

MINUTES OF MEETING OF MAYOR AND CITY COUNCIL HELD
NOVEMBER 17, 2014

WORK SESSION

The Mayor and Council of the City of Goldsboro, North Carolina, met in a Work Session in the Large Conference Room, City Hall Addition, 200 North Center Street, at 5:00 p.m. on November 17, 2014 with attendance as follows:

Present:	Mayor Alfonso King, Presiding Mayor Pro Tem Bill Broadway Councilmember Michael Headen Councilmember William Goodman Councilmember Chuck Allen Councilmember Gene Aycock Jim Womble, City Attorney Scott Stevens, City Manager Melissa Corser, City Clerk Kim Best, Public & Government Affairs Director Angel Wright-Lanier, Assistant City Manager Randy Guthrie, Assistant City Manager Jimmy Rowe, Planning Director Kaye Scott, Finance Director Jeff Stewart, Police Chief Scott Barnard, Parks & Recreation Director Felicia Brown, Parks & Recreation Faye Reeves, HR Director Gary Whaley, Fire Chief Allen Anderson, Chief Building Inspector Karen Brashear, Public Utilities Director Scott Williams, IT Director Marty Anderson, City Engineer James Chester, Fleet Maintenance Superintendent Darrel Bigham, Inventory Specialist Ron Paul, CST Fleet Services LaTerrie Ward, Community Affairs Director Ethan Smith, Goldsboro News-Argus Lonnie Casey, Citizen
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Absent: Councilmember Charles J. Williams, Sr.

Call to Order. The meeting was called to order by Mayor King at 5:00 p.m.

Invocation. Mayor King provided the invocation.

Cover Agenda. Each item on the cover agenda was generally discussed. Items with additional comments included the following:

Item C. Condemnation of Dilapidated Dwellings. Councilmember Allen asked how much money was left in this year's budget for demolition. Mr. Anderson stated approximately \$66,000. Councilmember Allen also asked if we could change the way we do this and go to the owners to see if they want to donate property to the City prior to them getting so bad. Mr. Womble stated we could. Councilmember Allen stated his thought is if it was given to the City we may be able to sell or give the property to someone who can fix up the property. Councilmember Allen stated moving forward he would like to try to catch these properties before they are totally gone. Mr. Anderson stated he could look into that. Councilmember Goodman stated most of the dilapidated houses he has seen are eyesores and they bring property values down.

Councilmember Allen made a motion to appropriate the difference needed to move forward with removing these properties, the motion was seconded by Councilmember Headen.

Mr. Stevens stated it was staff's intention to come back after receiving bids in February or March.

Councilmember Allen requested to withdraw his motion. By unanimous consent, it was decided to have the motion withdrawn.

Mayor Pro Tem Broadway asked if we were going to tear down the Mangum House. Mr. Stevens stated that would be the ultimate award once we get the bid. Mr. Stevens stated he is sure we have intended to tear it down before but for some reason City Council chose not to at that point. It has been through the process a time or two. The answer will be, three months from now, once it has been re-noticed and everything we will be back with a bid to tear it down and if Council awards that bid, it will come down.

Item F. Stoney Creek Stream Enhancement Phase II Professional Engineering Services Agreement. Councilmember Allen stated in the contract it listed "preliminary permit (60%) design and report, what does that mean. Mr. Anderson stated Kimley-Horn will do 60%, then we will review it, before they actually do the final bid documents.

Additional items discussed included the following:

Fleet Management Study. Mr. Martinez introduced Mr. Ron Paul with CST Fleet Management. Mr. Paul stated it was an honor to be here and has enjoyed working with the staff. Mr. Paul shared the following information:

CST Fleet Services Background

- Active in Fleet Industry (Since the late 70's)
- Incorporated in 2000
- Mission: Share and teach from our experience

CST Customers

- Arlington, VA
- City of Bryan, TX
- Chicago
- College Station, TX
- Cook County
- Dallas
- Dekalb County, GA
- Detroit
- Houston
- State of Indiana
- Indianapolis
- New York City
- Oklahoma
- Raleigh, NC
- Richmond, VA
- San Diego
- Springfield, IL
- Tulsa, OK

Scope of Work

1. Fleet Best Practices Review
A comprehensive review of the City of Goldsboro fleets in over 20 areas of fleet management founded upon "industry best practices."
2. Fleet Metric Summary
A summary of the fleet profile and available metrics based upon current data kept by the City of Goldsboro.

