

MINUTES OF THE MEETING OF THE GOLDSBORO CITY COUNCIL
FEBRUARY 3, 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)

Father David Wyly, Police Chaplain provided the invocation.

1.2 Pledge of Allegiance

The Pledge of Allegiance followed.

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, Interim City Manager
Ron Lawrence, City Attorney
Laura Getz, City Clerk

3. Adoption of the Agenda

Councilwoman Taylor stepped out of the room at 5:33 p.m. and returned at 5:35 p.m.

Councilwoman Weeks made a motion to adopt the agenda as presented. The motion was seconded by Mayor Pro Tem Jones. Mayor Gaylor, Mayor Pro Tem Jones, Councilman Boyette, Councilwoman Matthews, Councilwoman Weeks and Councilman White voted for the motion. Councilwoman Taylor had stepped out of the room and did not vote, however, pursuant to NCGS 160A-75, her vote would be considered an affirmative vote. Council adopted the agenda.

4. Recognitions and Presentations

Matt Livingston, Interim City Manager presented the following awards:

4.1 Employee and Supervisor of the Quarter Awards

The Employee of the Quarter Award: Jestine McLamb.

Engineering just finished up the Lead and Copper inventory project and submitted our spreadsheet to the State for review. We received an automated email saying that everyone we listed as unknown or galvanized requiring replacement, we are to send out notices to the addresses. After review, we found there were almost 8,500 notices that had to go out to residences inside the city limits and they had to be sent out in three weeks. Jestine spearheaded this project and advised Engineering staff on the labels for the envelopes.

Once that was completed, she gathered our department together and everyone stuffed their share of envelopes. Not only did the envelopes need to be stuffed, but she got with finance and was able to use their paper folding machine. Her leadership and resourcefulness on this project was second to none, and without her help and knowledge we wouldn't have met the three week deadline to get these notices out. This is just one example of her leadership that shows daily, and she should be rewarded for her efforts.

Jestine's work ethic and accomplishments reflect well on herself and the City of Goldsboro.

The Supervisors of the Quarter Award: Chris Mooney and David Lee.

These two employees have worked together on several projects together. Most recently, the Virginia Street Project, where crews re-routed storm drain pipe from under homes that were causing water problems. Both crews are currently working on a similar project in Musgrave Manor, where crews are up-sizing the stormwater pipes in the subdivision. By setting aside some smaller projects and doing the work in house, these two men and their crews have saved the City over \$500,000 dollars.

Both Mr. Mooney and Mr. Lee have had several compliments from the community where the work is taking place. I am very proud of the teamwork these two have displayed and the feedback received from the community. When we talk about professionalism, integrity and customer service, these two employees set a standard for others to follow.

Chris and David's work ethic and accomplishments reflect well on themselves and the City of Goldsboro.

4.2 United Way of Wayne County Centennial Celebration Day Proclamation

Read by Mayor Gaylor: The City of Goldsboro proclaims February 3, 2025, as "United Way of Wayne County Centennial Celebration Day" in the City of Goldsboro and urge all citizens to join in honoring the United Way of Wayne County for its 100 years of extraordinary service and commitment to our community.

Mayor Gaylor presented the proclamation to Sherry Archibald, United Way Executive Director and United Way Board Members, Lisa Mussleman and Eddie Edwards.

4.3 Wayne County ABC Updates

Darnay Barefoot, General Manager presented the ABC allocation to Council and shared comments regarding ABC Commission activities. Mr. Barefoot recognized Octavius Murphy, ABC Board Member. Mayor Gaylor shared comments regarding the ABC Commission.

4.4 Retirement Resolution-Ricky Jackson

Resolution Expressing Appreciation for Services Rendered by Ricky Jackson as an Employee of the City of Goldsboro for more than 25 years of Service. *Resolution Adopted.*

Ricky Jackson retired on February 1, 2025 as an Operator IV with more than 25 years of service with the Public Utilities Department. Ricky began his career on October 20, 1999 as a Water Plant Operator I with the Public Utilities Department. On April 28, 2002, Ricky's position was reclassified to Water Plant Operator II with the Public Utilities Department. On January 7, 2004, Ricky's position was reclassified to Water Plant Operator III with the Public Utilities Department. On August 18, 2008, Ricky's position was reclassified to Treatment Plant Operator with the Public Utilities Department. On January 8, 2014, Ricky's position was reclassified to Operator IV with the Public Utilities Department where he has served until his retirement. Ricky has proven himself to be a dedicated and efficient public servant who has gained the admiration and respect of his fellow workers and the citizens of the City of Goldsboro. The Mayor and City Council of the City of Goldsboro are desirous, on behalf of themselves, City employees, and the citizens of the City of Goldsboro, of expressing to Ricky Jackson their deep appreciation and gratitude for the service rendered by him to the City over the years and express to Ricky Jackson our very best wishes for success, happiness, prosperity, and good health in his future endeavors.

This Resolution shall be incorporated into the official Minutes of the City of Goldsboro, and shall be in full force and effect from and after this 3rd day of February, 2025.

Mayor Gaylor read the retirement resolution. Mr. Jackson was unable to attend the meeting.

Councilwoman Weeks made a motion to approve the resolution as presented. The motion was seconded by Councilman Boyette and approved unanimously.

RESOLUTION NO. 2025-7 "RESOLUTION EXPRESSING APPRECIATION FOR SERVICES RENDERED BY RICKY JACKSON AS AN EMPLOYEE OF THE CITY OF GOLDSBORO FOR MORE THAN 25 YEARS"

4.5 Retirement Resolution- Lynn Measley

Resolution Expressing Appreciation For Services Rendered By Katie "Lynn" Measley As An Employee Of The City Of Goldsboro For More Than 12 Years. *Resolution Adopted.*

Katie "Lynn" Measley retired on February 1, 2025 as an Administrative Assistant III with more than 12 years of service with the Inspections Department. Lynn began her career on October 22, 2012 as a Senior Administrative Support Specialist with the Inspections Department. On July 1, 2016, Lynn's position was reclassified to Administrative Assistant II with the Inspections Department. On July 1, 2021, Lynn's position was reclassified to Administrative Assistant III with the Inspections Department, where she has served until her retirement. Lynn has proven herself to be a dedicated and efficient public servant who has gained the admiration and respect of her fellow workers and the citizens of the City of Goldsboro. The Mayor and City Council of the City of Goldsboro are desirous, on behalf of themselves, City employees, and the citizens of the City of Goldsboro, of expressing to Lynn Measley their deep appreciation and gratitude for the service rendered by her to the City over the years and express to Lynn our very best wishes for success, happiness, prosperity, and good health in her future endeavors.

