sinkhole	
 Slide or Slip	
 Sodic Spot	

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Wayne County, North Carolina
Survey Area Data: Version 15, Oct 3, 2017

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 12, 2014—Feb 25, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
NoB	Norfolk loamy sand, 2 to 6 percent slopes	0.1	4.7%
Ra	Rains sandy loam, 0 to 2 percent slopes	1.2	95.3%
Totals for Area of Interest		1.3	100.0%

JUSTIN W. SHEPPERD
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JUSTIN@CFREGROUP.COM
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EDUCATION

BS in Economics-Hampden-Sydney College 2005
Fundamentals of Real Estate Appraisal, Richmond, VA 2005
Advanced Residential Appraisal, Richmond, VA 2005
Uniform Standards of Professional Appraisal Practice, Richmond, VA 2005 Basic
Income Capitalization, Atlanta, GA 2006 General Applications, Baltimore, MD
2006
Commercial Property Appraisal, Richmond, VA 2006 Review
Appraisal, Richmond, VA 2007

STATE LICENSES

NC State Certified General Real Estate Appraiser #A6843

EXPERIENCE

Wayne S. Stevens, Inc. (Halifax, VA) 2005-2010
Clontz Newkirk Group (Wilmington, NC) 2010-2012
Cape Fear Real Estate Group (Wilmington, NC) 2012-Present

PROPERTY TYPES APPRAISED

Land (All Types)
Residential Multi-Family (5-12 Units) Residential
Multi-Family (13+ Units)
Commercial Single-Tenant
Commercial Multi-Tenant
Industrial
Government (NCDOT) Right-of-Way Acquisitions

CLIENTS

TD Bank	Regions
Bank of the Ozarks	Coastal Bank & Trust
Yadkin Bank	PNC
Marine Federal Credit Union	CresCom Bank
New Bridge Bank	
Department of Transportation	
BB&T	

NORTH CAROLINA APPRAISAL BOARD
APPRAISER QUALIFICATION CARD
Expires June 30, 2018

REGISTRATION / LICENSE / CERTIFICATE HOLDER

JUSTIN WILLIAM SHEPPERD

A6843

APPRAISER NUMBER

G

TYPE

Y

NATIONAL REGISTRY


APPRAISER'S SIGNATURE


EXECUTIVE DIRECTOR

North Carolina Department of Transportation - Right of Way Unit

Certificate of Appraiser

TIP/Parcel No.: U-2714 045 WBS Element: 38979.2.1 County: Wayne
Description: US 117 (N. William St.) from North of US 70 to SR 1571 (Tommy's Road)
Property Owner's Name: City of Goldsboro Fed Aid Project: N/A

I HEREBY CERTIFY THAT:

I have ☐, have not ☒, performed AN appraisal and ANY other services as an appraiser or any other capacity, regarding the property that is the subject of this appraisal within the three year period immediately preceding acceptance of this assignment. If "Have" box is marked, please see Scope of Appraisal Section for details.

I have personally inspected the property herein appraised and that I have also made a personal field inspection of the comparable sales/rentals relied upon in making said appraisal. The subject and the comparables relied upon in making said appraisal were as represented by the photographs contained in said appraisal.

I have given the owner or his designated representative the opportunity to accompany me during my inspection of the subject property.

Any decrease or increase in the "Market Value" of real property prior to the date of valuation caused by the public improvement for which such property is acquired or by the likelihood that the property would be acquired for such improvement, other than that due to physical deterioration within the reasonable control of the owner, is disregarded in determining the compensation for the property.

The statements of fact contained in this appraisal report are true and correct, and the reported analyses, opinions and conclusions, subject to the critical assumptions and limiting conditions herein set forth, are my personal, unbiased, professional analyses, opinions and conclusions.

I understand such appraisal may be used in connection with the acquisition of or disposal of right-of-way for a highway to be constructed by the **State of North Carolina**, and that such appraisal has been made in conformity with appropriate State laws, regulations, and policies and procedures applicable to appraisal of right-of-way for such purposes, and that to the best of my knowledge, no portion of the value assigned to such property consists of items which are "Non-Compensable" under established laws of the **State of North Carolina**.

My analyses, opinions, and conclusions were developed, and this report has been prepared, in compliance with NCDOT Real Estate Appraisal Standards and Legal Principles and the Uniform Standards of Professional Appraisal Practice. The appraisals in this assignment are to be made in accordance with all of the requirements set out in the NCDOT Real Estate Appraisal Standards and Legal Principles and the Uniform Standards of Professional Appraisal Practice and shall also comply with all applicable Local, State, and Federal laws, ordinances, regulations, restrictions and/or requirements; and any additions, revisions and/or supplements thereto.

Neither my employment nor my compensation for making this appraisal is in any way contingent on the values reported herein.

I have no direct or indirect, present or prospective interest in neither the subject property nor any benefit from the acquisition of this property nor any bias with respect to the parties involved.

In addition to the undersigned, those persons duly noted in this report and under my direct supervision and responsibility, in so far as this particular appraisal is concerned, have contributed to the production of this appraisal. The analyses, conclusions or value estimates set forth in this appraisal are those of the undersigned.

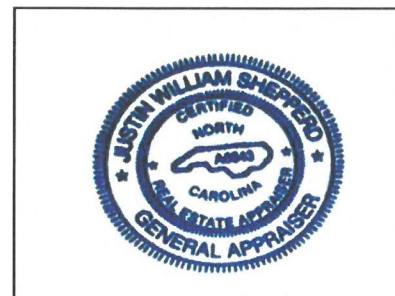
I will not reveal the findings and results of such appraisal to anyone other than the proper officials of the **State of North Carolina** or officials of the **Federal Highway Administration** until authorized by State officials to do so, or until I am required to do so by **due process of law**, or until I am released from this obligation by having publicly testified as to such findings or to a duly authorized professional peer review committee.

My independent opinion of the difference in Market Value as of the 17th day of November, 20 17, is \$ 33,350 based upon my independent appraisal and the exercise of my professional judgment.



Specified Appraiser

11/21/2017
Date



**SUMMARY STATEMENT/CONTINGENT OFFER TO PURCHASE REAL PROPERTY
DUE TO THE ACQUISITION OF RIGHT OF WAY AND DAMAGES**

TO: City of Goldsboro DATE: 12/7/17
PO Box A TO: Lessee, if Applicable
Goldsboro, NC 27533

TIP/PARCEL NO.: U-2714 045
COUNTY Wayne WBS ELEMENT: 38979.2.1
DESCRIPTION: US 117 (N. William St) from North of US 70 to SR 1571 (Tommy's Rd)

Dear Property Owner:

The following contingent offer of just compensation is based on the fair market value of the property and is not less than the approved appraised value for the appropriate legal compensable interest or interests. The approved value disregards any increase or decrease in the fair market value of the property acquired due to influence caused by public knowledge of this project. The contingent offer of just compensation is based on an analysis of market data, comparable land sales, and, if applicable, building costs in the area of your property. **Please retain this form as it contains pertinent income tax information.**

Value of Right of Way to be Acquired	\$ <u>9,550.00</u>
Value of Permanent Easements to be Acquired	\$ <u>16,500.00</u>
Value of Temporary Easement (Rental of Land) to be Acquired	\$ <u>-0-</u>
Value of Improvements to be Acquired	\$ <u>7,300.00</u>
Damages, if any, to Remainder	\$ <u>-0-</u>
Benefits, if any, to Remainder	minus \$ <u>-0-</u>
TOTAL CONTINGENT OFFER	\$ <u>33,359.00</u>

The total contingent offer includes all interests other than leases involving Federal Agencies and Tenant owned improvements.

(A) Description of the land and effects of the acquisition

Subject property described in Deed Book 624, page 493, Wayne County Registry, contains approximately 0.983 acres of which 0.049 acres is being acquired as right of way, leaving 0.934 acres remaining on the right with access to E. Patetown Rd. Also being acquired is a permanent drainage easement containing approximately 0.015 acres, and a Drainage/Utility Easement (DUE) containing approximately 0.079 acres.

(B) The TOTAL CONTINGENT OFFER includes payment for the improvements and appurtenances described below:
Asphalt paving and concrete paving, split rail wood fencing, and landscaping

Provided there is sufficient time remaining in the project schedule, you may repurchase these improvements for a retention value, with the stipulation that you remove them from the acquisition area at no expense to the Department.

(C) Should you desire to sell the Department the portion of your property considered to be an uneconomic remnant or buildable lot, as explained to you by the Right of Way Agent, the total contingent offer would be: \$ n/a. Please note that any contingent offer to purchase a remnant/buildable lot is conditioned upon the remnant/buildable lot being environmentally clean prior to the conveyance to the Department. You may be required to provide the Department with a release from the appropriate environmental agency stating that all contaminants have been remediated and/or removed to their standards.

The original of this form was handed/mailed, if out of state owner, to Randy Guthrie
on December 7th 20 17. Owner was furnished a copy of
the Right of Way Brochure/Owner's Letter.

I will be available at your convenience to discuss this matter further with you. My telephone number is 704-913-0676

Please be advised that the agent signing this form is only authorized to recommend settlement to the North Carolina Department of Transportation, and any recommended settlement is not a binding contract unless and until accepted by the North Carolina Department of Transportation by its formal execution of documents for conveyance of Right of Way, Easements, and/or other interests.

