MINUTES OF THE MEETING OF THE GOLDSBORO CITY COUNCIL
JUNE 2, 2025

1. Call to Order – 5:30 P.M.

Council Chambers

Mayor Gaylor called the meeting to order at 5:30 PM.

1.1 Invocation

Father David Wyly, Police Chaplain provided the invocation. The Pledge of Allegiance followed.

1.2 Pledge of Allegiance

2. Roll Call

Present: Mayor Charles Gaylor, IV
Mayor Pro Tem Hiawatha Jones
Councilman Chris Boyette
Councilwoman Jamie Taylor
Councilwoman Brandi Matthews
Councilwoman Beverly Weeks
Councilman Roderick White

Also Present: Matthew Livingston, City Manager
Ron Lawrence, City Attorney
Laura Getz, City Clerk

3. Adoption of the Agenda

Councilwoman Weeks made a motion to adopt the agenda as presented. The motion was seconded by Councilwoman Taylor and unanimously approved. Council adopted the agenda.

4. Recognitions and Presentations

4.1 Juneteenth Proclamation

Read by Mayor Gaylor: The Goldsboro City Council proclaims Thursday, June 19, 2025 as JUNETEENTH in the City of Goldsboro and recognizes that the observance of the end of slavery is part of the history and heritage of the United States and supports the continued nationwide celebration of Juneteenth to provide an opportunity for citizens to learn more about the past and to better understand the experiences that have shaped the United States.

4.2 National Gun Violence Awareness Month Proclamation

Read by Mayor Gaylor: The Goldsboro City Council hereby proclaims June 6-8, 2025 as WEAR ORANGE WEEKEND, and June 2025 as NATIONAL GUN VIOLENCE AWARENESS MONTH in the City of Goldsboro and commend its observance to all citizens. The Goldsboro City Council urges all citizens, businesses, organizations, and agencies to work collaboratively to reduce gun violence in our community.

Mayor Gaylor presented the proclamation to Rodney Robinson, N.C. Chairman of the National Gun Violence Memorial. Mr. Robinson spoke about gun violence and provided orange ribbons to council members.

5. Public Hearings

5.1 CZ-01-25 Heritage Downs (Residential-12/Residential-9 to Residential-6 Conditional Zoning) – Located on the Southeast side of South Harding Drive between Hwy. 70 East and West New Hope Road (*Continued from the May 5, 2025 Council Meeting*)

The item was presented by Mark Helmer, Planning Director.

ADDRESS: TBD
PARCEL: 3519-87-3233(portion of)/3519-88-1157/3519-88-3223/3519-88-5239/3519-88-7367
OWNER: Goldsboro Family YMCA, Inc.
APPLICANT: Starlight Homes c/o Bob Mishler

The applicant requests a rezone classification from the Residential-12/Residential-9 Zoning District to the Residential-6 Conditional Zoning District to develop a new single-family detached neighborhood consisting of a maximum of 145 residential lots within the corporate limits of Goldsboro. The Residential-6 Zoning District was established to accommodate both single and multi-family residential uses and prohibit all activities of a commercial nature, except for certain home occupations. The minimum lot size is six thousand square feet for a detached single-family dwelling. The properties considered for rezoning are approximately 43.24 acres in size.

SURROUNDING ZONING:

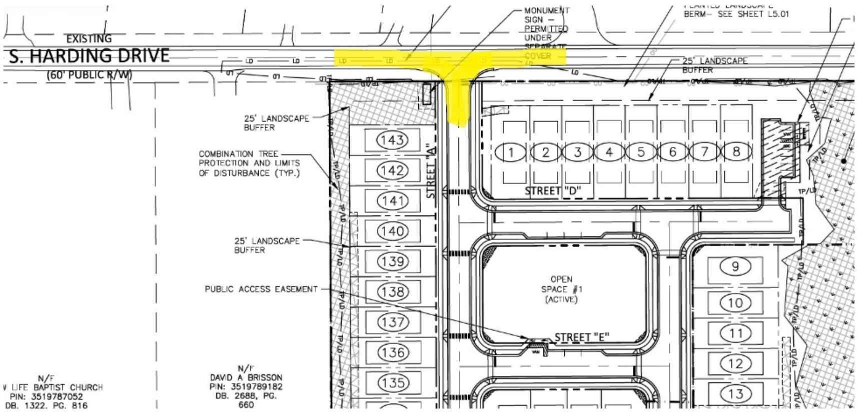
Adjacent Zoning and Land Uses		
North	R12 & R16	Vacant
South	R12 & R16	vacant
East	R16	Single-Family Dwellings
West	R9	Multi-Family Dwellings

LAND-USE PLAN:
The property is identified as within the Medium-Density land use category. Medium and High-Density residential land uses have been provided in areas that have water or sewer service or where plans exist to extend water or sewer service. Although the requested Residential-6 Conditional Zoning District is not a corresponding zoning district in the Medium Density land use category, Goldsboro's Comprehensive Land Use Plan encourages higher density development where City water and sewer services are available.The applicant is requesting a change of zone for the subject property from Residential-12 and Residential-9 Zoning Districts to Residential-6 Conditional Zoning District to construct a residential subdivision consisting of 143 lots. Per NCGS 160D-102, a conditional zoning request is a legislative zoning map amendment with site-specific conditions incorporated into the zoning map amendment.

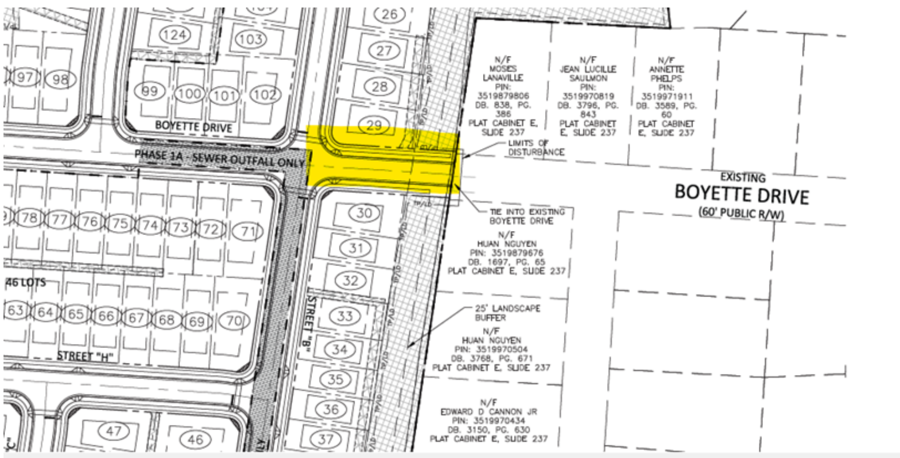
If a petition for conditional zoning is approved, the development and use of the property shall be governed by the ordinance requirements of the parallel Residential-6 Conditional Zoning District except those superseded by specific conditions, the approved concept plan, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district, and are binding on the property as an amendment to these regulations and to the Official Zoning Map. Should the applicant deviate from the minimum requirements of the proposed Residential-6 Conditional Zoning District, the deviations shall be identified on the concept plan for Council approval. Deviations are included in this staff report.