This Resolution shall be incorporated into the official Minutes of the City of Goldsboro, and shall be in full force and effect from and after this 3rd day of February, 2025.

Mayor Gaylor read the retirement resolution. Mrs. Measley was unable to attend the meeting.

Mayor Pro Tem Jones made a motion to adopt the resolution as presented. The motion was seconded by Councilman Boyette and approved unanimously.

RESOLUTION NO. 2025-8 "RESOLUTION EXPRESSING APPRECIATION FOR SERVICES RENDERED BY KATIE "LYNN" MEASLEY AS AN EMPLOYEE OF THE CITY OF GOLDSBORO FOR MORE THAN 12 YEARS"

4.6 Black History Month Proclamation 2025

Read by Mayor Gaylor: The Goldsboro City Council proclaims the month of February 2025 as BLACK HISTORY MONTH in the City of Goldsboro and encourages all citizens to observe this month by participating and supporting all festivities celebrating the proud heritage of African Americans.

Commission on Community Relations and Development member, Phyllis Merritt-James and John Barnes, President of the NAACP received the proclamation.

5. Public Hearings

The Public Hearing was held and continued to March 3, 2025.

5.1 SU-21-24 Yassen Investments, Inc. – Located at the corner of Bill Lane Blvd. (NC HWY. 581 S.) and Arrington Bridge Rd. (NC HWY. 581 S.)

Mark Helmer, Planning Director shared the public hearing information for SU-21-24 after being properly sworn in.

ADDRESS: 1805 Bill Lane Blvd.

PARCEL: 3507-80-7205

PROPERTY OWNER: Yassen Investments, Inc.

APPLICANT: Yassen Investments, Inc. c/o Sulayman Alkanshaly

Convenience stores with or without fuel gas sales is a permitted use in the Neighborhood Business (NB) Zoning District after the obtainment of a Special Use Permit approved by

Goldsboro City Council.

The size of the property is currently approximately 1.336 acres.

The applicant is proposing to expand the original footprint of an existing convenience store (2,595 sq. ft.) by approximately 3,362 sq. ft. for a total of 5,957 sq. ft. According to the applicant's submitted site plan, two-thirds (2,241 sq. ft.) of the proposed expansion will be dedicated to retail space and the remaining one-third (1,121 sq. ft.) will be for storage.

Since the applicant's proposal is considered a major modification from the purposes for which the original special use permit was granted, City Council approval is required.

The Neighborhood Business (NB) Zoning District is established to provide the services and commercial development needed to serve primarily the adjoining neighborhoods. The district is intended to promote the development of small pedestrian-oriented establishments whose character and use is compatible with nearby residential neighborhoods. The maximum building gross area is twenty-four thousand square feet. There is no minimum lot size.

Land Use Plan Recommendation: The City's Land Use Plan locates this parcel within the Commercial land use designation. The Neighborhood Business Zoning District is a corresponding district within the Commercial land use designation. The property was previously satellite annexed within the City limits of Goldsboro. It has operated as a convenience store for approximately 25 years.

Employees: 1-3

Days/Hours of Operation: M-F; 24/7

Parking: According to the City's UDO, 1 parking space per 200 sq. ft. of gross floor area is required. A total of 30 parking spaces have been identified on the site plan and are sufficient for the proposed use.

Special Flood Hazard Area: The site is located within the City's 100-year floodplain. The applicant will be required to adhere to the City's Floodplain Prevention Ordinance.

SJAFB: The subject property is located within SJAFB's Noise Overlay Contour. Base officials have been contacted to determine if building construction restrictions will apply.

If the Special Use Permit is approved, the submitted site plan will be subject to a TRC (Technical Review Committee) review. In addition, the applicant will be required to comply with the North Carolina Building Code before building permits can be issued for the expansion to the existing facility. Planning staff finds the request to be consistent with the zoning district to which the use will be located and the comprehensive land plan.

Planning staff recommends approval of the request in accordance with the finding for a special use permit.

Mr. Helmer also showed the zoning map.

The applicant was asked if he would like to speak, but declined.

Mayor Gaylor opened the public hearing. The following person spoke after being properly sworn in:

Glenn Casey Bryan: Thank you for allowing me to speak and voice my concerns on this special use permit and will hopefully take into consideration some of the things I'm going to bring forward. I have no issues with businesses growing and growing in a good way. That's a good thing for Wayne County, but not to create problems and increase existing problems. Yassen's Investments chose to close the public restrooms to open a grill inside the store, at this point, things changed for the worse and will only get worse if approved for this special use permit addition. Yassen Investments has turned the outside of this store into a public restroom. The back, both sides of the building, into shrubs, dumpsters and even witnessed it at the gas pumps.