(Signed)

David Pleasants

David Pleasants - Right of Way Agent

Departmental Monthly Reports December 2017

1. Human Resources
2. Community Relations
3. Paramount Theater-GEC
4. Inspections
5. Downtown Development
6. Information Technology
7. Public Works
8. Public Works-Utilities
9. Finance
10. Planning
11. Engineering
12. Fire
13. Police
14. Parks and Recreation
15. Travel and Tourism

Human Resources Management Department

MONTHLY REPORT – DECEMBER 2017

Prepared by: Pamela C. Leake

The Human Resources Department posted 11 vacancies and processed 104 applications. 73 notices were sent to applicants not selected for an interview and eight (8) notices were sent to individuals interviewed but not selected for hire. We welcomed 13 new hires in December: six full-time employees- **Benjamin Crocker, Police Officer Trainee; Donald Edge, Deputy Public Works Director (Public Works); Brad Gooding, Police Officer; Anna Hines, Police Officer Trainee; Brendan Rouse, Police Officer, and Clint Wise, Police Officer Trainee** and seven part-time – **Grover Baker, Custodian (Parks/Recreation); Cyrenna Bell, Plant Operator (Compost); Terrence Bunch, Building Attendant (Goldsboro Event Center); Kelvin Cox, Solid Waste Technician (Public Works, Solid Waste); Brittany Ross, Building Attendant (Goldsboro Event Center); Lamonty Smallwood, Solid Waste Technician (Public Works, Solid Waste), and Cullen Swain, Laborer (Golf Course)**. Eleven employees attended new hire orientation on December 6, 2017. There were two retirements: **Jimmy Rowe - Planning Director and Russell Sweet - Utility Systems Operator, Public Works (Streets/Storms)** and two resignations: **Anthony Smith – Event Center Manager, Goldsboro Event Center and Aaron Crabill – Recreation Aide, Parks/Recreation**. **Total employment: 544** (453 full time and 91 part-time). Human Resources staff presented information on generational differences, the new benefits portal, and safety updates at the large staff meeting on December 5. Staff also attended the Police recruiting event at W.A. Foster on December 6.

The 2017 Employee Service Awards Program was held Thursday, December 14 at the Paramount Theatre. 72 recipients were honored for 5, 10, 15, 20, 25, 30, 35 and 40 years of service with the City. Carver Heights Elementary School choir provided entertainment and Bruce Stevenson returned as caricature artist. Two surprise announcements were an extra day for Christmas and a bonus for eligible employees. Winners of the United Way drawings (free day off with pay) as a result of their fair share contributions were Clifford Best (Fire); Tim Colyer (Fire); Eric Copes (Public Works); Kathryn Keeton (Police), and Virgil Rouse (Public Utilities).

The safety coordinator attended the monthly board meeting with Eastern Carolina Safety School Board on December 7, performed monthly fire extinguisher inspections, and completed two on-line classes: Confined Space 102 and a Lockout/Tagout webinar. The Safety Accident Review Committee met on December 19 and reviewed five cases: three vehicle accidents and two personal injuries. Recommendations were sent to the City Manager for final review. Other activities during the month include working with IT Department to purchase security camera signs; gathering feedback from personnel to schedule active shooter training; scheduling chainsaw safety training in January, and coordinating testing for duress buttons. Follow-up on abatements for a personal injury in November was held, and points are being compiled for total vehicle and personal injury accidents for 2017.

This month's health beat was **Complementary Medicine**. 104 employees attended the sessions. There were 45 clinic visits. The Fall Step Challenge winners were announced at the Employee Service Awards. **1st place – Rama Chittilla, Engineering; 2nd place - Stasia Fields, Parks and Recreation, and 3rd place – Arnel Abad, Public Works.**

Random Drug Screens	Post-Accident Drug Screens
Non-DOT: 8 tested; 2 breathalyzers – All negative	Non-DOT: None tested
DOT: None tested	DOT: None tested

2017	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Avg.
Applications	391	182	269	321	241	316	384	237	206	203	135	104	241
New Hires*	12	6	1	7	2	3	3	10	3	3	1	6	5
Separations*	3	0	2	2	3	5	2	2	3	3	2	3	2
Vehicle Accidents	2	0	3	2	5	4	2	0	1	0	1	3	2
Workers Compensation	1	0	1	0	1	0	0	0	1	1	2	2	1

2016	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Avg.
Applications	337	235	534	291	184	186	475	302	253	236	180	212	285
New Hires*	2	5	3	2	5	3	0	5	4	5	2	3	4
Separations*	3	3	9	2	3	2	1	5	9	4	2	8	5
Vehicle Accidents	5	1	8	5	4	3	2	1	1	2	1	2	3
Workers Compensation	8	3	1	6	5	3	6	8	8	1	4	3	5

*Monthly stats for new hires, resignations, retirements, and terminations include full-time personnel only.

- Due to lack of a quorum, the scheduled Community Affairs Commission meeting for Tuesday, December 12, 2017 was canceled. The next scheduled meeting is Tuesday, February 13, 2018 at 6:00 p.m.
- Community Relations received seven (7) housing complaints and no consumer complaint. The alleged violations by citizens under the Minimum Housing/Landlord Tenant Laws included: four (4) homeless assistance, one (1) right to shelter and certain standards for shelter placements, and one (1) structural hazards. All complaints were submitted through the 311 GIS system or to the appropriate City Department for resolution or designated community/state resources.
- The Community Relations Department on behalf of the City of Goldsboro was awarded Membership by the North Carolina Housing Finance Agency (NCHFA) under the Essential Single-Family Rehabilitation Loan Pool - Disaster Recovery (ESFRLP-DR). This program provides Members with funds via a "loan pool" to assist with the rehabilitation of owner-occupied homes damaged by Hurricane Matthew. The initial set-aside was \$150,000 for at least three houses (up to \$50,000 per house) for which we have received. The City is funded an additional \$150,000 with each reserved active unit of three homes within NCHFA Loan Pool Portal. As of December 30th the City has 25 active reserved units for \$50,000 per units (\$40,000 for repairs & \$10,000 Admin for the City) a grand total of reserved grant funds on January 1st of \$1,250,000:

NCHFA LOAN POOL PORTAL ESFRLP-DR ACTIVE UNITS	
1. 1102 Berry Street	14. 110 Andrew Circle
2. 506 Woodrow Street	15. 107 Waynewoods Place
3. 106 N. Alabama Avenue	16. 404 Summerlin Drive
4. 506 Colonial Terrance Drive	17. 1600 E. Elm Street
5. 2046 Piney Grove Church Road	18. 1306 S. Slocumb Street
6. 500 S. Audubon Avenue	19. 605 Forest Knolls Road
7. 1007 S. Taylor Street	20. 144 Falling Creek Lane
8. 802 N. Virginia Street	21. 214 Herbert Street
9. 1501B Emmaus Church Road	22. 2500 Dawn Circle
10. 1402 S. John Street	23. 1271 Tommys Road
11. 1102 Porter Street	24. 160 Booker Street NW
12. 207 S. Herman Street	25. 2729 NC Highway 222 E
13. 312 Brentwood Drive	

- The Goldsboro Mayor's Youth Council (GYC) met on Tuesday, December 6th at 7:00 pm. The GYC members gift wrapped from Saturday, December 9th to December 23rd to raise funds the Goldsboro Mayor's Youth Council's Scholarship Fund and Spring Convention. On Saturday, December 30, 2017, Goldsboro Youth Council Members volunteered at First Christian Church for the Last Saturday Supper. They made sandwiches and distributed supper to the homeless.

2018 Complaints	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	AVG
Housing	7												7
Consumer	0												0
2017 Complaints	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	AVG
Housing	5	0	5	2	3	1	7	5	1	3	5		3
Consumer	2	0	3	1	0	0	0	0	1	0	0		1



Monthly Report- December 2017

Prepared by: Sherry Archibald, Director

- One of the busiest months of the year, the Paramount was booked each week with holiday performances to include Goldsboro Ballet's *The Nutcracker*, Center Stage Theatre's *Christmas Carol*, Musical: *Child of the Promise* and Goldsboro News Argus sponsored *The Embers*.
- The Nutcracker & Christmas Carol brought opportunities for school shows allowing over 2000 students to attend a holiday performance.
- The Paramount hosted the annual holiday movie, *It's a Wonderful Life*. The movie sold out.
- New renters Donnie King and Marcus Anderson booked the theatre just prior to and following the Christmas holiday.
- Staff supported Foundation efforts in planning and fundraising for the Malpass Brothers Documentary; premiering at the Paramount in February 2018.
- The Paramount hosted the annual City of Goldsboro Employee Appreciation event.
- Paramount staff participated in the following meetings, presentations or training: Downtown Merchant Association; Dance Touring Initiative Conference Call; Chamber's Junior Leadership Council, DGDC Promotions Committee, and Large Staff Meeting.
- Expenses - December \$ 32,621.29 Labor -\$26,242.87/Operational - \$ 6,378.42
Revenue - December \$ 24,984.15 Rentals -\$15,226.50/Tickets \$9,090./Concessions \$ 667.65

	Jan-17	Feb-17	Mar17	April17	May17	June17	July17	Aug17	Sept17	Oct17	Nov17	Dec17	Average 2017	Total
Exp	\$35,209	\$28,009	\$42,454	\$25,801	\$31,732	\$18,825	\$39,124	\$23,925	\$31,356	\$44,428	\$54,422	\$32,621	\$33,992	\$407,906
Rev	\$12,929	\$13,197	\$21,544	\$3,845	\$22,670	\$5,648	\$6,097	\$18,040	\$3,454	\$21,841	\$17,422	\$24,984	\$14,305	\$171,671
	Jan-16	Feb-16	Mar16	April16	May16	June16	July16	Aug16	Sept16	Oct16	Nov16	Dec16	Average 2016	Total
Exp	\$34,171	\$37,659	\$41,473	\$34,905	\$38,813	\$25,365	\$29,583	\$80,132	\$36,103	\$40,743	\$50,158	\$28,811	\$39,826	\$477,916
Rev	\$31,903	\$18,707	\$18,782	\$12,978	\$17,857	\$10,878	\$56,041	\$4,698	\$6,407	\$11,466	\$3,878	\$37,579	\$19,264	\$231,174



- The Goldsboro Event Center was utilized for 19 uses in December: Seven uses for weddings, two golf uses, five meetings and five parties. Eight of the 19 uses were non-revenue producing.
- The GEC hosted the City's State of the Community in collaboration with the Wayne County Chamber.
- GEC Director, Sherry Archibald, began interviewing candidates for GEC Manager.
- Expenses -December \$14,042.54 Labor - \$7,739.59/Operational - \$ 6,302.95
Revenues- December \$7,788.05 Rentals -\$ 5,164.14/Concessions - \$2,873.91

	Jan-17	Feb-17	Mar17	April17	May17	June17	July17	Aug17	Sept17	Oct17	Nov17	Dec17	Average 2017	Total
Exp	\$7,619	\$6,442	\$50,093	\$8,627	\$14,882	\$9,201	\$12,472	\$8,056	\$9,183	\$17,808	\$9,840	\$14,042	\$14,022	\$168,265
Rev	\$2,100	\$7,096	\$8,792	\$6,826	\$15,356	\$5,077	\$9,924	\$8,073	\$6,221	\$5,052	\$13,174	\$7,788	\$7,956	\$95,479
	Jan-16	Feb-16	Mar16	April16	May16	June16	July16	Aug16	Sept16	Oct16	Nov16	Dec16	Average 2016	Total
Exp	\$	\$	\$	\$12,819	\$13,453	\$5,715	\$15,565	\$7,442	\$14,575	\$5,024	\$9,160	\$10,653	\$10,489	\$94,406
Rev	\$	\$	\$	\$ 8,690	\$10,589	\$5,352	\$6,876	\$9,417	\$6,513	\$7,868	\$7,005	\$12,073	\$8,264	\$74,383

*March 2017 expenses reflect improvements to HVAC system *October 2017 expense reflects utility bill paid twice

Goldsboro Inspections Department

Monthly Report – Dec 2017

Prepared by: Allen Anderson

The valuation of all building permits issued during the month of December totaled \$1,725,506. One (1) of these permits were new residential single family dwellings at a valuation of \$39,000.