EXISTING LAND USE:
The majority of the site is vacant and formerly used for local YMCA outside recreational activities. Existing streams track near the eastern, southern, and western property boundaries and the floodplain extends into the site along the western boundary of the site. A 50 ft. Neuse River Basin riparian buffer is located on the eastern and southern boundaries, along the reformed stream.

SITE ACCESS:
Access to the site will be directly from two City-maintained streets, Harding Dr. and Boyette Dr. The applicant submitted a traffic impact analysis (TIA) indicating a turn lane is not warranted on South Harding Drive. The applicant's most recent plan reflects the findings of the TIA.

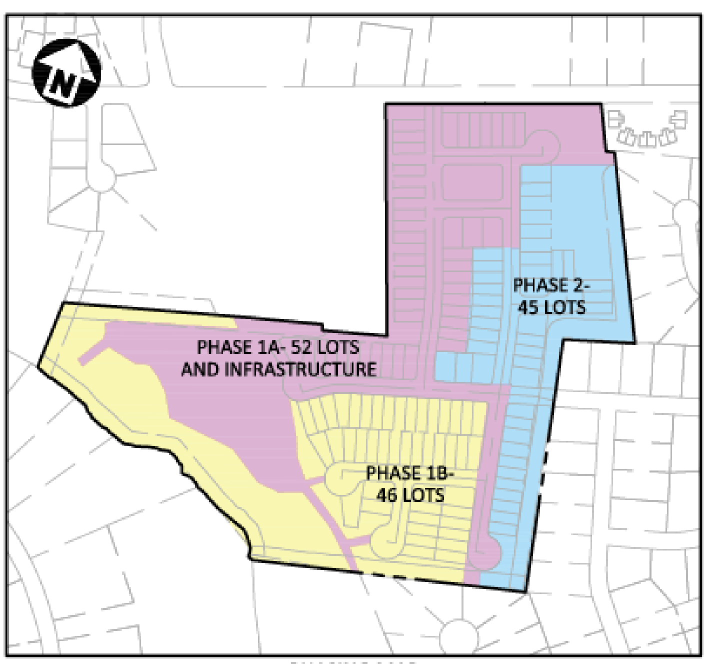


The project will tie into this existing Boyette Drive stub street.



PHASING PLAN:

The proposed 143-lot subdivision will be constructed as a 3-phase infill residential development project which will be surrounded by a mix of existing residential housing types, including multifamily and single-family development. Adjacent office and institutional uses include a church and a preschool/daycare center directly west of the site.



PHASING MAP

DENSITY:

143 units/38.88 acres = 3.67 dwelling units per acre

Min. lot size: 3,900 sq. ft.
Min. lot width: 39 ft.
Min. front setback: 20 ft.
Min. side setback: 5 ft.
Min. side corner setback: 16 ft.
Min. rear setback: 20 ft.

Max. building height: 3 stories

REQUIRED OPEN SPACE:
The proposed development will provide 11.51 acres of open space (26% of the gross site area). Open spaces will include both active (walking trails, playgrounds, outdoor grills, seating, and shade sails/structures) and passive (wooded areas, streams, wetlands) spaces. All open spaces will be held in common ownership, for the perpetual benefit of residents of the development by a HOA (Homeowners Association).

Required	7.74.ac
Proposed Passive	10.74 ac
Proposed Active	0.78 ac
Total	11.51 ac

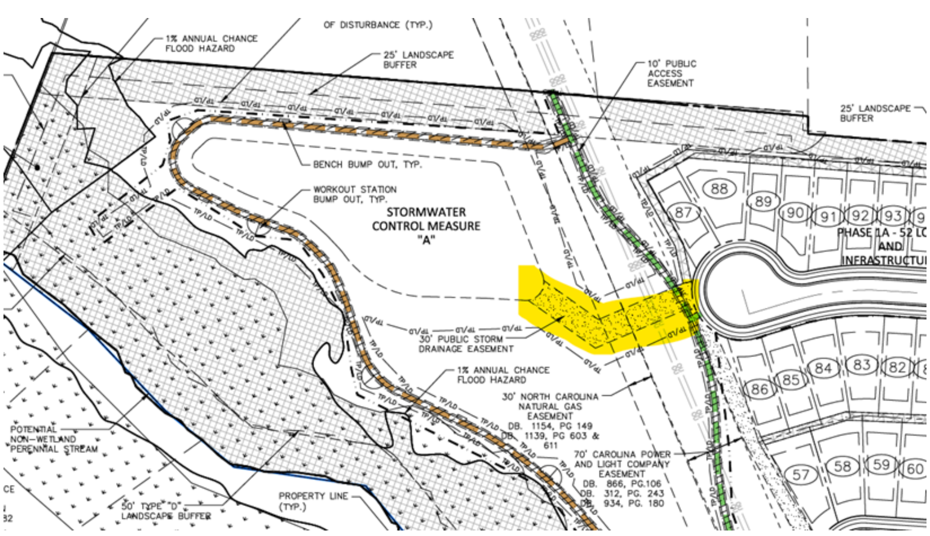
PARKING:

On-site parking spaces per unit 2 x 143 units	286 spaces
Off-site kiosk spaces	7
On-street parallel spaces	8
Total	301

EXISITING UTILITIES:
City water and sewer are available to serve the site off South Harding Drive.

ENVIRONMENTAL CONDITIONS:
A portion of the project includes special flood hazard areas, protected blue line streams with riparian buffers and delineated wetlands. All proposed lots will be outside of these environmentally sensitive areas. These areas will be owned and managed by the homeowners' association. The blue line stream crossing will meet the City of Goldsboro Standards and be permitted by the Department of Environmental Quality.

STORM WATER INFRASTRUCTURE:
Surface or underground storm drainage facilities are proposed for all streets, driveways, and parking/loading areas. A proposed storm water pond is required and has been identified for the site. It will be accessed by a 30 ft. wide utility easement granted to the City of Goldsboro for inspection purposes by Engineering staff.



PROPOSED PUBLIC INFRASTRUCTURE:

Roadways	4,769.3 linear feet
Water Mains	4,728.79 linear feet
Sewer Mains	4,600.63 linear feet
Sidewalks	9,722.5 linear feet
Private Trails	2,632 linear feet

STREETS:

The developer will be responsible for the construction of a 31-foot back-to-back driving surface with a 60' dedicated public right-of-way constructed to City standards.