And I cannot work, take my nieces or nephews hunting, walking, or enjoying this property of mine in any way. This is something that occurs from 6:00 a.m. in the mornings until closing at night 7 days a week 365 days a year. This is very concerning and unsanitary, and it would be appreciated if this issue could be looked at first possibly before taken care of in some manner before allowing the addition. This will only continue to get worse and devalue my property if allowed. I own completely around that store 360 and what I don't own me, my brother and sister own and my mother's which we inherited hers. Yassen investment is requesting an additional 3600 square ft, almost twice the size of his existing building. I spoke to Mr. Chuck, for a walk-in beer cooler or beer cave, as he called it, and freezer space for the sale of meat. He's trying to make it like a small grocery store where you're going to create traffic, more people, more cars, more delivery vehicles and everything else. Parking is already a problem now. It only gets worse if approved. The state has come there a while back and reworked that intersection and made Mr. Chuck combine his traffic, because at one time it was a free-for-all, 18 wheeler, you get Georgia Pacific, all your Goldsboro Milling trucks. You have a lot of traffic on that road, that's just not counting individuals. I mean there's a lot that goes from Mount Olive to Goldsboro, cuts through. Anyhow, that's one of my concerns. Even with the parking and these improvements he's talking about doing, when you pull in three beer trucks, Frito Lay truck, up front, where he's predicting to put all them new parking places at, that is where all of them trucks go to unload, and that would be in front of the canopy, up front, that's where the park at, where the gas tanks are for servicing the store and he's talking about making it larger, that's going to even be more trucks and vehicles. And you let two big trucks pull up there and get fuel, it just makes forever more a big cluster. In my considerations, I reckon this would be down the line if it's approved. Will he be putting brick onto it and an awning like it is, or will that big cooler sticking out there? Because apparently in time, I may want to develop my land, I may even want to build a house across there and like I said, there's none of my property you can walk, that you don't see what I just mentioned going on continuously. I mean 7 days a week. I would thank you for your time and it'd be greatly appreciated if you'd consider all this stuff before allowing this to happen for me and the community out there. You can ride down Arrington Bridge Road and see somebody beside the building, and you can walk behind the building. I'm just hoping maybe, before this is allowed to get any worse than what it is, that some of these issues need to be considered before allowing that.

Councilwoman Weeks: Just for clarity, to make sure I understood, you own all the land surrounding the entire store?

Mr. Bryan: That's correct. Anywhere you want to, behind the store, across from the store, this side of the store, just about facing it, because some of the property goes straight down Arrington Bridge Road. On the left of the property, and then the next is a section that me, my brother, and sister own, which will be a little bit past the store right there. I'm 360° probably somewhere roughly in that one little area, just me alone, 85, 90 acres, counting my woods, farms, mobile home across there, and everything I have.

Councilwoman Weeks: Another question just for clarity, can we go back to that picture again or bring it up? So for clarity, I'm not seeing any kind of buffer between that convenience store and your property. There's no trees back there that we're not seeing or anything like that that buffers the two properties?

Mr. Bryan: That was another of my concerns, when I mentioned, you know about the front of the building, if it was going to be brick and an awning added back on to it, or was it just going to be a cooler stuck out there and a tin wall added on and a cooler facing Arrington Bridge Road because that's the direction he's want to improve into. Would there be beautification? Could there be more shrubbery? But if you take care of the one issue, there would not have to be as much of the other. If I go on a Friday and Saturday and spend all weekend bush hogging and cleaning up, you can just count them right regular, when they go beside the store, behind it, to the dumpsters. Once they go in the store and find out there's no restroom, then they come outside and start looking for a bush.

Councilwoman Weeks: I wanted to make sure I understood you correctly that they have taken the restroom away from the store and there's no restroom, and you're concerned that people are using the restroom outside the store?

Mr. Bryan: And it's only going to increase more if he's adding on to the store. That's just going

to create more traffic, more people. Once they go in and get their beer, or their food, or drinks, whatever they're going to do. Then that's when they come outside and want to go to the car and want to use the restroom, you see them go to the side of the building, and you can see it from the 581 side, you can see it from the Arrington Bridge Road side.

Mayor Pro Tem Jones: I really wanted to talk to the developer if he is here in the room. I have had concerns listening to you about the bathrooms, and the sanitation, and the log trucks, and the big trucks and I wanted to talk to the developer. I would like him to come forth.

Councilman Boyette: I was curious to know, are the restrooms inoperable? Or are they being denied the use of those? The other question would be to the planning director. Have we had elevation photos yet, and where are we at in that process and if we don't have all that together yet, do we need to do this until we get more information?

Mr. Bryan: How I understand it, if you decide to put in a grill, then because of the size of the septic system, he had to either choose to shut down the public restrooms if he wanted to open the grill part. And when he did that, directly behind that store he has a 10 foot right of way, on that side next to the 581 side, he only has four lines, and that was the 40 foot lines which, there's only four of them and they're 40 feet long. That was the septic system for that store. And then once he decided to add on to the restaurant or add it to the store, that's when the health department told him he would have to shut down the restrooms, and at that point, that's when things started escalating with the restrooms.

Councilman Boyette: We would like to see more information and some sort of guarantee before we make a decision that there's going to be restrooms provided before we consider an expansion.

Councilwoman Weeks: The individuals using the restroom, because I truly am looking at there is absolutely no buffer between your property and that property, is that secondhand information you're giving me? You said you have small family members or have you actually seen them using the restroom there?

Mr. Bryan: Oh yes ma'am.

Councilwoman Weeks: Yes, that's sad.

Mr. Bryan: If I go over there tomorrow and work, I can witness it. From the time they open in the mornings, when that pickup truck is going there with four or five heading there, you'll see two of them run behind the back and three of them go in. I mean this is broad daylight. It can be 2 or 3:00 in the evening. It does not matter.

Councilwoman Weeks: I'm just shocked there's absolutely no buffer between the two properties at all.

Mr. Bryan: On the right side or left side, constantly standing beside the building, some of them go behind it, some of them even step in front of the car in the bush right in front of it. And I have witnessed it at the gas pumps, being right straight across the road from them working. I went over there and got fuel 3 hours later in the tractor and there, you know, just tried to avoid it, not step in it, but it's happening every day constantly, it's a never ending thing.

City Attorney Lawrence: Mayor and Council, I just want to caution everybody this is a special use permit. You can't consider his opinion when he thinks something might be worse or might not be worse, he's not testifying as an expert witness. Any facts he testifies to that he's witnessed or seen he can testify to that, but as far as whether it's going to increase traffic or increase customer count or anything else like that, you can't consider that in your decision.

Mayor Gaylor: But the first-hand knowledge and that was an important question, was it first-hand or second-hand knowledge?

Councilman Boyette: It's probably going to be a question for the planning director, but I would assume the reason that the site is like it is and no buffers, etc. is, I'm pretty sure that it was not city property when it was developed and, it was probably satellite annexed at some point is how

that come to be, and we didn't have any city standards but, in my opinion I think this would certainly be an opportunity to set it to city standards.