Fleet Best Practices – Observations

1. Fleet staff needs additional staff and training.
 2. Fleet staff needs tools.
 3. Fleet capital budget is low.
 4. Fleet operational budget is low.
 5. Equipment is aged beyond the typical life cycle.
 6. A service writer to schedule and manage work orders is needed.
- Fleet Metrics – Asset Age
- The City operates 550 assets with an average age of 22 years.
 - The City’s aging fleet is consistently leading to two primary issues for the City of Goldsboro:
 - Excessive maintenance costs
 - Excessive downtime time

Fleet Metrics – Utilization

- 115 vehicles have a very low annual utilization. These vehicles are good candidates for replacement using personal vehicles and mileage reimbursement.
- 42 vehicles with low utilization are good candidates for use in a motor pool program.

Fleet Metrics – Fleet Staffing

Assets	Price		Number of Assets	VEU	Hours of work per year	Mechanics needed
Misc	\$0	\$10,000	147	0.25	477.75	0.3
Light	\$10,001	\$29,000	294	1.5	5733	3.9
Medium	\$29,001	\$55,000	46	4	2392	1.6
Heavy	\$55,001	and above	63	7	5733	3.9
						9.8

- 2080 work hours per year mechanic (includes both Direct and Indirect Labor13 man-hours or MRU (Maintenance Repair Unit) per VE (Vehicle Equivalencies)
- Direct labor percentage: CST used 70% as the projected level.

Fleet Metrics – Fleet Staffing

	Current	Recommended
Service Writer	0	1
Mechanics	6	8
Welder	1	1
Supervisor	1	1
Total	8	11

With this additional staff:

1. Less work will be outsourced.
2. Handling the work in-house will result in reduced downtime.
3. With reduced downtime, less vehicles will be needed.
4. Overall cost will be reduced.
5. A Service Writer will better coordinate the interface with the fleet customers, thereby improving communication and maximizing the control of the shop’s resources.

Fleet Metrics – Quality of Fleet Staffing

- All 8 shop floor personnel have skillsets that contribute positively in different areas.
- No person currently on the shop floor should be fired or replaced.

Fleet Metrics – Quality of Fleet Staffing

- Mechanics have one title/job level. “mechanics”
- In the shop, there are multiple levels of jobs.
- Each mechanic needs a specific job title and level of performance expected to go with that title.

- On the shop there are multiple levels of jobs.
- Each mechanic needs a specific job title and level of performance expected to go with that title.

Note: Stating that “all shop employees are mechanics’ is sort of like saying “all employees at City Hall that work in offices are office workers.”

Fleet Metrics – Fleet Capital Spending

- The City of Goldsboro operates 550 assets with an estimated replacement cost of approximately 16 million dollars (new asset value).
- Expected capital expenditures to keep the fleet current should be in the 1.2 million to 1.6 million dollars per year.
- The average spending has been \$806,000 annually over the last 10 years.

Fleet and Garage Study Results (6 Recommendations)

1. Adjust maintenance rates to reflect true costs.
 - a. Modify labor rates (currently \$13.50 inside and \$20.35 outside) to reflect true burdened labor rate
 - b. Charge parts markup to support parts personnel and parts room
 - c. Charge fuel markup to support fuel personnel and fuel system

Note: This is probably the most critical change currently the fleet garage is underfunded to accomplish its mission.