SIDEWALKS:
5-foot-wide handicap-accessible sidewalks will be provided on both sides of the streets connecting residential dwellings to other destinations such as trails, greenways, playgrounds, mail kiosks, and other site amenities.

STREET SIGNS AND LIGHTING:
Street signs and lighting will be provided for the subdivision in accordance with City standards.

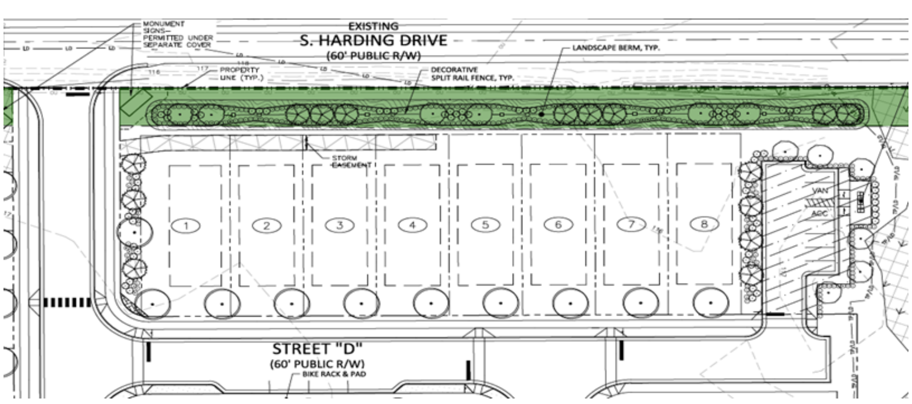
UTILITIES:
All utilities will be required to be installed underground.

INTERCONNECTIVITY:
Interconnectivity has been identified for the site along the eastern property boundary at Boyette Dr.

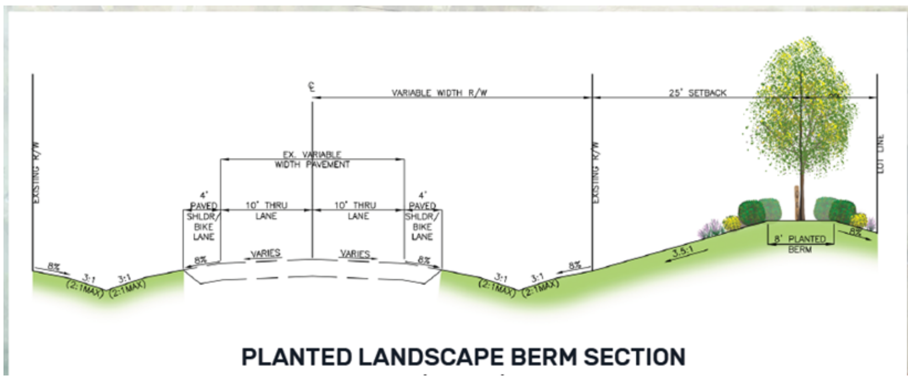
MAIL KIOSK WITH PARKING:
All residents will have access to a mail kiosk and seven (7) parking spaces to include two (2) handicap/van accessible spaces.

SUBDIVISION SIGNS:
Two (2) monument signs are proposed and located at the entrance of the subdivision. Signs will be required to be located on private property, as well as not be located within sight triangles obstructing views of the motoring public.

LANDSCAPE PLAN:
The applicant has submitted a landscape plan that meets and exceeds the City's landscape ordinance. A 25 ft. wide landscape buffer will surround the entire development. Each residential lot will have one large tree installed in the front yard and any side lot abutting another street.



In addition, the applicant is proposing an earthen berm to be installed along the frontage of the subdivision adjacent to South Harding Drive. The berm will be approximately 450 ft. in length and will include large trees, small trees, a variety of shrubs, and a split-rail fence.



PLANTED LANDSCAPE BERM SECTION

ARCHITECTURAL STANDARDS:
Building elevations have been submitted by the applicant. Each dwelling unit will be built in accordance with the North Carolina State Building Code.





PRELIMINARY SUBDIVISION REVIEW AND APPROVAL:
If the rezoning is approved, the applicant will be required to make an application for preliminary subdivision. The technical review committee will review the plan for compliance with all City of Goldsboro Development standards and Condition of the zoning district. Planning staff will then issue preliminary subdivision approval. Site plan approval will be required before improvements can be authorized for the site and building permits are issued.

CONDITIONS OF THE PROPOSED R-6 CONDITIONAL ZONING DISTRICT:
The following are agreed-upon deviations from the minimum development standards of the City of Goldsboro Unified Development Ordinance. If the rezoning is approved by City Council, these deviations will become conditions of this R-6 Conditional Zoning District.

1. Side Building Setback: Proposed reduction from 8 ft. to 5 ft.
2. Rear Building Setback: Proposed reduction from 25 ft. to 20 ft.
3. Minimum lot size: Proposed reduction from 6,000 sq. ft. to 3,900 sq. ft.
4. Minimum lot width: Proposed reduction from 60 ft. to 39 ft.
5. Sidewalks will be provided on both sides of all proposed streets
6. Landscaped berm with increased landscaping on double frontage lots along South Harding Drive
7. Two decorative subdivision signs constructed of robust materials such as stone or similar solid masonry material
8. Active open space in the form of a landscaped neighborhood park with playground equipment
9. Active open space with improved walking trails, UDO does not require walking trails

The following architectural standards shall become conditions of the proposed R-6 Conditional Zoning District:

10. Shutters or window trim shall be provided on the front façade on all homes
11. The front facades of all homes will feature a minimum of two (2) architectural features (from the following list): Horizontal siding, Board & Batten siding,

Shake siding, Stone accent Brick accent or Balcony.

12. All slab foundations with an exposed height of greater than 12 inches shall be finished with masonry product applied to front and side elevations with right of way frontage.
13. Any cantilevered projection shall have cosmetic brackets, or shelf supports directly underneath them.
14. All windows within a street-facing facade utilizing siding materials shall either be set in full trim at least equivalent to 1-inch x 4-inch board or feature decorative sills and pediments.
15. All windows of a dwelling unit, except for accent windows and bay windows, shall feature a common muntin pattern, colonial pattern in half of each window.
16. All dwelling units shall have either a 2-car garage or a 1-car garage.
17. Garage doors shall have windows or decorative hardware.
18. A covered front porch is required for all dwelling units.
19. A minimum 6-feet deep outdoor patio shall be provided on all dwelling units.
20. All homes shall have a minimum 12-inch eaves on two sides.
21. All corner lot units shall have a minimum of one window, facing the public right-of-way.
22. To ensure visual variety and maintain aesthetic appeal, no home will feature the same exterior siding and trim color combination as a house directly adjacent or directly across the street from it.