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

Councilman White: I'm of the same vein as Councilman Boyette and Councilwoman Weeks as far as putting some type of buffer between the buildings.

Mr. Helmer: What you're looking at is the special use permit request. Once the permit is approved, then staff would then do a complete review of the plan, which does include full compliance with landscape regulations. In this case, they will be installing a buffer. They will also be required to submit a lighting plan, as well as show full compliance with the unified development ordinance. It's not something we would normally get in advance of the special use permit being issued by Council. However, if you feel you don't have enough information to make an informed decision, we'll be glad to get this information in advance. Also, I'd like to mention that with the restrooms, they'll also be applying for building permits and, at that time, a building inspector will review the plan and make a determination whether restrooms are required with what they're doing and, at that time, if it's determined that they're required to have restrooms then of course we will get those restrooms in place.

Mayor Pro Tem Jones: That was one of my main concerns, the restroom and the sanitation, but for me, I don't feel that we have enough information to move forth.

Councilman Boyette: I understand the process that we're supposed to approve it and then the staff sees to it from there that everything is in compliance, but it wouldn't hurt my feelings as a elected official to hear it from the applicant. I know it's going to be on paper but for the applicant to say to us yes, this is what our plans are, this is what we're going to do before we make a decision. I'd like to table it until we get a little more information.

Mayor Gaylor discussed the public hearing schedule with Mr. Helmer and entertained a motion to table this until March 3.

Councilwoman Weeks made a motion to table the vote until the March 3, 2025 Council meeting. The motion was seconded by Mayor Pro Tem Jones. Discussion followed:

Councilwoman Matthews: I want to ask the council members who want to table it, if you can share what information that you want to have so that staff and everybody is prepared once they come back.

Mayor Pro Tem Jones: What I would like to know about is the bathrooms. Since this man owned so much of this property around what's going to be built, I want to see if the developer would sit down and listen to the individual that owns all this property and come up with some good solutions and work together.

Councilman Boyette: The developer is going to have to install and provide restrooms that are up to code for the use, etc, but there's nothing that would say that the operator of the establishment could leave the restrooms locked and not provide actual use of the restrooms. Do we, in the process of approving the conditional use, could we make it a part of the conditional use approval to say that restrooms have to be made available?

City Attorney Lawrence: My opinion is that it's a health department issue and the county handles those. Whether or not they would make an inspection and see that they're not available and can close it down because not complying with County health department rules, that would be their particular issue to handle.

Mr Helmer: It's a septic tank issue as well, so Environmental health will be looking at this site as well.

Councilman Boyette: To clarify, if the restrooms were to code, there's a CO issued, the business is in operation and for whatever reason, use of the restroom facilities is denied to a customer, then that can be reported to the health department or to..

Mr. Helmer: If they're required to have restrooms then they're required to have restrooms and the Health Department would be interested in that. Staff will follow up to ensure that.

Councilwoman Weeks: I think that would be helpful for me as some type of preliminary development plan so we can see what is recommended as far as a buffer. It would be very helpful to hear from the developer to see how he's going to proceed in that area.

Mr. Helmer: We will get a revised plan showing more details on the landscaping.

Mayor Gaylor: I also just want to say publicly that public urination is a crime, so let's see if there's anything that we can do as well, since this is City limits, so see if there's anything we can do to help get a ride through or get something. Let's see if there is anything that we can guide the gentleman on by either seeking police help or public health help if there is something to do at this stage. A way of resolving some of these issues would be to issue this permit, when we get to it, allowing this and forcing it to come up to our standards may be an aid in helping to resolve this.

The motion was unanimously approved.

6. Public Comment Period

Mayor Gaylor opened the public comment period. The following people spoke:

1. Phyllis Merritt-James shared concerns regarding raising water and sewer rates and asked that the state implement a 1-cent local tax. (Full comments are available on YouTube at 1:07.)
2. Linda Wilkins-Daniels shared concerns regarding a recent arrest by the Police department. (Full comments are available on YouTube at 1:09.)
3. Sylvia Barnes shared concerns regarding a recent arrest by the Police department. (Full comments are available on YouTube at 1:13.)

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

7. Consent Agenda Items

Approved as Recommended. Interim 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. Councilwoman Weeks moved the items on the Consent Agenda, Items 7.1-7.7 be approved. The motion was seconded by Councilman Boyette 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 Bid Award to Triangle Roofing Services Inc., for Roof Replacement of the Water Reclamation Facility's Dewatering Building

The item was submitted by Bert Sherman, Public Utilities Director.

This project is to replace the roof of the Dewatering Building at the Water Reclamation Facility. The Dewatering Building is in dire need of replacement due to age, this issue has led to water leaks in the building during rain events. This replacement will help to enhance the overall lifespan of the building. The City of Goldsboro advertised an Invitation for Bid (IFB), IFB 2024-008, on 12/5/2024 and hosted nine firms for an onsite Prebid meeting at 10:00 a.m. on December 12, 2024. Six firms submitted proposals on 1/2/2025. After reviewing each proposal, it was determined that Triangle Roofing Services Inc. Was the lowest responsive, responsible bidder at a cost of \$87,900.00.

It was recommended that City Council accept the bid of \$87,900.00 from Triangle Roofing Services to replace the roof of the Water Reclamation Facility's Dewatering Building. *Consent Agenda Approval. Weeks/Boyette (7 Ayes)*

RESOLUTION 2025-9 "BID AWARD TO TRIANGLE ROOFING SERVICES INC., FOR ROOF REPLACEMENT OF THE WATER RECLAMATION FACILITY'S DEWATERING BUILDING"

7.2 Bid Award to Red Letter Roofing Inc., for Roof Replacement of the Water Reclamation Facility's Operations Building

The item was submitted by Bert Sherman, Public Utilities Director.