The valuation of all miscellaneous (Mechanical, gas, insulation, electrical, plumbing, fire, sprinkler, pool, tank, demolition, signs, business inspection, & itinerant merchant) permits issued during this time period totaled \$1,106,247.

All permit fees collected for the month totaled \$23,312. Of the permit fees collected for the month \$2,220 was collected in technology fees. Plan review fees collected during the month totaled \$2,250. Business Registration fees collected \$700.

The Inspectors did a total of 431 inspections for the month. During the month of December four (4) business inspections were completed. A total of 197 permits were issued for the month. Forty-four (44) plan reviews were completed for December. We now have a total of 155 residential structures in the Minimum Housing Process and 19 commercial structures in the Demolition by Neglect Process.

2017	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	AVG
Permit Valuation													
All Buildings (millions)	\$11	\$2	\$5	\$33	\$9	\$3	\$3	\$7	\$23	\$3	\$2	\$2	\$9
Residential (thousands)	\$473	\$442	\$1m	\$1m	\$2m	\$1m	\$451	\$0	\$1m	\$2m	\$0	\$39	\$784
Miscellaneous**(millions)	\$5	\$1	\$6	\$9	\$2	\$2	\$1	\$8	\$10	\$4	\$1	\$1	\$4
Permit Fees (thousands)	\$31	\$29	\$31	\$46	\$35	\$46	\$42	\$50	\$51	\$43	\$25	\$23	\$38
Inspections (total)	836	747	775	539	623	610	560	674	621	623	568	431	634
Permits Issued (total)	384	350	353	297	383	339	303	353	263	307	246	197	315
Plan Reviews Completed	43	57	59	57	79	64	53	51	56	70	52	44	57
Minimum Housing in Process	194	190	197	195	198	182	177	178	182	172	155	155	181

2016	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	AVG
Permit Valuation													
All Buildings (millions)	\$3	\$7	\$7	\$3	\$2	\$3	\$4	\$6	\$2	\$25	\$3	\$7	\$6
Residential (thousands)	\$740	\$380	\$430	\$240	\$748	\$558	\$1m	\$1m	\$260	\$79	\$191	\$440	\$506
Miscellaneous**(millions)	\$2	\$3	\$3	\$3	\$3	\$1	\$3	\$2	\$1	\$3	\$4	\$2	\$3
Permit Fees (thousands)	\$38	\$54	\$61	\$38	\$50	\$30	\$43	\$46	\$36	\$33	\$48	\$26	\$42
Inspections (total)	544	519	550	463	551	614	509	621	593	565	1107	908	629
Permits Issued (total)	268	266	293	237	327	329	332	351	252	1241	644	493	419
Plan Reviews Completed	50	44	83	52	93	47	58	74	54	43	54	40	58
Minimum Housing in Process	242	214	212	220	251	251	249	251	255	255	255	255	243

December 2017

Prepared By: Julie Metz, Director

Current Downtown Development Office Projects Staff Worked On Over the Month Include:

- Staff worked on a plan to market downtown as a wedding destination, Say I Do to Downtown.
- Staff continued to work through TIGER VIII developments and held a meeting with NCDOT representatives on December 6th.
- Staff worked to develop Historic Preservation, Part 1 Certifications of Eligibility applications for six properties.
- Staff attended Strategic Planning meetings with City representatives.
- Staff worked with City and County representatives to address an economic development project to affect six historic properties.
- Staff worked to facilitate local advocacy for the continuation of the federal historic preservation tax credits.
- Staff worked to prepare the Goldsboro's Main Street accreditation package to submit January 6, 2017 to retain our national accreditation.

Downtown Development Office Events or Activities that Staff Administered or Assisted During the Month:

- Staff created ads for Go, Buzz, WGBR, 107.9, digital billboards and News-Argus for upcoming city and DGDC events and filmed WGTN and WRAL segments.
- Staff attended a ribbon cutting for Farrah's Weave and Boutique on December 1st.
- Staff attended the Large Staff Meeting on December 5th.
- Staff attended the Merchants Association Meeting on December 5th.
- Staff attended the State of the Community and the Chamber's Annual Holiday Party on December 12th.
- Staff attended the City's Employee Service Awards Ceremony on December 14th.
- Staff attended a Neighborhood Meeting on December 12th.

DGDC Events or Activities that Staff Administered or Assisted During the Month:

- Staff facilitated and attended the following monthly meetings; DGDC Board (12/20), DGDC Executive Committee (12/13), DGDC Promotions Committee (12/12), DGDC EV Committee (12/12), DGDC Design Committee (12/12).
- Staff rented the DGDC Board Room for two events.
- Santa Stumble: A DGDC restaurant/bar promotion held December 8th from 8 to 12 pm. Over 100 people participated.
- Selfie with the Elfie: A City retail promotion event held December 1 to December 23 with participating merchants.
- Shop the Block: A City retail/restaurant promotional event held December 1st and 2nd.
- Trolley Rides: A City event where staff and DGDC volunteers administered four Tuesday evening trolley rides downtown from 6 to 8pm. All were well attended.
- Staff assisted in hosting the DGDC Christmas Party on Saturday, December 16th.
- DGDC/Downtown Annual Sponsorship Campaign: To Begin January 2017. An effort to raise \$70,000 to fund Center Street Jams and other DGDC Board downtown events and activities for the year.

Businesses Opening/Properties Purchased:

- Fat Cat Music and Sound – 112 E. Mulberry Street – Opened in December
- Artistic Dance Academy – 228 N. Center Street – Coming soon
- Bread of Heaven – 120 E. Mulberry Street – Opening in January
- Downtown Pharmacy – 151 N. Center Street – Coming Soon

Other Activities or Projects that Occurred:

- Erin presented on behalf of DGDC at the December 19th SJAFB Newcomer's Briefing.
- Staff met with the Arts Council, Travel and Tourism, Paramount and the Museum to discuss ideas.
- Staff met with 10 potential new property owners and/or new business interests.
- Staff met with and visited 35 current business owners during the month.
- During the month, staff received 140 visitors, 507 phone calls in, 158 phone calls out, 3,002 emails in, 1,476 emails out, 102 hours (approximately) of visits/meetings with businesses/property owners.

Information Technology

Monthly Report – December 2017

Prepared by: Tyler Mooring

- Created video to promote the City's new strategic plan, Grow Goldsboro.
- Planned for Facebook Live in the regular City Council Work Session in the Large Conference Room. Specified equipment and connection types needed. Ran fiber and other cables necessary for streaming to our Media Room. Ordered and setup equipment. Began testing. Testing will be completed in January and the Work Session should be live on 01-08-18.
- Began setup and imaging for GWTA replacement computers as part of our service agreement with them.
- Updated software on all Police and Fire Department MDTs. Assisted with completion of training for the new Computer Aided Dispatch System, Spillman. The Goldsboro Police Department went live with Spillman; the Fire Department was already live. This allows better organization and efficiency when dealing with dispatch calls and reports.
- Finished updating City iPhones to a more recent model.
- Continued working with our AMI/AMR project vendor and our Utility Billing vendor to incorporate our new meters into the billing system.
- Working with our data and the new Utility Billing System vendor in preparation for a summer migration to the software.

2017	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	AVG
Tickets Opened	492	427	530	357	349	410	367	538	403	520	461	401	439
Tickets Closed	483	448	492	344	326	401	356	543	409	470	427	380	427

2016	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	AVG
Tickets Opened	296	383	306	355	351	444	419	455	406	470	497	457	403
Tickets Closed	319	354	266	375	322	437	432	458	374	456	403	475	389

Monthly Highlights

D&C: Responded to 24 after hour's calls--totalled 48.5 hrs; conducted 6 backflow tests for private businesses.

Streets & Storms: Coordinated with P&R to completed work on the Greenway extension behind Wayne Memorial Hospital; removed fencing and installed 87 concrete markers from 2901 to 4343 McLain St - parallel to Hwy 70; hauled 45 tons top soil for P&R.