The City Council may modify proposed conditions and add additional conditions if the requested conditions are deemed necessary to protect the public health, welfare and safety of the public. All other conditions placed upon the zoning district must be agreed upon by the applicant.Planning Staff's opinion is that the conditional rezoning request is consistent with the recommendations of the Comprehensive Land Use Plan and Land Use Plan Map.

Planning Staff's opinion is that the City of Goldsboro can provide for the public's safety and meet transportation and utility demands for the subject property while maintaining sufficient levels of service to existing developments.

Planning Staff's opinion is that the proposed R-6 conditional zoning district will not impair or injure the health, welfare and safety of the public.

Planning Staff's opinion is that the proposed R-6 conditional zoning district will address Goldsboro's housing shortage, offering increased housing options and affordability while providing economic, social and environmental benefits that enhance residents and their quality of life.

Therefore, Planning staff recommends approval of the proposed R-6 Conditional Zoning District with all agreed-upon conditions.

PLANNING COMMISSION RECOMMENDATION:
The Planning Commission, at its March 31, 2025 meeting, unanimously voted to recommend approval of CZ-01-25 with the following stated conditions of approval.

The City Council, at their May 5, 2025, meeting, voted to postpone the hearing, at the request of the applicant, until the June 2, 2025, City Council meeting.

City Council was requested to review the petition, conduct a public hearing, and make a decision to approve the ordinance and consistency statement, approve with additional conditions, continue to a later date, or deny the request in accordance with the following inconsistency statement.

Councilman White asked about the turn lane. Mr. Helmer shared the turn lane was submitted in the original application to the Planning Commission but was revised to remove the turn lane. Mr. Helmer shared that the developer hired a traffic engineer to complete a traffic impact analysis. Councilman White suggested the inclusion of a turn lane. Council discussed the turn lane.

Sarah Van Every with McAdams, representing the applicant, shared comments regarding the proposed development. She shared they would add a high-visibility crosswalk at the entrance. She also stated they did a turn lane warrant analysis and a turn lane would not be warranted. Councilman White asked if the retention pond would have a fence.

Bob Mishler of Starlight Homes, shared comments regarding the retention pond and that a fence around the retention pond is not included in the plan. He later added that they would include a fence around the retention pond.

Councilman White requested a fence be added around the retention pond.

Ryan Barker, Project Engineer with McAdams, discussed the request for a fence around the retention pond.

Mayor Gaylor asked the group if they were able and willing to the condition of adding fencing around the retention pond.

Ms. Van Every, Mr. Barker and Mr. Mishler shared that they were agreeable to the condition of adding a fence around the retention pond.

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

Councilman White asked that District 6 be considered for infrastructure improvements.

ORDINANCE 2025-17 "AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF GOLDSBORO, NORTH CAROLINA"

5.2 CZ-02-25 Northwest Associates, LLC (Residential-9 to General Business Conditional Zoning District) – Located on Denton Place, approximately 400 feet southwest of its intersection with East Ash Street

The item was presented by Mark Helmer, Planning Director.

ADDRESS: Denton Place
PARCEL: 3519-12-0156
OWNER: Northwest Associates, LLC
APPLICANT: Northwest Associates, LLC c/o R. Michael Woodard

The applicant is requesting a rezoning classification from a Residential-9 (R-9) Zoning District to a General Business Conditional (GB-CZ) zoning district for the construction of a 3,000-square-foot mini-warehouse to be used by the applicant to store personal items. The purpose of the General Business (GB) Zoning District is to accommodate the widest range of uses by 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. Mini-warehousing is a permitted use by right within what will be the underlying General Business zoning district.

The property considered for rezoning is an existing 20,590 square feet in size with approximately 216 feet of lot frontage on an existing 13' wide private access easement. The proposed 3,000-square-foot building will meet or exceed the setback of the General Business zoning district and will be setback 35.93-feet from the front property line, 25-feet from the rear property line and 15-feet from the side property line.

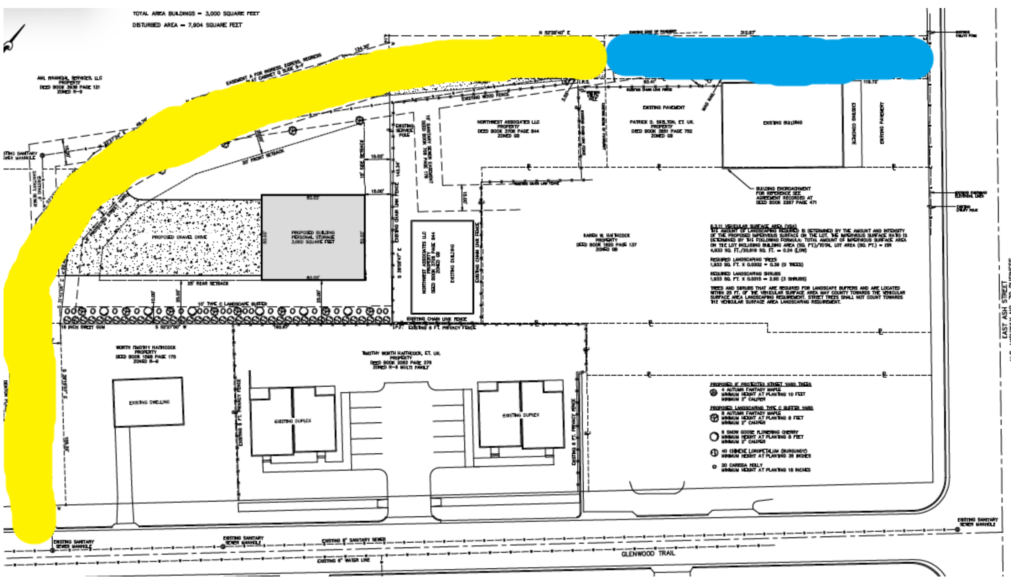
SURROUNDING ZONING:

Adjacent Zoning and Land Uses		
North	R9/GB	Single/two-family/Repair garage
South	R9	Vacant/multi-family
East	R16	Vacant/multi-family
West	R9	Vacant/two-family

LAND-USE

PLAN:
The property is identified as within the Mixed-Use I land use category. This category will allow a mixture of uses and have minimum impact on adjacent areas. The General Business Zoning District is not a corresponding zoning district in the Mixed-Use I land use designation.

EXISTING LAND USE AND ACCESS:
The site is currently vacant and is served by an existing 12 ft. wide access easement. The access easement (highlighted yellow) consists of a gravel drive extending northward from Glenwood Trail to a northeasterly terminus of approximately 390 ft. The access easement connects to another access easement (highlighted in blue) 25 ft. in width and extends 312 ft. northeast to East Ash Street.