1a. Fleet Budget

- o The goal of the fleet garage budget is to be a zero cost to the city budget.
- o The labor, fuel, and parts charges should be sufficient to pay for:
 - Mechanics salaries and benefits
 - Shop management support and benefits
 - Shop rent (if needed)
 - Shop utilities
 - Shop infrastructure (lifts, diagnostic tools, maintenance systems, computers, printers, etc.)
 - Shop specialty tools (generators, welders, hoists, lifts, etc.)
 - Shop training (classes, on-line subscriptions, training materials)

2. Implement (hire) fleet staff to support current vehicles.

CST is recommending an increase in mechanic staff by 3

- o Two mechanics – The two additional mechanics are needed to repair the equipment that the city operates.
- o One service writer / liaison – The service writer us needed to facilitate repairs and division communication and knows the entire schedule of the shop and can effectively schedule work as needed.

3. Eliminate underutilized non-needed vehicles with a graduated rightsizing plan.

- o Eliminate or reassign underutilized vehicles. These factors can create two imbalances in fleet spending:”

- i. Increased repair costs due to a growing or aging fleet
- ii. Purchases of new equipment that are not really needed

4. Establish service level agreements between Fleet Maintenance Division and fleet customers.

- o Defining fleet customers’ needs and support provided by Fleet Maintenance Division.

- This agreement will define
 - i. What is needed by the fleet customers to complete their daily missions
 - ii. What is needed in emergency situations
 - iii. What repair time and turn around is expected
 - iv. When a replacement vehicle is needed if a vehicle is being repaired

5. Establish a Fleet Steering Committee

- o (Headed by the Fleet Maintenance Division) with representation from all major fleet customers and Finance to address and approve:
 - i. All new vehicle purchases and specifications – City wide
 - ii. Vehicle replacements
 - iii. Vehicle sharing plans
 - iv. Vehicle retirement and disposal processes
- 6. Establish capital replacement budgets and maintenance budgets based on lifecycle models to support city missions.
 - o The City Fleet is too old and not enough is spent each year to keep the fleet current.
 - o Capital needed is estimated to be at \$1.2 - \$1.6 million per year for current fleet level. This will most likely be slightly less after fleet rightsizing
 - o Note: The City averaged ~ \$800,000 per year over the last 10 years
 - o Establish a revolving fund to support capital replacement budgets (Currently each fleet customers budgets their own vehicle purchases)

Councilmember Aycock asked if leasing would be an option for equipment that is underutilized. Mr. Paul stated absolutely, leasing would be an option.

Mayor Pro Tem Broadway asked what kinds of tools were needed. Mr. Paul stated the lifts are broken. Mr. Paul shared the staff was using 4 portable jacks instead. Mr. Paul stated they also need a diagnostic tool.

Councilmember Allen asked if Council could get a copy of the report. Mr. Stevens stated he would provide a copy to Council. Councilmember Allen asked how much money is spent on outsourcing repairs. Mr. James Chester stated \$100,000 plus. Mr. Martinez stated we would verify that number.

Councilmember Allen stated he thought we implemented some software to track work orders. Mr. Martinez stated that is correct, we use RTA which does the work orders and we actually increased the numbers of computers in the garage by re-using some of the police tough books. Everyone can do their own work orders now. Councilmember Allen stated Mr. Paul stated we need someone to put in work orders. Mr. Paul stated he misspoke, a supervisor is needed to coordinate and assign the work that is being completed. Councilmember Allen asked did we not have someone doing that today. Mr. Martinez stated yes and no; we are operating differently than we were 6 months ago; use to someone would just come in and grab a mechanic, we don't do that anymore.

Councilmember Aycock stated the city used to service Gateway vehicles and asked why we no longer do that. Mr. Chester stated downtime, with the staff we had, we could not support them with the turnaround time needed; so they outsourced. He stated they do still come to us occasionally. Councilmember Aycock stated if we hired some additional staff, we might could bring Gateway vehicles back in for routine maintenance to help pay for additional staffing.

Councilmember Headen asked how many additional staff persons are needed to increase the level of efficiency. Mr. Martinez stated according to the report a service writer and 2 additional mechanics. Mr. Martinez stated the number of mechanics needed could drop once the fleet size is reduced. Mr. Martinez stated the service writer would go as long ways. Mr. Paul stated the service writer would take on a lot of the interfacing with customers, which would eliminate most interruptions to the mechanics.