This project is to replace the roof of the Operations Building at the Water Reclamation Facility. The Operation's Building is in dire need of replacement due to age, this issue has led to water leaks in the building during rain events. This replacement will help to enhance the overall lifespan of the building. The City of Goldsboro advertised an Invitation for Bid (IFB), IFB 2024-004, on 12/5/2024 and hosted nine firms for an onsite Prebid meeting at 10:00 a.m. on December 12, 2024. Five firms submitted proposals on 1/2/2025. After reviewing each proposal, it was determined that Red Letter Roofing Inc. Was the lowest responsive, responsible bidder at a cost of \$57,578.00.

It was recommended that City Council accept the bid of \$57,578.00 from Red Letter Roofing Inc., to replace the roof of the Water Reclamation Facility's Operations Building. *Consent Agenda Approval. Weeks/Boyette (7 Ayes)*

RESOLUTION 2025-10 "BID AWARD TO RED LETTER ROOFING INC. FOR ROOF REPLACEMENT OF THE WATER RECLAMATION FACILITY'S OPERATIONS BUILDING"

7.3 Resolution to Accept Grant Funding from North Carolina Amateur Sports

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

NC General Assembly established the Youth Sports Grants for equipment and facility upgrades. Parks and Recreation applied for and was awarded grant funds.

Staff recommend accepting the grant funds. *Consent Agenda Approval. Weeks/Boyette (7 Ayes)*

RESOLUTION 2025-11 "RESOLUTION TO ACCEPT GRANT FUNDING FROM NORTH CAROLINA AMATEUR SPORTS"

7.4 Grant Project Budget Ordinance amendment for the State Grants Miscellaneous Grant Project Fund (G1109)

The item was submitted by Catherine Gwynn, Finance Director.

With the arrival/approval of online sports betting for North Carolina, the General Assembly designated for funds from that revenue to be split across counties for youth sports. Parks and Recreation applied and was awarded a Youth Sports Grant in the amount of \$17,232.80 on December 23, 2024, to be used for Upgrades to the Bryan MSCX Facility. North Carolina Amateur Sports (NCAS) will oversee the funds being awarded. These upgrades include double-sided metal signs, a stadium speaker system, and benches for the facility. It is necessary to appropriate revenues and expenditures so that the Parks and Recreation department may begin fulfilling the terms of the agreement in a timely manner.

The funds were received from NCAS on January 8, 2025. The funds must be spent within one year of receipt which will be January 7, 2026.

It was recommended that the City Council adopt the following entitled ordinance amending the State Grants Miscellaneous (G1109) for the NC Amateur Sports grant for the Bryan Multi Sports Complex Upgrades for \$17,232.80. *Consent Agenda Approval. Weeks/Boyette (7 Ayes)*

ORDINANCE 2025-5 "AN ORDINANCE AMENDING THE GRANT PROJECT FUND FOR

7.5 Amending a Special Revenue Fund Ordinance – Police Other Restricted Revenue Funds (P3104)

The item was submitted by Catherine Gwynn, Finance Director.

On June 17, 2019 City Council approved the creation of a special revenue fund for the Police Department to create more transparency in the collection and disbursement of funds received from special court allocations, storage fees, various fundraisers, donations, sale of found property, and other restricted revenue sources for the police department. The Police department has received \$5,712.59 in various donations and surplus sales. It is necessary to appropriate these revenues so that the Police department may expend them according to the applicable purpose. The table below provides additional details.

Entity	Purpose	Date Received	Amount
Walmart	Shop with a Cop Donation	Jan 2025	\$5,075.00
Property Room.com	Found guns sold	Jan 2025	237.59
Private Citizen Donations	Donations for Community	May 2024-Jan 2025	400.00
	Police Services		
	Total Revenue Appropriations		\$5,712.59

It is necessary to appropriate the revenues and corresponding expenditure appropriations, so the Police may begin spending the funds for public safety purposes.

It was recommended that Council adopt the following entitled Project Budget Ordinance amendment for the Police Other Restricted Revenue Funds (P3104). *Consent Agenda Approval. Weeks/Boyette (7 Ayes)*

ORDINANCE 2025-6 “AN ORDINANCE AMENDING THE SPECIAL REVENUE FUND FOR THE POLICE OTHER RESTRICTED REVENUE FUND (P3104)”

7.6 Operating Budget Amendment FY24-25

The item was submitted by Catherine Gwynn, Finance Director.

Council adopted the FY24-25 annual operating budget on June 17, 2024.

Planning (3151) General Fund

Mr. Mark Helmer, Planning Director, has requested an additional appropriation for demolition of \$60,000 so that his staff may award and execute an informal bid to abate and demolish multiple condemned properties. This will be funded with an appropriation of fund balance in the General Fund.

Workers Compensation Excess Premiums General Fund

It is necessary to appropriate additional worker’s compensation excess premiums in multiple departments in the General Fund. This will be funded with a reduction in worker’s compensation excess premiums in other General Fund departments. The total being transferred between departments is \$7,534.17.

Solid Waste (4143) General Fund

It is necessary to appropriate workers compensation claims cost for a recent settlement made by the NC League of Municipalities which serves as the City’s third party administrator of its self-insured worker’s compensation program. The \$90,000.00 settlement was paid on January 24, 2025 ahead of the Industrial Commission ordered date of February 3, 2025. This will be funded with an appropriation of fund balance in the General Fund.

Below is an analysis of Fund Balance for the General Fund:

Police (6121) General Fund

It is necessary to appropriate expenditures for the purchase of nine (9) police line cars and upfits in order to accommodate the new police officers hired by the City. The appropriation request is

\$655,000, and will be funded with loan proceeds in the General Fund.

Staff recommends that the City Council adopt the following entitled ordinance to amend the FY24-25 Operating Budget for the General Fund. *Consent Agenda Approval. Weeks/Boyette (7 Ayes)*

ORDINANCE 2025-7 "AN ORDINANCE AMENDING THE BUDGET ORDINANCE OF THE CITY OF GOLDSBORO FOR THE 2024-25 FISCAL YEAR"

7.7 Approval of Meeting Minutes of January 6, 2025

The draft minutes of the Work Session and Regular Meeting of January 6, 2025 were presented for approval. *Consent Agenda Approval. Weeks/Boyette (7 Ayes)*

8. Old Business

8.1 Parking Lot Lease Approval

The item was presented by Kelly Arnold, Interim Assistant City Manager.