LANDSCAPING:
Street trees have been provided along the easement known as Denton Place. A Type C 20 ft. wide landscape buffer is required adjacent to the residential zoned properties to the southeast.

UTILITIES:
All utilities to the site will be installed underground.

REFUSE:
Commercial dumpsters may be utilized for garbage collection and stored within the building or be stored outside and screened from off-site views in accordance with City standards.

BUILDING ELEVATIONS:
Building elevations have not been submitted by the applicant. Staff will ensure that the proposed facility will meet the building design standards per the requirements of the City's Unified Development Code.

OUTDOOR STORAGE:
No outdoor storage is requested or identified on the site plan.

TRC REVIEW:
Staff has distributed the proposed conditional rezoning request to members of the Technical Review Committee (TRC). If the request is approved by City Council, site plan approval will be required prior to the issuance of building permits. The applicant is requesting a change of zone for the subject property from Residential-9 to General Business Conditional Zoning District to construct a 3,000 sq. ft. to be used by the applicant to store personal items. Per NCGS 160D-102, a conditional zoning request is a legislative zoning map amendment with site-specific conditions incorporated into the zoning map amendment. If a petition for conditional zoning is approved, the development and use of the property shall be governed by the ordinance requirements of the parallel General Business Conditional Zoning District except those superseded by specific conditions, the approved concept plan, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district, and are binding on the property as an amendment to these regulations and to the Official Zoning Map. Should the applicant deviate from the minimum requirements of the proposed General Business Conditional Zoning District, the deviations shall be identified in righting for Council approval. The proposed use will be for mini-warehouse to be used by the applicant to store personal items. No commercial enterprises will be permitted, and no deviations are requested by the applicant or planning staff. The City's Comprehensive Land-Use Plan identifies the area as being suitable for a mix of land uses. There are several factors that would support the applicant's proposed conditional rezoning request for the General Business Conditional Zoning

District:

The entire property is located within an area described by the City of Goldsboro Comprehensive Land Use Plan as being suitable for a mix of land uses.

The City and other utility service providers will be able to provide sufficient public safety service, meet transportation and utility demands to the subject property, while maintaining sufficient levels of service to existing developments.

The proposed conditional rezoning would not impair or injure the health, safety, and general welfare of the public.

Planning staff have collaborated with the applicants and developers of the project to discuss the merits of the submitted concept plan.

All parties have mutually agreed that the proposed conditional rezoning is in conformance with the zoning requirements of the City of Goldsboro and that the site-specific improvements will balance the interests of the landowner, developer, neighborhood, and the public.

Therefore, the Planning Staff is recommending approval of the conditional rezoning request based on the factors listed above.

PLANNING COMMISSION RECOMMENDATION: The Planning Commission, at its April 28, 2025 meeting, unanimously voted to recommend approval of CZ-02-25, with the listed conditions.

REQUIRED ACTION: City Council is requested to review the petition, conduct a public hearing, and make a decision to approve the attached approval ordinance and consistency statement, approve with additional conditions, continue to a later date, or deny the request in accordance with the following inconsistency statement.

Mike Woodard, applicant, shared he wanted to build a building to store personal property.

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

ORDINANCE 2025-18 "AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF GOLDSBORO, NORTH CAROLINA"

5.3 RZ-02-25 Lewis B. Jones (Neighborhood Business to General Business) – Located on the South side of East Ash Street Extension between Malloy Street and Oak Forest Road

The item was presented by Mark Helmer, Planning Director.

ADDRESS: East Ash Street
PARCEL: 3518-68-7973
PROPERTY OWNER: Lewis B. Jones
APPLICANT: Lewis B. Jones

The applicant is requesting a rezoning from the Neighborhood Business (NB) Zoning District to the General Business (GB) Zoning District. The purpose of the General Business (GB) Zoning District is to accommodate the widest range of uses by 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. The existing parcel is approximately 41,188 square feet in area. There is no minimum lot size in the General Business zoning district.

SURROUNDING ZONING:

Adjacent Zoning and Land Uses		
North	NB	Hair Salon
South	R16	Residential
East	NB	Residential
West	NB	Hair Salon

EXISTING USE:
The property is currently vacant and heavily vegetated with trees and shrubs.

LAND USE PLAN:
The City's Land Use Plan locates this parcel within the Commercial land use designation. This designation was given based off proximity to existing major transportation corridors and commercial development. The designation encourages in-fill development at existing commercial sites. The General Business (GB) Zoning District is identified as a corresponding district for the Commercial land use designation.This is a rezoning proposal for approximately 0.95 acres to be rezoned from the Neighborhood Business (NB) Zoning District to the General Business (GB) Zoning District. As such, all permitted uses in the General Business Zoning District shall be considered as potential uses for the site.

The subject property is located east of Meadow Lane Elementary School and north of the Bryan Multi-Sports Complex. Surrounding land uses include barber and beauty shops, a used car lot, a single-family dwelling, and Black Dragon Smoke Shop.

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

The property is located within Seymour Johnson Air Force Base's Noise Overlay Contour. Certain building restrictions may apply to the property should the owner develop the property for commercial use in the future.

TRC REVIEW:
Staff has distributed this proposed rezoning request to Seymour Johnson Air Force Base, City Engineering, and the Fire Marshall's Office only, since this is a straight rezoning request.Staff is recommending approval of the rezoning request. While the requested General Business (GB) rezoning proposal is not consistent with existing zoning classifications in the vicinity of the subject property, the range of uses permitted are generally compatible with existing land uses in the area. In addition, the proposed rezoning is consistent with the City of Goldsboro's Comprehensive Plan and accompanying Land Use Map. The City or other service providers will be able to provide sufficient public safety service, meet transportation and utility demands to the subject property, while maintaining sufficient levels of service to existing developments. Lastly, the proposed rezoning will not impair or injure the health, safety, and general welfare of the public.

PLANNING COMMISSION RECOMMENDATION:
The Planning Commission, at its April 28, 2025 meeting, unanimously voted to recommend approval of RZ-02-25.

REQUIRED ACTION:
City Council is requested to review the petition, conduct a public hearing, and make a decision to approve the approval ordinance and consistency statement, approve with additional conditions, continue to a later date, or deny the request in accordance with the following inconsistency statement.

Bob Jackson, the applicant's partner, shared that they are rethinking the possibilities.

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

Councilman Boyette shared comments about the proposed rezoning. He recommended the zoning be denied without prejudice and not be zoned as General Business so that the Council will know what the use is for the property.

Council discussed the proposed rezoning.

Councilwoman Taylor asked the applicant about the proposed business.