Bldg. Maint.: Ran CAT 6 and fiber for IT at Police Department and City Hall

Departments		2017												AVG
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Distribution & Collections	Utility Line Maint (1000-ft)	33.5	28.0	35.9	21.4	21.3	7.6	6.1	32.7	19.2	13.4	11.1	12.8	20.3
	Lines Camera'd (1000-ft)	4.5	17.5	6.3	10.7	15.2	8.1	12.5	11.1	12.3	12.3	13.3	6.5	10.9
	Water Repairs	42	20	27	35	28	28	20	30	22	23	39	29	28.6
	Sewer Repairs	55	48	105	100	90	19	14	26	39	12	9	5	43.5
	Hydrants Replaced/Fixed	24	18	64	53	38	24	45	32	58	38	40	8	36.8
	Meter Install/Changed	48	37	43	19	55	41	18	34	20	42	34	18	34.1
Bldg Maint.	Radio, Electrical, Bldg	164	108	136	137	156	155	126	174	176	128	183	117	146.7
	Sign Repairs	65	96	61	46	70	75	72	33	53	91	25	28	59.6
Garage	Total Work Orders	334	320	387	304	277	299	292	415	280	370	290	260	319.0
	Total Fuel Cost (x1000)	\$ 57	\$ 51	\$ 56	\$ 49	\$ 55	\$ 58	\$ 50	\$ 68	\$ 58	\$ 60	\$ 54	\$ 41	54.8
Solid Waste	Refuse (x1000 tons)	0.9	0.7	0.9	0.8	0.9	0.9	0.9	0.9	0.8	0.9	0.8	0.8	0.9
	Recyclables (tons)	70	86	83	107	116	88	81	117	110	106	88.5	111	97.0
	Leaf-n-Limbs (x1000 tons)	0.7	0.8	0.9	0.8	1.0	0.8	0.8	0.9	0.9	0.8	1.0	1.2	0.9
Cemetery Funerals		3	6	3	5	6	2	8	5	6	3	5	5	4.8
Streets & Stormwater	Utility Cut Repairs	15	25	11	13	5	17	24	17	13	6	13	15	14.5
	Pot Hole Repairs	57	42	52	48	57	24	72	64	46	95	41	10	50.7
	Streets Swept (miles)	144	113	110	60.5	246	128	142	65	93.6	155	160	132	129.1
	ROW Mowing (ac)	0	0	0	16.0	28.0	8.0	23.5	12.0	5.0	26.0	36	0	12.9
	City-Owned Lots Mowing	0	0	0	101	123	211	266	182	190	175	72	0	110.0
2016														
Distribution & Collections	Utility Line Maint (1000-ft)	4.5	6.0	16.3	5.8	14.2	4.0	7.4	27.7	39.3	29.2	11.1	28.1	16.1
	Lines Camera'd (1000-ft)	4.2	16.7	5.6	3.2	3.4	2.5	0.0	1.0	4.6	7.3	10.7	7.6	5.6
	Water Repairs	28	19	26	21	21	44	21	30	16	10	43	27	25.5
	Sewer Repairs	5	4	10	4	4	3	5	6	5	4	34	52	11.3
	Hydrants Replaced/Fixed	22	8	18	37	8	42	29	23	15	4	12	18	19.7
	Meter Install/Changed	66	67	71	43	52	33	51	58	25	20	34	38	46.5
Bldg Maint.	Radio, Electrical, Bldg	149	142	52	100	183	119	138	213	206	103	115	138	138.2
	Sign Repairs	39	56	74	74	61	67	72	70	61	53	65	66	63.2
Garage	Total Work Orders	337	273	288	301	371	304	353	362	296	368	227	307	315.6
	Total Fuel Cost (x1000)	\$ 58	\$ 49	\$ 53	\$ 51	\$ 55	\$ 48	\$ 57	\$ 62	\$ 45	\$ 66	\$ 38	\$ 48	52.5
Solid Waste	Refuse (x1000 tons)	0.9	0.9	1.1	1.0	0.8	0.9	0.8	0.9	0.9	0.8	1	1.1	0.9
	Recyclables (tons)	101	96	99	77	104	104	95	89	93	80	109	95	95.2
	Leaf-n-Limbs (x1000 tons)	0.6	0.5	1.6	0.8	1.0	1.0	0.9	0.8	0.8	0.7	1	1.2	0.9
Cemetery Funerals		7	6	6	8	6	10	7	7	6	3	4	10	6.7
Streets & Stormwater	Utility Cut Repairs	0	8	16	0	21	25	6	19	2	9	11	1	9.8
	Pot Hole Repairs	100	111	52	151	58	97	30	37	19	31	36	74	66.3
	Streets Swept (miles)	93.3	125	129	83.4	174	193	126	193	93	143	139	102	132.9
	ROW Mowing (ac)	0	0	9	27.0	44.0	63.0	55.0	38.5	24.0	8.0	0	0	22.4
	City-Owned Lots Mowing	0	0	2	160	122	124	166	156	274	65	95	0	97.0

Public Utilities Department Monthly Report- December 2017

Report prepared by: Michael Wagner

Water Reclamation Facility

The Water Reclamation Facility operations are proceeding smoothly. The average daily flows for December were 7.24 MGD. All of the city's 26 pump stations are operating well with ongoing repairs due to Hurricane Matthew.

Water Treatment Plant

The Water Treatment Plant operations are proceeding smoothly.

Compost Facility

One hundred and four cubic yards of compost/mulch was sold in December 2017. The Compost Facility trommel screen is out of service due to motor failure and is expected to be repaired the third week of January.

Historical data for water and sewer volumes are in million gallons per day (MGD) and are average daily flows for each month.

2017 MGD	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Monthly Average
Water*	5.092	4.974	4.509	4.836	5.080	5.088	5.731	5.403	5.312	5.261	5.024	5.500	5.151
Sewer**	10.44	8.47	8.21	10.25	12.35	9.06	6.97	6.85	8.41	7.16	6.49	7.24	8.49
CY Compost	54	546	845	1484	923	836	496	394	538	564	86	104	572

*Water permit- 12.0 MGD; **Wastewater permit- 14.2 MGD

2016 MGD	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Monthly Average
Water*	4.491	4.592	4.682	4.712	4.933	5.174	5.067	5.155	5.135	5.104	4.845	5.188	4.923
Sewer**	12.99	16.24	10.37	8.01	9.07	6.98	7.32	6.62	8.34	14.81	8.80	8.34	9.82
CY Compost	482	88	610	496	1,234	510	626	572	404	134	308	154	468.2

*Water permit- 12.0 MGD; **Wastewater permit- 14.2 MGD

Finance Department
Monthly Report - December 2017

Finance Director

FY 2017-18

GENERAL FUND

		Actual to Date FY '16-17	Adjusted Budget FY '17-18	Actual to Date FY '17-18	YTD % Collected
Revenues					
Tax Revenues		\$ 7,652,440	\$ 16,338,000	\$ 6,689,018	40.94%
License & Permits		166,557	365,400	186,827	51.13%
Revenue Other Agencies		8,092,799	18,196,342	11,480,425	63.09%
Charges for Services		2,545,331	4,629,630	2,263,265	48.89%
Capital Returns		216,460	304,200	106,657	35.06%
Miscellaneous Revenues		160,217	1,148,000	104,047	9.06%
FB Withdrawal/PO Appropriation			6,496,214		
Total		\$ 18,833,804	\$ 47,477,786	\$ 20,830,239	43.87%
		Actual to Date FY '16-17	Adjusted Budget FY '17-18	Actual to Date FY '17-18	YTD % Collected
Departmental Expenditures					
Mayor/Council		\$ 151,892	\$ 400,856	\$ 206,746	51.58%
City Manager		329,831	1,104,555	400,749	36.28%
Human Resources Management		308,000	598,519	309,311	51.68%
Community Relations		62,803	137,539	94,380	68.62%
Paramount Theater		265,538	464,980	225,879	48.58%
Goldsboro Event Center		61,522	146,961	71,403	48.59%
Inspections		369,084	926,411	516,148	55.71%
Downtown Development		219,478	375,304	169,820	45.25%
Information Technology		846,420	1,191,485	591,647	49.66%
Public Works - Adm.		246,871	444,715	183,408	41.24%
Garage		1,050,565	2,161,402	1,048,350	48.50%
Garage Credits		(636,727)	(1,650,000)	(563,201)	34.13%
Building & Traffic Maint.		299,348	539,164	287,869	53.39%
Cemetery		173,215	336,786	163,501	48.55%
Finance		588,031	1,313,583	561,909	42.78%
Office Supplies Credits		(3,505)	(9,000)	(3,474)	38.60%
Planning & Redevelopment		832,321	1,376,216	566,611	41.17%
Postage Credits		(8,707)	(30,000)	(9,771)	32.57%
Streets & Storms - General		902,943	1,916,144	886,607	46.27%
Streets & Storms - Utilities		333,530	529,200	253,663	47.93%
Street Paving		217,125	75,000	0	0.00%
Solid Waste		1,467,392	2,886,473	1,526,098	52.87%
Engineering		434,456	974,627	484,624	49.72%
Fire Department		3,013,946	7,602,315	3,229,872	42.49%
Police Department		4,440,330	9,978,337	4,743,637	47.54%
Special Expense Fees		2,662,236	8,959,600	5,799,083	64.72%
Parks & Recreation		1,685,489	4,025,165	1,693,825	42.08%
Golf Course		354,269	701,449	355,608	50.70%
Total		\$ 20,667,696	\$ 47,477,786	\$ 23,794,301	50.12%

UTILITY FUND					
		Actual to Date	Adjusted Budget	Actual to Date	YTD %
Revenues		FY '16-17	FY '17-18	FY '17-18	Collected
Charges for Services		\$ 7,446,495	\$ 15,640,500	\$ 7,665,320	49.01%
Capital Returns		11,662	21,193	16,134	76.13%
Miscellaneous Revenues		115,943	913,000	1,670,057	182.92%
FB Withdrawal/PO Appropriation			\$ 7,814,638	\$ -	0.00%
Total		\$ 7,574,100	\$ 24,389,331	\$ 9,351,510	38.34%
		Actual to Date	Adjusted Budget	Actual to Date	YTD %
Departmental Expenditures		FY '16-17	FY '17-18	FY '17-18	Collected
Distribution & Collections		\$ 1,480,786	\$ 3,548,176	\$ 1,370,620	38.63%
Water Treatment Plant		2,068,622	4,771,976	1,952,255	40.91%
Water Reclamation Plant		2,576,004	7,521,742	2,350,606	31.25%
UF - Capital		307,792	7,588,119	2,593,302	34.18%
Compost Facility		257,875	959,318	462,544	48.22%
Total		\$ 6,691,079	\$ 24,389,331	\$ 8,729,327	35.79%
DOWNTOWN DISTRICT FUND					
		Actual to Date	Adjusted Budget	Actual to Date	YTD %
Revenues		FY '16-17	FY '17-18	FY '17-18	Collected
Tax Revenues		\$ 24,832	\$ 71,236	\$ 19,029	26.71%
Capital Revenue		87	90	199	221.11%
FB Withdrawal/PO Appropriation			11,323		
Total		24,919	82,649	19,228	23.26%
		Actual to Date	Adjusted Budget	Actual to Date	YTD %
Departmental Expenditures		FY '16-17	FY '17-18	FY '17-18	Spent
Downtown District		\$ 39,729	\$ 82,649	\$ 12,816	15.51%
Total		\$ 39,729	\$ 82,649	\$ 12,816	15.51%
OCCUPANCY TAX FUND					
		Actual to Date	Adjusted Budget	Actual to Date	YTD %
Revenues		FY '15-16	FY '16-17	FY '16-17	Collected
Occupancy Tax/Civic Center		\$ 352,802	\$ 675,000	\$ 337,504	50.00%
Occupancy Tax/Travel & Tourism		88,201	165,000	84,376	51.14%
County of Wayne Occupancy Tax		22,586	165,000	98,282	
Capital Returns/Misc./Property Sale		\$ 1,856	\$ 42,052	\$ 5,751	0.00%
FB Withdrawal/PO Appropriation		\$ -	\$ 745,691		
Total		\$ 465,445	\$ 1,792,743	\$ 525,913	29.34%
		Actual to Date	Adjusted Budget	Actual to Date	YTD %
Departmental Expenditures		FY '15-16	FY '16-17	FY '16-17	Collected
Civic Center		\$ 207,524	\$ 1,462,643	\$ 826,425	56.50%
Travel & Tourism		110,170	330,100	182,830	55.39%
Total		\$ 317,694	\$ 1,792,743	\$ 1,009,255	56.30%