To assist with increasing the amount of parking available around City Hall, an unused parking lot was identified to lease. Located behind the empty filling station on N. John Street, the owner, Group W Management, is amenable to leasing the lot for City use only.

Over the course of the second half of 2024, privately owned parking lots and areas around City Hall were reviewed by City staff for suitability to provide additional parking with the primary focus to relieve the two City-owned parking lots adjacent to City Hall so employees and public would have more spaces. The primary focus was to relocate City-owned vehicles to spaces off-site but within a reasonable and safe location.

The empty filling station has up to 10 unused spaces that are currently unused and the owner is amenable to leasing the spaces. The rate negotiated is the same rate the County leases spaces in a private lot adjacent to the County building.

Based upon the City Council tabling the lease at the January 3, 2025 meeting, the City Attorney has amended the draft of the lease agreement start date to February 1st and Group W Management has agreed to the lease terms. Terms of the Lease Agreement can be summarized as follows:

Number of Spaces: 10

Rate: \$60/monthly/space

Annual rental: \$7,200

Length of Term: One (1) year with automatic renewal unless 30-day notice prior to renewal.
New Start date of February 1, 2025.

Mid-Year Termination: Either party may terminate with a 90-day notice during the one-year term.

Improvements: There will be no improvements to the lot other than signage and striping. The condition of the lot will stay as is.

Responsibility of Lot: The City of Goldsboro will be responsible for use of the lot and administration of use of lot including designated users and towing of undesignated users.

Insurance: The City of Goldsboro will accept responsibility for liability of the use of the lot.

In addition, the City will provide signage and striping for the lot. The cost estimate for the improvements is \$1,400 and will be absorbed in the Signage budget.

If approved, ten of the fifteen City owned vehicles parked in the two lots of City Hall would be relocated to this leased lot throughout the day and after work hours. Attached is the previous lease agreement that has been approved by Group W Management. A new lease with a start date of February, 2025 should be completed in time for the City Council meeting on February 3, 2025. It is recommended that Council adopt the resolution authorizing the Mayor and City Clerk to execute the lease.

Kelly Arnold, Interim Assistant City Manager shared details regarding the parking lot lease agreement. Mayor Gaylor asked what value this brings. Mr. Arnold shared the spaces would be for 11 of the 14-15 City vehicles and free up spaces for the public in parking lots.

Councilwoman Weeks made a motion to approve the lease. The motion was seconded by Councilman Boyette and unanimously approved.

RESOLUTION 2025-12 "RESOLUTION AUTHORIZING THE MAYOR TO EEXECUTE AN AGREEMENT WITH GROUP W TO LEASE PARKING SPACES AT THE FORMER FILLING STATION ON MULBERRY AND JOHN STREETS"

8.2 Friends of Seymour Agreement

The item was presented by Mayor Gaylor.

In order to raise funds to help support its efforts to preserve, grow and maintain its relationship with Seymour Johnson Air Force Base, members of the Military Affairs Committee founded Seymour Support Council, Inc., a non-profit corporation, which is currently known by its registered assumed name, Friends of Seymour Johnson AFB.

Friends of Seymour Johnson AFB has proven its value in building and maintaining relationships with Senior Leadership of the United States Air Force, in directing lobbying efforts in support of Seymour Johnson Air Force Base, and in identifying and helping to eliminate or mitigate development that would restrict, limit or diminish the quality of training or the performance of missions at Seymour Johnson Air Force Base. The original agreement was approved at the Goldsboro City Council meeting on August 1, 2022 and executed August 2, 2022.

Some of the terms of the agreement include:

1. This agreement is independent of the County of Wayne.
2. The City of Goldsboro will name its duly appointed Manager to serve as an ex-officio representative of Friends of Seymour Johnson AFB.
3. Consultant fees paid by the City of Goldsboro will be \$7,500.00 per month.
4. The City of Goldsboro will reimburse to Friends of Seymour Johnson AFB a portion of the compensation to a local representative of Friends of Seymour who is providing operational direction, administrative oversight, and consistent updates to the elected body of the ongoing and work of the Friends of Seymour and its retained consultants. The compensation commitment from the City of Goldsboro shall be \$1,050.00 per month.
5. The City of Goldsboro will pay to Friends of Seymour Johnson AFB the sum of \$500.00 each per month for administrative support.
6. Financial support from the City of Goldsboro shall be in the yearly amount of \$1,200.00 for activity support.
7. Incidental expenditures will be reimbursed, once approved by the City Manager in an amount not exceeding \$1,000.
8. The amounts called for herein shall be used in furtherance of the purposes herein described, and in total shall not exceed \$20,800.00.
9. Further details are located within the agreement.

It was recommended that Council adopt a resolution approving the Friends of Seymour Agreement and authorize the Mayor and City Clerk to execute the agreement.

Ken Gerrard shared comments regarding Seymour Johnson Air Force Base, Crossroads Strategies and Friends of Seymour (FOS). Mayor Gaylor asked for an update from Mr. Henry

Smith on a recent trip to ACC. Mayor Gaylor and Council discussed the proposed agreement to include administrative assistance to the Chamber of Commerce: donations; if other monies are going to the Chamber; if the Chamber is being used for marketing: is the FOS focusing on quality of life issues on Seymour Johnson: leveraging the needs of the base and the community: how much the county is paying to FOS versus the city FY24-25 and FY23-24: what can the FOS do before that it can't now since the budget was cut: relationship building with airmen and their families: discussed funding amounts: adding verbiage to the agreement to grow quality of life issues on Seymour Johnson: and will adding resources require additional funding. Mayor Gaylor asked if anyone had specific verbiage to add to the agreement. Councilman White shared concerns that the Council has no seat on the board.

Mayor Pro Tem Jones stepped out of the room at 7:07 p.m. and returned at 7:09 p.m.

Council discussed revising the agreement (#13) to include the following verbiage: It is the expectation of the Goldsboro City Council that Friends of Seymour will engage and put forth substantive effort to resolve quality of life issues for the families of Seymour Johnson including, but not limited to, child care, housing, public safety, infrastructure, public education and other needs.