Mr. Jackson shared the discussion of the property is a proposed use of apartments.

Councilwoman Matthews made a motion to table the item until the July 14th meeting. The motion was seconded by Councilman White. Discussion was held.

Councilwoman Matthews amended the motion to table the item until the June 16 meeting. The motion was seconded by Councilman White and unanimously approved.

5.4 Public Hearing on FY2025-26 Annual Operating Budget

Mayor Gaylor recessed the meeting at 7:01 p.m. The Council came back at 7:10 p.m.

Catherine Gwynn, Finance Director and Matt Livingston, City Manager shared comments regarding the FY 25-26 proposed budget. The presentation is included in the agenda packet.

Mayor Gaylor opened the public hearing. The following citizens spoke:

1. Dr. David Craig shared comments regarding the proposed budget to include the utility fund and water and sewer rate increases. He also submitted a handout which is included in the 06-02-2025 agenda packet. (Full comments are available on YouTube at 1:59.)
2. Phyllis Merritt-James shared comments regarding proposed water and sewer rate increases. (Full comments are available on YouTube at 2:05.)
3. Nicol Lofton shared comments regarding the proposed water rate increases. (Full comments are available on YouTube at 2:08.)
4. Constance Coram shared comments regarding the proposed budget. (Full comments are available on YouTube at 2:12.)
5. Dr. Lashaundon Perkins shared comments regarding the proposed water and sewer rate increases. (Full comments are available on YouTube at 2:16.)
6. Inga Lofton shared comments regarding the proposed budget. (Full comments are available on YouTube at 2:20.)
7. Jeffrey Burden shared comments regarding the proposed water and sewer rates. (Full comments are available on YouTube at 2:24.)
8. Rodney Robinson shared comments regarding the budget, crime and safety. (Full comments are available on YouTube at 2:27.)
9. Carolyn Woodley-Horne shared comments regarding traffic and water increases. (Full comments are available on YouTube at 2:29.)
10. Tondalayo Clark shared comments regarding a petition and letter discussing the proposed budget. (Full comments are available on YouTube at 2:33.)

No one else spoke, and the public hearing was closed.

Mayor Gaylor shared comments regarding the budget and asked Council for comments.

Councilman Boyette asked the finance director and city manager to look at the budget and come back to council to put the employee bonus back into effect and make it a permanent budget item each year.

Councilman White shared the fees for parks and recreation need to be adjusted (raised) for county residents or go to county commissioners to ask them to assist with parks. He also asked that the Powell Bill be reworked to see if salaries can be removed and added to maintain the roads and for the MAG study to be phased in over three years, and we start from the bottom up (to include sanitation workers).

Mayor Pro Tem Jones asked Council to revisit the 9% water and sewer rate increase.

Council discussed having a budget work session. No dates were proposed. City Clerk Getz will propose dates.

6. Public Comment Period

1. Rodney Robinson shared comments regarding the Goldsboro Housing Authority. (Full comments are available on YouTube at 2:51.)

2. Sandra Alston shared comments regarding the conditions of the city's residential streets. (Full comments are available on YouTube at 2:54.)

3. David Craig shared comments regarding the proposed water and sewer rates and utility fund. (Full comments are available on YouTube at 2:57.)

7. Consent Agenda

Approved as Recommended. City Manager Matt Livingston presented the Consent Agenda. All items were considered to be routine and could be enacted simultaneously with one motion and a roll call vote. If a Councilmember so requested, any item(s) could be removed from the Consent Agenda and discussed and considered separately. In that event, the remaining item(s) on the Consent Agenda would be acted on with one motion and roll call vote. Councilman Boyette made a motion to approve the consent agenda as presented (Items 7.1 -7.4). The motion was seconded by Mayor Pro Tem Jones and a roll call vote resulted in all members voting in favor of the motion.

The items on the Consent Agenda were as follows:

7.1 Juneteenth Unity & Heritage Festival - Street Closure Request

The item was submitted by Mike West, Police Chief.

The Juneteenth Unity and Heritage Festival is a joyful and powerful celebration honoring freedom, culture, and community. This annual event commemorates the legacy of Juneteenth while bringing people together to uplift unity, honor heritage, and celebrate Black excellence. Featuring live music, dance, inspiring speakers, cultural showcases, art, and local vendors, the festival creates a vibrant space for reflection, connection, and celebration. It's a day to honor the past, embrace the present, and inspire a future of unity and pride.The event will be held at The HUB, Freedom Field, and in the 200 block of South Center Street from 12:00am to 6:00pm, with a set-up (start) time of 10:00am and a dismantling (Completion) time of 7:00pm. The Curtis Media Group is requesting the closure of the north and south-bound lanes of South Center Street from Spruce to Chestnut Street from 10:00am – 7:00pm.

As with all downtown events, affected city departments will be contacted and the following concerns are to be addressed:

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

It was recommended that Council grant the requested closure of the north and south-bound lanes of South Center Street from Spruce to Chestnut Street from 10:00am – 7:00pm. *Consent Agenda Approval. Boyette/Jones (7 Ayes)*

7.2 Memorandum of Understanding (MOU)/Membership Agreement for Clean Water Education Partnership (CWEP)

The item was submitted by Jonathan Perry, Engineering Services Manager.

Memorandum of Understanding/Membership Agreement between the City of Goldsboro and the Central Pines Regional Council (CPRC) pertains to the services provided by the Clean Water Education Partnership (CWEP) for stormwater outreach education. CWEP is a program administered by CPRC. CWEP is governed by a Steering Committee that is composed of each partner jurisdiction or agency where these organizations weigh in on outreach priorities at quarterly meetings and provide ongoing financial support for the program through member dues based on their population.

The City of Goldsboro Engineering Department received notification on 4-21-25 from CWEP requesting the name and title of the City's signatory for the FY26 MOU. After researching records, it was determined that the FY22 MOU was signed by the former City Engineer on 5-7-21.

The signature page of the FY26 MOU states that this document should be signed by the Chief Executive Officer for the City of Goldsboro. Staff is submitting this document before the City Council to authorize signature by the Mayor.Local governments use the services provided by CWEP to help comply with the NPDES MS4 Permit (National Pollutant Discharge Elimination System-Municipal Separate Storm Sewer System) for stormwater education requirements.