STORMWATER FUND					
		Actual to Date	Adjusted Budget	Actual to Date	YTD %
Revenues		FY '16-17	FY '17-18	FY '17-18	Collected
Stormwater Fee		\$ -	\$ 1,073,672	\$ 245,708	22.88%
FB Withdrawal/PO Appropriation					
Total		-	1,073,672	245,708	22.88%
		Actual to Date	Adjusted Budget	Actual to Date	YTD %
Departmental Expenditures		FY '16-17	FY '17-18	FY '17-18	Spent
Stormwater Division		\$ -	\$ 1,073,672	\$ 159,468	14.85%
Total		\$ -	\$ 1,073,672	\$ 159,468	14.85%

PLANNING DEPARTMENT
MONTHLY REPORT – DECEMBER, 2017

Prepared by: Sally Johnson

General Tasks

During the month of December, the Planning staff reviewed and signed off on all commercial and residential building and sign permits. Staff continues to prepare for upcoming meetings and has overseen contracted projects for the MTP Update, a marketing contract for GWTA and landscaping maintenance for Welcome to Goldsboro signs. On-going projects include tree and stump removal, preparation of transportation-related documents and preparation of case reports. Work has continued on having case files scanned into the City's system. The City received 64 hours of Community Service work. Code Enforcement is now issuing \$25.00 **parking violation tickets** within the downtown area or upon notification elsewhere in the City. During the month of December, 2 tickets were issued. Only one ticket was paid in December. Staff, along with IT, will be working towards having unpaid tickets linked to DMV in order to require payment prior to issuance of a yearly license.

Parked in Wrong Direction	
Parked in Proximity to Fire Hydrant	
Parked in a Prohibited Area (No Parking Zone)	
Other (Bus Loading Zone, Crosswalk, Sidewalk)	2

2017

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total	Average
Planning Commission Cases	7	6	4	5	8	0	6	8	5	7	8	5	69	6
Historic District Comm. Cases	0/1	1/3	0/2	0/0	0/4	2/1	1/4	1/3	2/4	3/2	3/2	3/3	16/28	1/2
Code Enforcement														
Grass Cutting	0	0	0	35/ \$2,010	70/ \$4,075	77/ \$5,030	91/ \$5,080	61/ \$3,445	68/ \$3,970	43/ \$2500	20/ \$1135	1/ \$40	466/ \$27,255	39/ \$2271
Junk Vehicles Tagged/Towed	37/7	18/4	0/7	0/3	24/0	18/6	0/8	0/4	0/7	0/3	32/6	0/0	129/5 5	12/5
Illegal Signs Removed	76	57	65	24	18	119	160	62	24	59	173	96	933	78
Bags of Litter Picked Up	73	516	758	749	322	435	411	262	321	362	253	423	4,885	407

2016

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total	Average
Planning Commission Cases	5	2	6	6	5	4	9	6	4	0	4	4	55	5.0
Historic District Comm. Cases	0/1	1/1	2/0	1/0	2/0	0/0	0/0	1/2	0/1	0/0	3/0	0/1	10/6	.8/.5
Code Enforcement														
Grass Cutting	8/ \$375	0/\$0	0/\$0	26/ \$1,320	72/ \$3,830	97/ \$5,135	63/ \$3,750	102/ \$5,750	62/ \$3505	24/ \$1,135	13/ \$685	0/\$0	467/ \$25,485	39/ \$2,124
Junk Vehicles Tagged/Towed	0/6	8/0	18/2	35/4	24/6	20/0	8/0	18/3	28/6	20/6	30/1	0	209/ 34	17/3
Illegal Signs Removed	48	124	60	14	40	60	42	6	8	22	130	39	593	49

**ENGINEERING DEPARTMENT
MONTHLY REPORT – DECEMBER 2017**

Prepared by: Guy M. Anderson, P. E.

Stoney Creek Sanitary Sewer Outfall Rehabilitation Project

- Project is complete;
- Staff processing CWMTF documents for final reimbursement and project closeout.

Stoney Creek Stream Enhancement – Phase II

- City Engineer is preparing CWMTF cost report, payment request, and required documentation for project reimbursement;

Stoney Creek Greenway

- Staff is currently working through the Preliminary Engineering portion of this project;
- Construction is anticipated to be complete at the end of 2018.

Phase IV Sewer Collection Rehabilitation

- Start of construction anticipated Summer 2018.

Center/Holly Street Water Tank Painting

- Start of construction has been updated to early Spring of next year due to Christmas lighting;
- Staff completed plans and specifications with a scheduled bid opening for February 5, 2018.

2017 Street Paving Project

- Paving improvements for Humphrey Street and Dakota Street are completed.

2017-2018 Bituminous Concrete Street Resurfacing Project

- Construction is approximately 90% complete.

Union Station

- Staff completed plans and specifications for Union Station roof repair with a scheduled bid opening of January 16, 2018.

SJAFB Sewer Outfall Improvements

- Staff is preparing design plans and bid documents to replace the sewer line from SJAFB to the Stoney Creek Sewer Outfall;
- Staff is coordinating with SJAFB staff to install a flow meter to estimate amount of bypass pumping required;
- Anticipated bid advertisement is February/March 2018.

Glenwood Trail Storm Drain Replacement Project

- Field survey work is underway for this project for the ditch extending along the rear of 108 South Glenwood Trail to 220 South Glenwood Trail;
- Funding is provided by a \$285,000 Golden Leaf Foundation Grant.

2018 Street Improvement Project

- Field survey work is underway for this paving project pertaining to Oak Hill Drive from North Berkeley Boulevard to Green Drive and East Chestnut Street from South Slocumb Street to South Leslie Street.

Best Management Practices (BMPs) Inspections

- Approximately 220 BMPs have been approved and 162 BMPs have been constructed to date;
- All BMP inspections have been completed through the month December 2017.

Goldsboro Fire Department

Monthly Report – December 2017

Report Prepared By: James Farfour JF/CL

Fire Prevention and Outreach

- December 1st – Station Tour – Station 1 – Make a Wish for Reid Martin
- December 2nd – Eng. 1 Participated in the Goldsboro Christmas Parade
- December 7th – Station Tour – Station 1 – Dillard Academy Charter School
- December 12th – Public Education – Meadow Lane Elementary School
- December 21st – Station Tour – Station 1

Working Structure Fires

- 12/2 – 315 E. Walnut St.
- 12/10 – 1705 E. Mulberry St.
- 12/11 – 212 E. Holly St.
- 12/14 – 1617 Boyette Dr.
- 12/18 – 306 N. Audubon Ave.
- 12/19 – 919 Hugh St. Apt. A
- 12/21 – 713 S. Slocumb St.

Working Vehicle Fires

- 12/4 – 701 Stevens Mill Rd.
- 12/9 – S Andrews Ave. & S Oleander Ave.
- 12/19 – W. Ash St. & N. Georgia Ave.

<u>2017</u>	<u>Jan.</u>	<u>Feb.</u>	<u>Mar.</u>	<u>Apr.</u>	<u>May</u>	<u>Jun.</u>	<u>Jul.</u>	<u>Aug.</u>	<u>Sept.</u>	<u>Oct.</u>	<u>Nov.</u>	<u>Dec.</u>	<u>Avg.</u>
Total Incidents:	268	227	226	206	212	194	204	177	210	218	192	204	212
Structure Fires:	3	4	6	2	2	3	4	4	0	4	4	7	4
EMS Calls:	112	100	99	84	71	69	70	65	86	88	52	79	81
Vehicle Accidents:	33	35	40	35	38	37	29	27	34	43	38	40	36
Fire Alarms:	53	35	38	36	43	43	55	42	43	36	36	32	41
Other:	67	53	43	49	58	42	46	39	47	47	62	46	50
Training Hours:	3209	2870	3457	2153	2001	2020	1532	1686	1587	2496	1939	1286	2186
Safety Car Seat Checks:	6	16	10	8	12	11	5	13	53	6	2	6	12
Inspections:	31	57	53	56	113	120	99	113	70	51	63	37	72
<u>2016</u>	<u>Jan.</u>	<u>Feb.</u>	<u>Mar.</u>	<u>Apr.</u>	<u>May</u>	<u>Jun.</u>	<u>July</u>	<u>Aug.</u>	<u>Sept.</u>	<u>Oct.</u>	<u>Nov.</u>	<u>Dec.</u>	<u>Avg.</u>
Total Incidents:	192	218	216	230	243	229	238	242	247	317	231	219	235
Structure Fires:	5	5	3	8	9	6	3	5	3	2	4	6	5
EMS Calls:	74	68	94	90	81	88	87	80	71	92	87	73	82
Vehicle Accidents:	24	55	45	41	39	36	39	35	51	46	42	44	41
Fire Alarms:	37	30	33	46	60	37	49	52	57	72	35	36	45
Other:	52	60	41	45	54	62	60	70	65	105	61	60	61
Training Hours:	2148	2077	2210	2081	1688	1798	1535	1498	1829	971.5	1426	941.5	1683
Safety Car Seat Checks:	4	1	5	8	3	11	2	16	28	0	11	3	8
Inspections:	45	90	89	87	100	106	96	84	82	37	59	37	76

Note: Other Fire Calls includes Good Intent Calls, Bomb Scares, Vehicle Fires, Cooking Fires, False Alarms, Assist GPD, Service Calls, Haz-Mat Calls, Grass Fires and Unauthorized Burning.