Councilwoman Weeks made a motion to approve the contract with the amendment of adding a section 13 on page 5 to read as previously recited and to modify the resolution to match. The motion was seconded by Mayor Pro Tem Jones and unanimously approved.

RESOLUTION 2025-13 “RESOLUTION AUTHORIZING THE MAYOR TO SIGN THE FRIENDS OF SEYMOUR AGREEMENT”

9. New Business

9.1 Contract Award for CDBG Housing Rehabilitation - Hamvis Properties, Inc.

The item was presented by Felecia Williams, Community Relations Director.

The Community Relations & Development Department has approved two qualified firms to support the rehabilitation of six owner-occupied homes for low-moderate income homeowners under the CDBG Housing Rehabilitation Program. In collaboration with Procurement staff and after negotiations with the two selected firms, the department has selected Hamvis Properties, Inc. to complete the rehabilitation work on the following properties:

Property Address	Cost to Repair
811 S. Best Street	\$48,706
707 Luther Drive	\$33,205
1111 S. Slocumb Street	\$48,498.50
Total Repair Cost	\$130,409.50

It was recommended that the City Council adopt the following entitled Resolution authorizing the Mayor and City Clerk to execute a contract with Hamvis Properties, Inc., for a total amount of \$130,409.50.

Mayor Gaylor shared comments regarding federal funding and the risk of funding these items.

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

RESOLUTION NO. 2025-14 “RESOLUTION AWARDING AND AUTHORIZING THE EXECUTION OF A CONTRACT FOR CDBG HOUSING REHABILITATION HAMVIS PROPERTIES, INC.”

9.2 Contract Award for CDBG Housing Rehabilitation - Shepherd Response, LLC

The item was presented by Felecia Williams, Community Relations Director.

The Community Relations & Development Department has approved two qualified firms to support the rehabilitation of six owner-occupied homes for low-moderate income homeowners under the CDBG Housing Rehabilitation Program. In collaboration with Procurement staff and after negotiations with the two selected firms, the department has selected Shepherd Response, LLC to complete the rehabilitation work on the following properties:

Property Address	Cost to Repair
600 S. Best Street	\$34,135.90
704 Luther Drive	\$51,818.58
206 Gerald Lane	\$39,367.07
Total Repair Cost	\$125,321.55

It was recommended that Council adopt the following entitled Resolution authorizing the Mayor and City Clerk to execute a contract with Shepherd Response, LLC for a total amount of \$125,321.55.

Mayor Pro Tem Jones made a motion to approve the item as presented. The motion was seconded by Councilwoman Taylor and unanimously approved.

RESOLUTION NO. 2025-15 “RESOLUTION AWARDING AND AUTHORIZING THE EXECUTION OF A CONTRACT FOR CDBG HOUSING REHABILITATION SHEPHERD RESPONSE, LLC”

9.3 Preliminary Plan for Striping along John Street

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

NCDOT paved this section of John Street in early 2023, and it is the city's responsibility to put back any parking striping. DOT will only stripe stop bars, or double yellow lines in this case of John Street. The city initiated a process to solicit bids for the John Street restriping project aimed at improving traffic safety and ensuring compliance with current traffic standards. In December of 2023 we contacted Raleigh Paving about this project, and they informed us that they don’t do striping, they subcontract that portion of paving projects out. They did give us a couple more contacts, LMJ Pavement Markings out of Benson, and IWC Sealcoating out of Fremont. I emailed both companies and never received a response from either. Since no bids were received, our plan is for this to be completed in-house by our traffic division staff. Since they are fully staffed, we plan to move on this project when the weather breaks in April or May. The cost to complete this work in-house is roughly \$3,000. There is no recommendation. This is for update purposes only.

Jonathan Perry, Engineering Services Manager shared comments regarding the agenda item. Council discussed parking on John Street. Councilwoman Taylor asked for a 15-minute space in front of Torero's and Jay's. Councilman Boyette asked that the Parking Committee to look at ride-share or DoorDash spaces on Center Street. Jonathan will bring the plan back. Councilwoman Matthews asked to consider those spots in all of downtown.

9.4 Resolution Authorizing the City Manager to Execute a Contract with Rick Bostic Construction and Demolition Inc.

The item was presented by Mark Helmer, Planning Director.

Mayor Gaylor recessed the meeting at 8:08 p.m. for a break. Council resumed the meeting at 8:15 p.m.

The City Council has directed Planning staff to identify 10 structures that fail to meet minimum

building code requirements and whose property owners have failed to address documented structural deficiencies. Staff ‘s opinion is that these structures, if allowed to remain, would be a direct threat to the general health, welfare, and safety of the public at large, and should be demolished. Due process has been served on the following 10 structures in accordance with the City of Goldsboro Minimum Housing & Abandoned Structures Ordinance as adopted by City Council on March 20, 2023.

Dilapidated Structures				
Street #	Street Pre	Street	Street Suffix	PIN
404	North	James	Street	2599971507
313	North	John	Street	2599966997
311	North	John	Street	2599966971
301	South	Alabama	Avenue	2599556874
406	North	James	Street	2599971623
405	West	Mulberry	Street	2599765923
200		Brazil	Street	3509242277
407	South	Leslie	Street	3509134465
711	East	Pine	Street	3509139704
702	East	Walnut	Street	3509149623

Pursuant to General Statutes of North Carolina and City Policy, IFB 2024-007 ABATEMENT & DEMOLITION OF CONDEMNED PROPERTIES was posted. As a result, 14 bids were received. Rick Bostic Construction and Demolition Inc. was the only qualified bid at \$140,359.00. It is recommended that the City Council adopt the attached resolution authorizing the City Manager to sign a contract with Rick Bostic Construction and Demolition Inc. for the demolition of the 10 residential structures listed above.

Mark Helmer, Planning Director presented the agenda item. Mr. Helmer shared the list previously added to the agenda packet is incorrect. He handed out an updated list, and it has been included in the agenda packet. Staff removed 311 N. John Street and 407 S. Leslie Street and added 410 S. Leslie Street based on the houses listed in the public notice.

Taj Polack, Housing Compliance Officer shared information on properties for demolition and that 407 S. Leslie Street will be addressed in the next round of demolition.