Services provided to the City by CWEP include annual site visits, informational pamphlets for public outreach, maintaining an internet website connection conveying the CWEP program messages, and the following educational services:

- Public Education & Outreach
- Public Involvement & Participation
- Illicit Discharge Detection & Elimination
- Construction Site Runoff Controls
- Post-Construction Site Runoff Controls
- Pollution Prevention and Good Housekeeping for Municipal Operations
- Municipal Facilities Operation and Maintenance
- Spill Response
- MS4 Operation and Maintenance
- Municipal Stormwater Control Measure (SCM) Operation and Maintenance
- Pesticide, Herbicide, and Fertilizer Management
- Vehicle and Equipment Maintenance
- Pavement Management

Clean Water Education Partnership will assist the City of Goldsboro with education/outreach tasks during the term of this MOU related to direct educational programming, as detailed in the attached MOU/Membership Agreement. The City of Goldsboro agrees to pay CPRC for the services provided herein based on a fee schedule adopted annually by CPRC. The FY26 estimated fee schedule for the City of Goldsboro is $3,507. The estimated cost was included in the FY25/26 budget requests.

The period of performance and the term of this MOU will begin on July 1, 2025, and will conclude on June 30, 2026. This agreement will automatically renew for a total of 3 years unless either party gives 90-day notice prior to the end of the term.

It was recommended that Council adopt the attached resolution authorizing the Mayor to sign the Memorandum of Understanding/Membership Agreement between the City of Goldsboro and the Central Pines Regional Council. *Consent Agenda Approval. Boyette/Jones (7 Ayes)*

RESOLUTION 2025-50 "RESOLUTION AUTHORIZING THE MAYOR TO SIGN THE MEMORANDUM OF UNDERSTANDING/MEMBERSHIP AGREEMENT BETWEEN THE CITY OF GOLDSBORO AND THE CENTRAL PINES REGIONAL COUNCIL (CPRC) PERTAINING TO THE CLEAN WATER EDUCATION PARTNERSHIP (CWEP)"

7.3 Resolution Approving the Dillard/Goldsboro Alumni & Friends, Inc. (DGAF) FY25 Spending Plan and Reallocation of Funds

The item was submitted by Catherine Gwynn, Finance Director.

At the April 7, 2025 Council meeting, Council authorized the Finance Director to prepare a budget amendment to appropriate $10,250 in advance funding to the Dillard/Goldsboro Alumni & Friends, Inc., following a presentation by National President Mr. Jamarius Coley. The amendment was prepared and adopted by Council at the April 21, 2025 meeting.

The total FY25 budgeted appropriation for the NPO is $20,500. Of that amount, $7,500 has already been disbursed for scholarships.Dillard/Goldsboro Alumni has been working with the Finance Department to provide the necessary nonprofit documentation required for disbursement. The attached Agency Request outlines their proposed spending plan for the remaining funds.

Council is asked to consider whether the proposed use of funds complies with constitutional public purpose requirements. If deemed legally appropriate, Council may approve the spending plan to allow the City to disburse funds and enable the nonprofit to implement its programs.

Due to some scholarship recipients not following through with their college plans, $2,750 of the original FY25 scholarship allocation remains unspent. Staff recommends reallocating these funds to support other programmatic items in the Agency Request. This would allow the remaining $13,000 to be disbursed—comprised of the previously appropriated $10,250 and the reallocated $2,750—bringing the total FY25 disbursement to the full $20,500.

It was recommended that Council adopt the following entitled resolution to approve the Dillard/Goldsboro Alumni & Friends, Inc. Agency Request spending plan, and reallocate the remaining $2,750 from scholarships to the approved programmatic uses outlined in the Agency Request. *Consent Agenda Approval. Boyette/Jones (7 Ayes)*

RESOLUTION 2025-51 "RESOLUTION APPROVING THE FY2024–25 SPENDING PLAN FOR DILLARD/GOLDSBORO ALUMNI & FRIENDS, INC. AND REALLOCATING FUNDS WITHIN THE APPROVED APPROPRIATION"

7.4 Approval of the May 19, 2025 Goldsboro City Council Meeting Minutes

The draft minutes of the Regular Meeting of May 19, 2025 were presented for approval. *Consent Agenda Approval. Boyette/Jones (7 Ayes)*

8. Old Business

9. New Business

9.1 Greater Wayne Regional Wastewater Committee

The item was submitted and presented by Matthew Livingston, City Manager.

The City of Goldsboro was awarded a 500k grant for the purpose of studying the feasibility of sewer regionalization part two. This is following up the 350k grant for the initial part 1 study. That report is attached. This has been referred to by the group and consultants as the Merger Regional Feasibility study. To facilitate communications, a partnership was created that consisted of the City of Goldsboro, Wayne County, Fremont, Eureka, Mount Olive and Pikeville. It is now recommended that the task force become more formalized with appointed members under the Greater Wayne Regional Wastewater Committee. The duties and functions are listed in the attachment to this item.

It is best practice to regionalize sewer systems and such is often recommended and incentivized by the state, especially in locations where it is cost-effective to do so and reduces cost through economies of scale. Increasing costs and demanding state and federal regulations have made sewer treatment more expensive. This is particularly true for smaller communities because they do not have a large customer base to spread costs out as treatment options become more expensive. At the same time, the number of non-viable water and sewer systems has increased rather dramatically across the state. The next phase of the study is to examine the costs associated with sewer treatment under multiple scenarios. During Phase One of the study, the participants discussed what regionalization could potentially look like and concluded that two viable solutions that could possibly work were the formation of a regional sewer board and separate regional sewer authority or a regional merger of sewer systems similar to what the City of Raleigh did in Wake County. Under this arrangement, the city can effectively increase its treatment capacity and provide allocation to other towns at a cost determined by actual construction costs. The question is how and when the city will be able to expand its distribution and collections staff or if that will even be necessary. The most important step for the city currently is to continue to pursue expansion of its wastewater treatment plant. The city is working with Eureka to manage its sewer system and could potentially take that over once repairs are made and the system is certified and repaired. Those repairs are expected to begin in about another 6 months or so. The city committee can appoint up to two staff members.

It was recommended that the Council name the City Manager and Public Utilities Director, with the Engineering Services Manager serving as an alternate to the Greater Wayne Regional Wastewater Committee.

Bob Taylor, Program Development Coordinator with NC DEQ shared comments regarding Phase Ii of the Wayne County Partnership.

Mayor Gaylor asked when the Phase 1 Committee began, Mr. Taylor shared the committee began in 2022.

Council discussion with Matt regarding the voting position on the committee.

Councilwoman Matthews made a motion to name Councilman White the primary representative of the committee. The motion was seconded by Councilman White. Council discussed the motion. Councilwoman Matthews and Councilman White voted for the motion. Mayor Gaylor, Mayor Pro Tem Jones, Councilman Boyette, and Councilwoman Weeks voted against the motion. Councilwoman Taylor did not vote, however, pursuant to NCGS 160A-75, her vote would be considered an affirmative vote. The motion did not pass.