Goldsboro Police Department

Monthly Report -December 2017

Report Prepared by: Michael D. West MDW/KB

Total UCR offenses (homicide, rape, robbery, assault, burglary, motor vehicle theft and arson for December 2017 were 238 compared to 218 for November 2017.

Property with an estimated value of \$176,417 was reported stolen while property with an estimated value of \$61,759 was recovered.

Officers arrested 185 people and 200 citations were issued during the month. There were 27 drug -related charges.

There were 2 report(s) of assault on an officer.

Revenue collected for December, 2017 included:

Police Reports	\$110.00
Fingerprints	\$40.00

UCR COMPARISON & TREND															
	2017	Jan	Feb	Mar	Apr	May	Jun	July	Aug.	Sept	Oct	Nov	Dec	Total	AVG
OFFENSE															
Homicide		1	0	0	0	4	0	0	0	0	2	3	1	11	0.9
Rape(&attempts)		0	0	0	0	0	1	0	0	0	0	0	0	1	0.1
Robbery		8	6	9	2	3	10	5	10	2	7	7	12	81	6.8
Aggravated Assault		17	23	25	12	18	13	9	20	21	21	20	14	213	17.8
Simple Assault		24	29	35	38	31	29	48	46	42	24	23	18	387	32.3
Breaking & Entering		24	25	29	45	35	23	34	18	34	23	42	43	375	31.3
Larceny		145	104	126	105	135	122	140	142	122	131	113	141	1526	127.2
Motor Vehicle Theft		7	1	9	3	4	9	7	8	0	2	8	7	65	5.4
Arson		0	0	0	0	0	0	0	0	0	0	1	2	3	0.3
TOTALS		226	188	233	205	230	207	243	244	221	210	217	238	2662	221.8
	2016	Jan	Feb	Mar	Apr	May	Jun	July	Aug.	Sept	Oct	Nov	Dec	Total	AVG
OFFENSE															
Homicide		1	1	0	0	1	1	4	0	0	1	2	0	11	0.9
Rape(&attempts)		0	0	1	1	0	0	1	0	0	0	0	0	3	0.3
Robbery		11	5	4	8	7	9	4	8	5	7	5	11	84	7.0
Aggravated Assault		19	20	33	22	16	40	15	22	15	54	17	34	307	25.6
Simple Assault		48	32	32	41	25	40	43	21	38	36	28	27	411	34.3
Breaking & Entering		63	38	56	36	41	29	36	29	24	47	47	37	483	40.3
Larceny		132	111	89	127	126	111	143	124	80	141	132	117	1433	119.4
Motor Vehicle Theft		8	8	7	3	11	11	10	11	6	10	6	12	103	8.6
Arson		0	0	1	1	0	1	0	1	0	0	0	1	5	0.4
TOTALS		282	215	223	239	227	242	256	216	168	296	237	239	2840	236.7



Prepared by: *W. Scott Barnard* SB/FLB/PM

Although P&R planned for the annual, Jingle in the Park- we were weather delayed two separate weekends- and ultimately had to cancel. We hosted pictures with Santa at WA Foster in lieu. Our senior group took a trip to Cary to see the Chinese lantern festival with 24 attendees. WA Foster hosted 4 Goldsboro Heat basketball games which drew players from our homeschool leagues.

[illegible][illegible]



Travel & Tourism Department
Monthly Report – December 2017
Prepared by: Ashlin Glatthar

- ♣ 70 inquiries were fulfilled for the month of December by the TTO.
- ♣ Total hotel revenue generated in October was \$1,390,666, which is down -34% over last year's earnings due to the exceptional hotel needs generated from Hurricane Matthew. December earnings report not released at this time.
- ♣ For the month, TTO Facebook page has had 70 new page likes. Posts have reached over 31,000 people with an audience that is 65% non-local and 35% local. Instagram page has 12 new followers. Twitter page has gained 2 new followers. Radio advertisements' impressions exceeded 7,500 for regional listeners.
- ♣ The TTO has sold 39 "I Heart Jet Noise" T-shirts to date.
- ♣ Ashlin continues to participate in the Strategic Planning team meetings for the City of Goldsboro to craft the goals, objectives, and initiatives. Working with the IT department, she completed the promotional video for the plan. The team conducted an internal survey among the staff to vote on the name of the plan, and Grow Goldsboro was the winning title.
- ♣ In response to the submitted proposal to host the 2019-2020 MST Gathering of Friends Conference, Goldsboro was selected as a finalist. Ashlin worked with sister departments and organizations such as the Paramount, DGDC, Parks & Rec, Arts Council, Cliffs of the Neuse, and Waynesborough Park to organize a site visit on December 1st. The visit was successful based on the positive feedback from the decision makers. The MST will make their final decision in January.
- ♣ TTO attended the large staff meeting on December 5th at the GEC.
- ♣ On December 7th, Ashlin met with hoteliers interested in buying the Serena Inn to renovate and rebrand as a Baymont Suites by Wingate property.
- ♣ TTO finalized a holiday promotional video launched on social media platforms on December 6th leading to 7,700 views.
- ♣ As a result of the GTC & TDA board voting to implement the marketing plan for the Maxwell Center, a fleet of 6 billboards have gone up in ENC, 60 radios ads + interviews per month are ongoing, paid social media ads, and several local and regional publications have featured the venue.
- ♣ Ashlin continues to work with IT and Jim Hinnant to capture b-roll video footage of sporting events to use for a sport tourism video. Soccer activity was filmed at the Wilson Soccer Complex, and a swimming tournament at the Goldsboro YMCA was also captured in December.
- ♣ On December 14th, Ashlin and James Wade of the Maxwell Center attended the AENC Tradeshow in the Raleigh Convention Center to promote the new venue and the city to meeting planners from across NC. Over 250 planners attended, and 80 stopped in the Goldsboro/Maxwell Center booth to learn more about Goldsboro and the Maxwell Center.
- ♣ Ashlin met with local hoteliers on December 23rd to share updates and information, as well as listen to any concerns hoteliers are experiencing in current market. Due to inclement weather, a large soccer tournament was cancelled resulting in over 1,000 room night cancellation in our area. The market has also not been able to compete with the YOY difference in room nights generated from Hurricane Matthew in Oct-Dec 2016.

Occupancy Tax Collections YTD

	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June	YTD	Average
2017-18	\$81,794	\$70,849	\$71,323	\$66,920	\$68,268	60,726							\$419,988	\$69,980
2016-17	\$69,073	\$77,434	\$67,869	\$58,613	\$86,744	\$87,662	\$63,904	\$60,529	75,368	68,577	64,312	64,218	\$844,303	\$70,359
2015-16	\$61,028	\$63,983	\$60,865	\$59,833	\$38,804	\$76,708	\$51,604	\$40,667	\$53,901	74,014	64,909	66,722	\$712,498	\$59,375

CITY OF GOLDSBORO
AGENDA MEMORANDUM
JANUARY 22, 2018 COUNCIL MEETING

SUBJECT: Amendment to Goldsboro's Code of Ordinances Title V-
Public Utilities, Chapter 54: Stormwater Management Utility

BACKGROUND: Faced with ever-increasing stormwater related expenses driven by aging infrastructure and additional regulatory requirements under the National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) permit program the City of Goldsboro (City) established a Stormwater Management Utility program in July 2017. The program was partially implemented with the understanding various sections, mostly pertaining to non-single family residential properties, needed more research prior to full implementation.

DISCUSSION: The City has since contracted with an experienced stormwater management consultant to address and work through those areas of interest over the past six months. As a result, concerns regarding fees, credits, exemptions and appeals have been addressed in the proposed amendment.

The amendment includes establishing a declining block fee schedule based on total Equivalent Residential Units (ERUs) for non-single family residential properties. The rates presented were approved by City Council in December 2017. There are also options for billing various non-single family residential properties. Where there are multiple individual utility accounts and the allocated impervious area is comparable to single-family residential properties, each account will be billed the same rate as a single-family residential property.

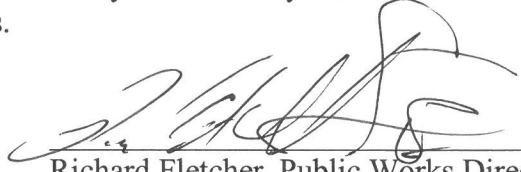
Additionally, credits will be given for functioning Best Management Practices (BMPs) that treat 100% or more of the runoff from a non-single family resident parcel. The credit can range from 10% to 20%.

An appeal process has also been included. Appeals of administrative decisions made by the Public Works Director will be heard by the City Manager. Appeals to the City Manager's determination constitute a quasi-judicial process and will be heard by the Board of Adjustment.

RECOMMENDATION:

It is recommended that the City Council adopt the attached Ordinance amending Title V, Chapter 54-Stormwater Management Utility of the City of Goldsboro's Code of Ordinances.

Date: 1-23-18


Richard Fletcher, Public Works Director

Date: 1-17-18


Scott Stevens, City Manager

ORDINANCE NO. 2018-____

AN ORDINANCE AMENDING TITLE V PUBLIC UTILITIES, CHAPTER 54
STORMWATER MANAGEMENT UTILTIY, TO REFLECT NEW RATE AND FEE
SCHEDULES, ESTABLISH CREDITS AND PROVIDE AN APPEAL PROCESS

WHEREAS, the City of Goldsboro recently implemented a stormwater management utility; and

WHEREAS, the City Ordinance currently does not differentiate between residential and non-single family residential properties; and

WHEREAS, the City Ordinance does not provide an appeal process; and

WHEREAS, the City wishes to give credit for implementing non-single family residential best management practices; and

WHEREAS, the City Council directed staff to update the newly approved non-single family residential fees,

BE IT HEREBY ORDAINED by the City Council of the City of Goldsboro, North Carolina, that Title V: §54 of the City of Goldsboro Code of Ordinances be amended as outlined below:

1. Title V: § 54.02 – **Added Definitions**

“Best Management Practice (BMP). Measures or practices used to reduce the amount of pollution entering surface waters. BMPs can be structural or non-structural and may take the form of a process, activity, physical structure or planning. Structural BMPs refer to physical structures that reduce the amount of pollution entering surface waters. Structural BMPs include structures such as detention/retention ponds, swales, rain gardens, infiltration basins, and rain barrels.”