Councilwoman Weeks made a motion to approve the resolution with revisions. The motion was seconded by Councilwoman Taylor and unanimously approved.

RESOLUTION NO. 2025-16 “RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH RICK BOSTIC CONSTRUCTION AND DEMOLITION INC.”

9.5 Resolution Authorizing a Lease Contract for a Mail Machine

The item was presented by Catherine Gwynn, Finance Director.

The City is currently in a 60-month postage machine lease. This lease is due to expire in May 2025. Changes to postage meters mandated by the United States Postal Service makes it necessary for the City to replace the current system with one that meets these new requirements. General Statute 160A-19 grants the City authority to lease personal property for any authorized public purpose. Leases that extend to the life expectancy of personal property are subject to Article 8 of Chapter 143 of the General Statutes.

Pitney Bowes is the awarded vendor for mailing equipment on NC State Information Technology contract #4410A. Pitney Bowes has submitted a proposal for \$631.50/month that

includes a new compliant mailing system with Cloud Based Software. The software offers certified mail savings for the City estimated at \$6,000.00 annually.

It was recommended the Council authorize the Finance Department to enter a 60-month lease contract for a mailing system with Pitney Bowes.

Councilwoman Weeks made a motion to approve item 9.5 as presented. The motion was seconded by Mayor Pro Tem Jones and unanimously approved.

RESOLUTION NO. 2025-17 "RESOLUTION AUTHORIZING A LEASE CONTRACT FOR A MAIL MACHINE"

9.6 Resolution Authorizing the Filing of an Application for Approval of an Installment Financing Agreement

The item was presented by Catherine Gwynn, Finance Director.

The proposed vendor will be brought back to Council for approval at the March 3rd meeting. Interim City Manager Livingston shared IT equipment is getting old and is on the brink of collapse.

Resolution authorizing the filing of an application for approval of an Installment Financing Agreement for various City Vehicles and Equipment in the amount of approximately \$6,800,000 authorized by North Carolina General Statutes §160A-20 and making certain findings required by North Carolina General Statutes §159-151. On January 6, 2025, Davenport & Company LLC ("Davenport"), the City's Financial Advisor, distributed a Request for Proposals ("RFP") to over 50 national, regional and local lending institutions to fund various City Vehicle and Equipment needs in the amount of approximately \$6,800,000. Responses to the RFP are due on January 29, 2025, and Davenport will be presenting the proposals received and a recommendation at the City's February 17, 2025 Council meeting. Prior to the February 17, 2025 Council meeting, Davenport will work with the City Finance Director on an application to the North Carolina Local Government Commission ("LGC") to be submitted by February 4, 2025 for approval of the Installment Financing Agreement at the March 4, 2025 LGC meeting.

Following approval of the recommended winning lender at the February 17, 2025 Council meeting, City Council will be asked to approve a Final Resolution authorizing the execution and delivery of the Installment Financing Agreement at the March 3, 2025 Council Meeting.

It was recommended that Council adopt the Findings Resolution as presented.

Councilwoman Weeks made a motion to approve item 9.6 as presented. The motion was seconded by Councilman Boyette and unanimously approved.

RESOLUTION 2025-18 "RESOLUTION AUTHORIZING THE FILING OF AN APPLICATION FOR APPROVAL OF AN INSTALLMENT FINANCING AGREEMENT AUTHORIZED BY NORTH CAROLINA GENERAL STATUTES §160A-20 AND MAKING CERTAIN FINDINGS REQUIRED BY NORTH CAROLINA GENERAL STATUTES §159-151"

10. City Manager's Report

10.1 City Managers Report

Interim City Manager Livingston shared he and Interim Assistant City Manager Arnold would be at the NC Manager's Conference in Winston-Salem from Wednesday through Friday.

11. Mayor and Councilmembers' Comments

Mayor Gaylor and Councilmembers shared the following closing comments:

Councilman Boyette thanked city employees; he thanked Public Safety and Public Works for getting us through the inclement weather;

Councilwoman Taylor agreed with Councilman Boyette's comments and thanked the Panning Department for their work on demolition and blight.

Mayor Pro Tem Jones thanked city staff and shared the following: it was an honor to participate in the mortgage burning ceremony at St. James Church; shared a quote from Carter Woodson; St. James Church will have a Black History Quiz Program on February 23 at 6:00 p.m.; and shared comments regarding the use of excessive force.

Councilwoman Matthews reminded everyone that the Council meetings now begin at 5:30 and there is only one meeting; she asked that citizens here to speak to come back to the next meeting; and shared she felt recent events were unacceptable and would follow the process. She also shared that there is a conference call coming up with her district.

Councilwoman Weeks said hello and thank you to Zeta Phi Beta Sorority for bringing her in to speak and acknowledging that January is Human Trafficking Prevention Month; she thanked the police chief and police department for their work on human trafficking.

Councilman White saluted St. James for their Mortgage Burning Celebration on Sunday; and for the Alpha Kappa Alpha for the Debutante Ball this weekend and the mentoring they are doing; on February 18th, 10:00 at St James, we'll be having our first CCC Clergy, Councilman, and Coffee; he attended the Military Spouse Employment Partnership Conference in Washington DC last week and urged the City to be a part of; he also shared that Black History Month is not just Black History, it is American History; he also shared comments regarding the recent police incident and that he would save his judgment until he can see all the facts.

Mayor Gaylor shared comments regarding Parks and Recreation (P&R), youth sports and praised P&R staff; he also shared comments on the recent police situation and that he is going to refrain from comments until he sees evidence and will advocate for evidence to be released as soon as possible.

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 Personnel and Potential Litigation. The motion was seconded by Councilwoman Taylor and unanimously approved.

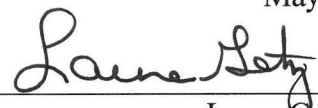
After the Closed Session was held, Council came out of Closed Session and went into Open Session.

13. Adjournment

There being no further business, Mayor Gaylor adjourned the meeting at 1:02 a.m.




Charles Gaylor, IV
Mayor


Laura Getz
City Clerk