Councilwoman Weeks made a motion that both attend and Councilman Boyette be named primary and Councilman White be named as an alternate. The motion was seconded by Mayor Pro Tem Jones and unanimously approved. Council discussed the motion. Mayor Gaylor, Mayor Pro Tem Jones, Councilman Boyette, and Councilwoman Weeks voted for the motion. Councilwoman Matthews and Councilman White voted against the motion. Councilwoman Taylor did not vote, however, pursuant to NCGS 160A-75, her vote would be considered an affirmative vote. The motion passed 5:2.

Councilwoman Weeks made a motion to appoint the City Manager, Public Utilities Director as primary with the Engineering Services Manager serving as an alternate. The motion was Councilman Boyette and unanimously approved.

Mr. Taylor will send emails regarding regionalization to the Council.

9.2 Wayne County United Soccer Club Agreement

The item was submitted and presented by Felicia Brown, Parks and Recreation Director.

The City of Goldsboro had an agreement with Wayne County United Soccer Club (WCUSC), a North Carolina not-for-profit corporation, that expired December 31, 2024. This agreement, that was formed in 2019, allowed Wayne County United Soccer Club to make use of City fields for their practices and games, including our Bryan Multi-Sports Complex. In lieu of payment for City field usage, Wayne County United Soccer Club exchanged volunteer hours. Since entering into the agreement with the City of Goldsboro, the Wayne County United Soccer Club's program has grown. With access to the City's fields, Wayne County United Soccer Club has been able to have tournaments and assist with the City's sports tourism efforts. Wayne County United Soccer Club is interested in entering into another agreement with the City of Goldsboro for access to the fields at our Bryan Multi-Sports Complex. The expired agreement served its purpose. Our commitment to sports tourism remains. Instead of providing volunteer hours, the new agreement charges a flat annual fee for Wayne County United Soccer Club to have access to our fields, including our Bryan Multi-Sports Complex. The new agreement provides primary access of Field #1 at our Bryan Multi-Sports Complex for Wayne County United Soccer Club. Additionally, upon written approval from the Director of Parks and Recreation, Wayne County United Soccer Club will be allowed to place a small storage facility at our Bryan Multi-Sports Complex to store their equipment. In the new agreement, Wayne County United Soccer Club will pay an annual fee to the City of Goldsboro in the amount of $10,500. The amount to be paid to the City of Goldsboro will increase by 2.5% each year for the inflationary factor. The annual fee can also be split into two (2) equal payments – one payment in the Spring and one payment in the Fall.

It was recommended that Council adopt the following entitled resolution authorizing the Mayor and City Clerk to enter into an agreement with the Wayne County United Soccer Club for a 5-year term that includes an annual fee of $10,500 being paid to the City of Goldsboro for field usage access. The terms of this agreement will be from July 1, 2025, through June 30, 2030. Additionally, the payment will increase by 2.5% each year to take into account the inflationary factor. The option for either organization to cancel the agreement with 90 days' written notice will be included in the agreement.

Felicia Brown shared that they would need to amend the agreement to add details for the shed.

Councilwoman Weeks made a motion to adopt the resolution authorizing the mayor to execute the agreement with the Wayne County United Soccer Club subject to the P&R Director approving the shed and the details of the shed being added to the proposed agreement. The motion was seconded by Councilman Boyette and unanimously approved.

10. City Manager's Report

10.1 City Manager Report

City Manager Livingston shared the following:

Discussions have been ongoing with officials from the Town of Eureka and Town of Fremont. For background purposes, the Town of Fremont has expressly stated that they no longer wish to partner with Eureka for sewer services. Eureka is a customer of Fremont. It is debatable whether they can actually cut them off. However, in Fremont's defense, Eureka has not paid a complete sewer bill in several months. This is largely because Eureka does not have the funds to do so and mostly because their collection system is completely failing dur to excessive amounts of water inflow. As such, they have been paying for that water flow for years to the Town of Fremont.

Eureka has fortunately been granted funding to make repairs to their system. The funding is adequate to completely overhaul the collection system and install brand new. What continues to happen to Fremont is their bill to Goldsboro continues to climb because Fremont refuses to pay Goldsboro for Eureka's flow since Eureka is not paying them. Fremont is required to pay for Eureka's flow under the agreement.

The city has worked with both Fremont and Eureka and has devised a way ahead that is workable for both parties. The proposal is for Eureka to have a separate agreement with Goldsboro, thereby merging their system with ours. Payment terms are listed in Section 10, which is a temporary measure until all repairs are made.

Fremont will need an amendment to their agreement which will effectively credit them $4.00 per thousand gallons for the use of their conveyance/distribution and collections system. This will be done in the way of a $2.00 per thousand credit to them monthly upon payment from Eureka and an additional $2.00 per thousand gallons cash payment upon payment from Eureka.

He asked if the Council was comfortable with the terms.

11. Mayor and Councilmembers' Comments

Councilman Boyette thanked city employees, discussed recent economic development announcements, expanding infrastructure, and the condition of city streets.

Councilwoman Taylor shared comments regarding gun violence, the increase in police presence and the condition of city streets.

Mayor Pro Tem Jones thanked the James and Pine Street Historical Black Business for their hard work, she shared she is excited about the $250,000 grant from Trillium, commended Dillard Alumni for their event, and thanked city staff.

Councilwoman Matthews thanked everyone that attended the meeting, and shared details regarding an Uno and Uplift event on June 20 at WA Foster.

Councilwoman Weeks congratulated the Wayne County Development Alliance on the recent economic development announcement, shared that the city manager is doing a phenomenal job, wished the mayor a happy belated birthday and his sacrifices don't go unnoticed.

Councilman White shared comments regarding the passing of the Honorable Marlon Lee, and shared concerns regarding the Council meetings and Board of Education meetings being at the same time. He also shared comments regarding closing the loop (water) in his district. He thanked city staff for installing the signs at New Hope Village.

Mayor Gaylor shared comments regarding the FY25-26 budget, grants, recent economic development announcements, the condition of city streets, and shared comments regarding summer programs through Parks and Recreation.

Detailed comments from the Mayor and Council are available on YouTube and Facebook.

12. Closed Session

Councilwoman Weeks made a motion to go into closed session to discuss litigation, personnel, and economic development. The motion was seconded by Councilman Boyette. Mayor Gaylor, Mayor Pro Tem Jones, Councilman Boyette, Councilwoman Taylor, Councilwoman Weeks and Councilman White voted for the motion. Councilwoman Matthews voted against the motion. The motion passed 6:1.

13. Adjournment

Councilwoman Weeks made a motion to adjourn the meeting. The motion was seconded by Mayor Pro Tem Jones and unanimously approved.

There being no further business, Mayor Gaylor adjourned the meeting at approximately 10:50 p.m.

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Charles Gaylor, IV
Mayor

____
Laura Getz
City Clerk