“Non-single family residential property. Developed property not defined as a single family residential property.”

2. Title V: § 54.05(B)(1) – **Revised Sub-paragraph**

(A) Stormwater utility service fees shall accrue on the date determined by City Council and set forth in the city schedule of rates and fees. Stormwater utility service fees shall apply to all land as presented in section 54-04, whether public or private. Exemptions shall not be allowed based on age, tax exemption, or other status of an individual or organization., ~~except as set forth in section 54-06.~~

3. Title V: § 54.05(B)(2) – **Insert existing and proposed fee schedule into Ordinance Sub-paragraph**

(1) Stormwater utility service fees shall be based on a commonly accepted rate unit for stormwater utilities, the equivalent residential unit (ERU). The ERU is used to relate a base rate fee charged to a single-family residential property to that charged to a non-single-family residential property. The city's ERU is 3,000 square feet of impervious surface area. The ERU is determined by analyzing digital photographs and, for verification purposes, performing field checks of a representative sample of single-family residences within the city limits

- i. All single family residential properties will be charged 1 ERU per month
- ii. All non-single family residential properties will be charged based on the number of ERUs on the property.

Stormwater Utility Fee Rates

<u>Number of ERUs</u>	<u>Monthly Rate per ERU</u>
<u>First 60</u>	<u>\$ 4.50</u>
<u>61st to 100th</u>	<u>\$ 3.00</u>
<u>101st to 150th</u>	<u>\$ 2.00</u>
<u>Above 150th</u>	<u>\$ 1.00</u>

4. Title V: § 54.05(B)(3) – **Remove Sub-paragraph**

~~(2) The base rate fee shall be contained in the city schedule of rates and fees, a copy of which is located in the office of the City Clerk and is incorporated by reference herein.~~

5. Title V: § 54.06 – **Insert paragraphs into reserved section.**

Section 54-06 – Credits ~~and caps.~~ **Reserved.**

“Stormwater utility fee credits will be made available to developed non-single family residential properties with structural BMPs that treat at least 100% of runoff from the parcel. Credit for either a 10% or up to a total of 20% reduction in the stormwater utility fee will be given, as long as the property meets the eligibility requirements and the BMP meets the appropriate treatment requirements and is being properly maintained. The credit percentage is applied after the complete stormwater bill is calculated.

Credit eligibility, application, approval, and expiration criteria and procedures are documented in the Stormwater Utility Fee Policies.”

6. Title V: § 54.07(B) – **Revised Sub-paragraph**

(B) As the general rule, stormwater utility bills for a property that receives other city-provided utilities shall be sent to the customer receiving such service. ~~However, where multiple utility accounts exist for a single parcel and~~

~~boundaries between impervious areas for individual accounts cannot be identified, or the impervious area of a single account equates to less than one ERU, the stormwater utility bill will be sent to the property owner.~~ “Billing for parcels or groups of adjacent and associated parcels with multiple utility accounts may be done as a separate bill to each account with the impervious area allocated among the accounts. Where this allocation results in an amount of impervious area allocable to a given account that is similar to that for a single family residential property, the account will be billed the same way as a single family residential property.”

7. Title V: § 54.10 – **Revised Reserved Sub-paragraph for Appeal Process**

Section 54-10 - Appeal. ~~Reserved.~~

“For the purposes of the stormwater utility fee, any person who disagrees with any final determination of the Public Works Director in the administration of the fee with regards to classification of parcels, stormwater fees, application of credits, final administrative policies, or procedures, and other matters related to the administration of the stormwater utility have thirty (30) days from the date of notification of such determination to apply for a hearing.

All appeals of administrative determinations are to be heard by the City Manager.

Appeals to the City Manager’s determination constitute a quasi-judicial process and will be heard by the Board of Adjustment.”

WHEREAS, this Ordinance is adopted in the interest of public health, safety and general welfare of the residents of the City of Goldsboro, North Carolina, and shall be in full force and effect from and after its adoption.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Goldsboro, that this Ordinance shall take effect on this _____ day of _____ 2018.

Approved as to form only:

Reviewed by:

City Attorney

City Manager

ORDINANCE NO. 2018- 3

AN ORDINANCE AMENDING TITLE V PUBLIC UTILITIES, CHAPTER 54
STORMWATER MANAGEMENT UTILTIY, TO REFLECT NEW RATE AND FEE
SCHEDULES, ESTABLISH CREDITS AND PROVIDE AN APPEAL PROCESS

WHEREAS, the City of Goldsboro recently implemented a stormwater management utility; and

WHEREAS, the City Ordinance currently does not differentiate between residential and non-single family residential properties; and

WHEREAS, the City Ordinance does not provide an appeal process; and

WHEREAS, the City wishes to give credit for implementing non-single family residential best management practices; and

WHEREAS, the City Council directed staff to update the newly approved non-single family residential fees,

BE IT HEREBY ORDAINED by the City Council of the City of Goldsboro, North Carolina, that Title V: §54 of the City of Goldsboro Code of Ordinances be amended as outlined below:

1. Title V: § 54.02 – **Added Definitions**

“Best Management Practice (BMP). Measures or practices used to reduce the amount of pollution entering surface waters. BMPs can be structural or non-structural and may take the form of a process, activity, physical structure or planning. Structural BMPs refer to physical structures that reduce the amount of pollution entering surface waters. Structural BMPs include structures such as detention/retention ponds, swales, rain gardens, infiltration basins, and rain barrels.”

“Non-single family residential property. Developed property not defined as a single family residential property.”

2. Title V: § 54.05(B)(1) – **Revised Sub-paragraph**

(A) Stormwater utility service fees shall accrue on the date determined by City Council and set forth in the city schedule of rates and fees. Stormwater utility service fees shall apply to all land as presented in section 54-04, whether public or private. Exemptions shall not be allowed based on age, tax exemption, or other status of an individual or organization. ~~except as set forth in section 54-06.~~

3. Title V: § 54.05(B)(2) – **Insert existing and proposed fee schedule into Ordinance Sub-paragraph**

(1) Stormwater utility service fees shall be based on a commonly accepted rate unit for stormwater utilities, the equivalent residential unit (ERU). The ERU is used to relate a base rate fee charged to a single-family residential property to that charged to a non-single-family residential property. The city's ERU is 3,000 square feet of impervious surface area. The ERU is determined by analyzing digital photographs and, for verification purposes, performing field checks of a representative sample of single-family residences within the city limits

- i. All single family residential properties will be charged 1 ERU per month
- ii. All non-single family residential properties will be charged based on the number of ERUs on the property.

Stormwater Utility Fee Rates

<u>Number of ERUs</u>	<u>Monthly Rate per ERU</u>
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<u>Above 150th</u>	<u>\$ 1.00</u>

4. Title V: § 54.05(B)(3) – **Remove Sub-paragraph**

~~(2) The base rate fee shall be contained in the city schedule of rates and fees, a copy of which is located in the office of the City Clerk and is incorporated by reference herein.~~

5. Title V: § 54.06 – **Insert paragraphs into reserved section.**

Section 54-06 – Credits ~~and caps. Reserved.~~

“Stormwater utility fee credits will be made available to developed non-single family residential properties with structural BMPs that treat at least 100% of runoff from the parcel. Credit for either a 10% or up to a total of 20% reduction in the stormwater utility fee will be given, as long as the property meets the eligibility requirements and the BMP meets the appropriate treatment requirements and is being properly maintained. The credit percentage is applied after the complete stormwater bill is calculated.

Credit eligibility, application, approval, and expiration criteria and procedures are documented in the Stormwater Utility Fee Policies.”

6. Title V: § 54.07(B) – **Revised Sub-paragraph**

(B) As the general rule, stormwater utility bills for a property that receives other city-provided utilities shall be sent to the customer receiving such service. ~~However, where multiple utility accounts exist for a single parcel and boundaries between impervious areas for individual accounts cannot be identified, or the impervious area of a single account equates to less than one ERU, the stormwater utility bill will be sent to the property owner.~~ “Billing for parcels or groups of adjacent and associated parcels with multiple utility accounts may be done as a separate bill to each account with the impervious area allocated among the accounts. Where this allocation results in an amount of impervious area allocable to a given account that is similar to that for a single family residential property, the account will be billed the same way as a single family residential property.”

Section 54-10 - Appeal. Reserved.

“For the purposes of the stormwater utility fee, any person who disagrees with any final determination of the Public Works Director in the administration of the fee with regards to classification of parcels, stormwater fees, application of credits, final administrative policies, or procedures, and other matters related to the administration of the stormwater utility have thirty (30) days from the date of notification of such determination to apply for a hearing.

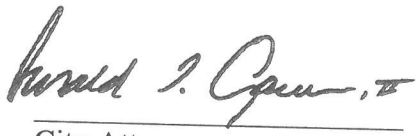
All appeals of administrative determinations are to be heard by the City Manager.

Appeals to the City Manager’s determination constitute a quasi-judicial process and will be heard by the Board of Adjustment.”

WHEREAS, this Ordinance is adopted in the interest of public health, safety and general welfare of the residents of the City of Goldsboro, North Carolina, and shall be in full force and effect from and after its adoption.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Goldsboro, that this Ordinance shall take effect on this 22nd day of January 2018.

Approved as to form only:



City Attorney

Reviewed by:



City Manager

CITY OF GOLDSBORO

AGENDA MEMORANDUM

JANUARY 22, 2018 COUNCIL MEETING

SUBJECT: Site and Landscape Plan – Car Wash (J. L. Gurley)

BACKGROUND: The property is located on the west side of North William Street between Orange Street and Eleventh Street.

Frontage: 128.5 ft.
Depth: 200 ft. (average)
Area: 0.59 Acres
Zoning: General Business

The applicant proposes the development of a two-bay automated car wash. Only one bay will be developed initially.

The site is located between Greenleaf Grace Village and a children's entertainment venue.

DISCUSSION: A mechanical room is proposed between the two car wash bays. Access to the site was proposed initially through two curb cuts with the northernmost curb cut for entrance only traffic and the southernmost curb cut for exiting only.

Hours of Operation: 24 Hours, 7 days per week;

The developer has indicated that there will be no vacuums at the site.

NCDOT has reviewed the plans and recommends that the developer provide only one curb cut for both right-in, right-out access. With the upgrading of North William Street, a median will be installed which will prevent left turn movements into and out of the site.

A concrete driveway with curb and gutter would extend in a semi-circular configuration for entering the car wash area after paying at a designated pay station. A grassed area would be maintained between the drive aisles.

The property will be served by City water and sanitary sewer. The development will include a 1,000-gallon oil/water

interceptor which will filter water before entering the City's storm sewer system.

Because less than one-half acre of land is being disturbed, stormwater calculations will not be required.

The submitted landscape plan indicates Two Autumn Fantasy Maples to serve as street trees. Additionally Type A (5 ft. wide) buffers are shown to the north and south which will contain a combination of Maples, Arborvitae, Loropetalum and Carissa Hollies. There is an existing wooded area at the rear which will remain along with Carissa Hollies and one Arborvitae to serve at the Type A buffer.

Within the grassed area, Dwarf Hollies and Snow Goose Flowering Cherry trees will serve as the vehicular surface area buffer.

The Planning Commission, at their meeting held on December 18, 2017, recommended approval of the revised site and landscape plans which show only one curb cut to serve the property.

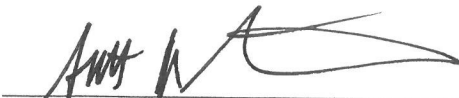
After concerns were expressed by the adjoining owner (Greenleaf Church), the Council, on January 8, 2018, deferred action on this request. Staff has discussed the matter with both the adjoining owner and the applicant and both are satisfied with the proposed development as revised.

RECOMMENDATION: By motion, accept the recommendation of the Planning Commission and approve the site and landscape plans subject to revision to show one curb cut providing right-in, right-out access from North William Street.

Date: 1/17/18


Interim Planning Director

Date: 1-17-18


City Manager

SITE PLAN
John Gurley - Car Wash



SITE PLAN
John Gurley - Car Wash





PROPERTY: ZONED GENERAL BUSINESS (GB)
 (CITY OF GOLDSBORO)
 PROJECT: LANDSCAPE PLAN
 SHEET: 2 OF 2
 DATE: 1-2-2018
 SCALE: 1" = 20'

PH NUMBERS: 30024537 & 30024854
 REFERENCE: KID BOOK 3007 PAGE 21 PARCEL ONE & PARCEL TWO
 TOTAL AREA THAT = 27,220 SQUARE FEET OR 0.62 ACRES
 TOTAL IMPROVED AREA INCLUDING BUILDING = 11,899 SQUARE FEET OR 0.28 ACRES
 TOTAL BUILDING AREA = 1,817 SQUARE FEET OR 0.04 ACRES
 TOTAL IMPROVED AREA INCLUDING BUILDING = 10,142 SQUARE FEET OR 0.24 ACRES
 PLANNING: LANDSCAPE PLAN
 SHEET: 2 OF 2
 DATE: 1-2-2018
 SCALE: 1" = 20'

LEGEND	EXISTING	PROPOSED
CONCRETE LANDSCAPE CURB	---	---
WATER LINE	---	---
STORM SEWER LINE	---	---
OVERHEAD ELECTRICAL LINES	---	---
WATER GAS LINE	---	---
CHALK LINE	---	---
STORM SEWER MANHOLE	---	---
SAFARI SAND MANHOLE	---	---
HYDRANT	---	---
WATER METER	---	---
UTILITY POLE	---	---
ASBESTOS	---	---
IRON PIPE TEND	---	---
ELEVATION	---	---
BRIDGE FLOW DIRECTION	---	---

TREE TYPE	MINIMUM PLANT SIZE AT INSTALLATION	MINIMUM SEPARATION DISTANCE REQUIREMENTS	MINIMUM MAINTENANCE SIZE
LARGE TREES >40' AT MATURITY	4.5"	4.5"	10' IN HEIGHT, 40" CROWN DIAMETER
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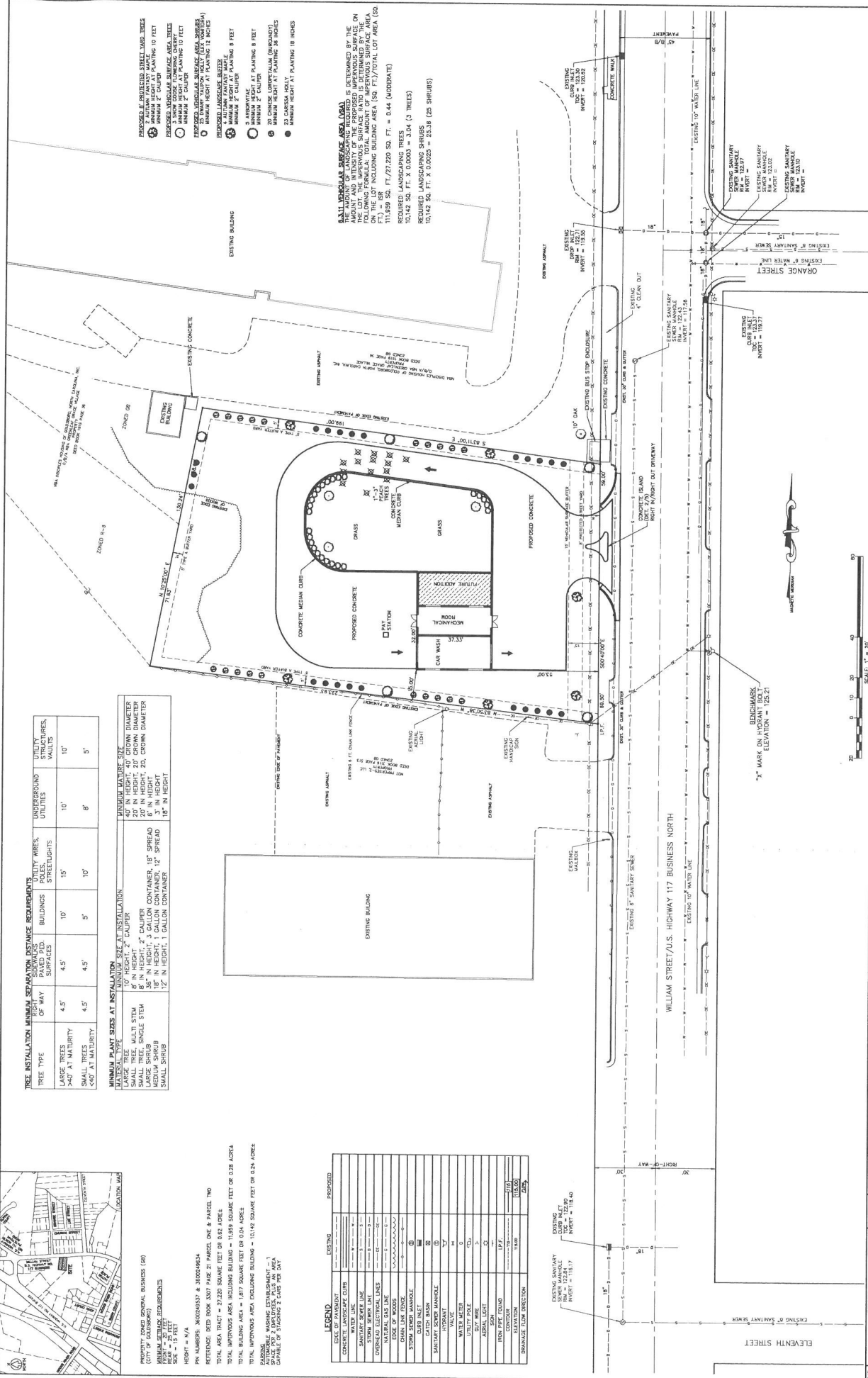
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NO.

REVISION

DATE

2009 NORTH WILLIAM STREET

LANDSCAPE PLAN

GOLDSBORO TOWNSHIP

WAYNE COUNTY, N.C.

B. R. KORNEGAY, INC.

LAND SURVEYING • ENGINEERING • PLANNING

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Wayne County, N.C. 27509

www.brkorp.com (919) 736-5886 Fax (919) 390-8053

2009 NORTH WILLIAM STREET

LANDSCAPE PLAN

GOLDSBORO TOWNSHIP

WAYNE COUNTY, N.C.

SECURITY MINI STORAGE

P.O. BOX 631, PINEVILLE, NORTH CAROLINA 27883

CONTACT: AL GURLEY 252-578-1428 jgurley@gmail.com

1258

WILLIAM STREET, NORTH SIDE SIDEWALK ROAD TO PATENT ROAD 27743



City of Goldsboro

J.O. Dramer A
North Carolina
27533-9701

BLACK HISTORY MONTH PROCLAMATION

WHEREAS, the 2018 theme for National Black History Month is “African Americans in Times of War” chronicling the important roles of African Americans in every war that evoke a sense of black culture and history; and

WHEREAS, during Black History Month, we celebrate the many achievements and contributions made by African Americans to our economic, cultural, spiritual and political development; and

WHEREAS, Dr. Carter G. Woodson known as the father of Black History initiated Negro History Week in February 1926; and for many years, the second week of February, chosen to coincide with the birthdays of Frederick Douglas and Abraham Lincoln, was celebrated by African Americans in the United States; and

WHEREAS, in 1976, Negro History Week was expanded and became established as Black History Month, and is now celebrated all over North America; and

WHEREAS, Black History Month is a time for all Americans to remember the stories and teachings of those who helped build our nation, advanced the cause of civil rights and strengthened families and communities.

WHEREAS, African Americans have made significant contributions as leaders at the highest levels of the military, business, education, law, government, the arts, sports, and religion; and

NOW, THEREFORE, I, Chuck Allen, Mayor of the City of Goldsboro, North Carolina, do hereby proclaim the month of February 2018 as

BLACK HISTORY MONTH

in the City of Goldsboro and encourage all citizens to observe this month by participating and supporting all festivities celebrating the proud heritage of African Americans.

WITNESS MY HAND and the corporate seal of the City of Goldsboro, North Carolina, this 22nd day of January, 2018.




Chuck Allen, Mayor