Stormwater Policy. Mr. Martinez shared the following information:

Existing Stormwater Policies

- City currently will construct a storm drainage piping system where public ditches are located.
 - o Citizen pays for cost of pipe only.
 - o Manholes, Catch Basins, bedding, grass seed, etc. are not paid for by citizen. City provides design, equipment & labor at no additional charge.

- City currently maintains ditches throughout the City to maintain positive flow.
 - City does not maintain private ditches (i.e. in people’s back yards) that doesn’t transport city-originated water required for maintenance.

Examples of Ditch Maintenance

- George Street
- Cobb Street
- H.V. Brown Park

Examples of Pipe Maintenance

- Shelly Drive
- Claiborne between Palm and Rose Street

Mr. Martinez also reviewed examples of what the City does not maintain as well as examples of maintenance. Mr. Martinez discussed with Council what the City does when public ditches join with private ditches.

Councilmember Goodman asked if we maintain the big ditch on Elm. Mr. Stevens asked if he was talking about the one by Willowdale Cemetery, Mr. Goodman stated yes that was it. Mr. Stevens shared that was a part of a stream restoration project and it was meant to be overgrown and to grow up for water quality. Mr. Stevens stated ultimately a tree canopy is meant to grow over that. The first 5 years it looks unkept, it takes a little while for the tree canopy to grow over.

Councilmember Allen stated if you live in a neighborhood and you pay taxes, you assume the city will maintain the ditch. Mr. Stevens explained the way we have been operating is if it has public water in it, we have a responsibility to maintain.

Council and staff discussed levels of service and manpower needed to address stormwater. Also discussion included public and private right-of-ways, public water flows, responsibility of maintenance and resources available.

Councilmember Goodman asked for an update on a house on Poplar Street where a line was ran and now there are structural damages. Mr. Stevens stated it is a line that was abandoned and the City has turned it over to our insurance adjuster. The foundations issues are being investigated by the insurance company.

Mr. Martinez that he would like Council to consider the following as future goals for the Stormwater Policy:

1. Clarify the City’s responsibilities for piped sections of public stormwater.
2. Create a fair and equitable policy for when a stormwater conveyance system becomes “city-maintained.”

Mr. Martinez reviewed the following:

Staff Goals & Recommendations

1. Goal 1a – Write a policy that mirrors how the City currently handles maintenance for land over a stormwater pipe.
2. Goal 1b – Increase the amount charged for all future stormwater pipe projects to include:
 - a. Include manholes, grates, curb inlets, yard inlets, etc....
 - b. Include a surcharge on material to cover costs of equipment, labor, and minor construction costs (pipe bedding, fill, etc.)

Sample Project – Citizen requests that the city construct 100-lf of piped stormwater in an existing front yard ditch.

1. Currently the City charges \$10.90 per lf for a 18” concrete pipe or \$1090 for the total project.
2. City costs:
 - a. \$13.45 per lf of pipe = \$1345
 - b. Assume 1 manhole & lid = \$500

- c. 3 days work using 6 employees, dumptrucks, and a backhoe = \$5760 (\$1920/day)
- d. Total = \$1845 for Material or \$7605 Total

Staff Goals & Recommendations

- 3. Goal 2 – Write a policy that creates a fair and equitable threshold to determining what would be considered a public/private stormwater conveyance system.
 - a. Recommended that when a conveyance system has more than 20% of the flow originating from City-Owned property, then the City would maintain the system.
 - b. This would be a guidance and each system would have to have a determination provided by the PW Director or City Manager.

Mr. Stevens asked if Council had any concerns with a change in January to charging for costs related to storm water projects; covering the cost of catch basins and box, should the citizen pay for materials. Currently they only pay for the pipe now.

Councilmember Aycock shared he would have been willing to pay for material costs and felt we should recover material costs. Councilmember Allen and Mayor Pro Tem Broadway agreed.

Mr. Stevens stated we would come back to Council on stormwater at a later date.

Willowdale Cemetery. Mr. Martinez shared the following:

Willowdale Cemetery Improvements

- 1. Demolition of the three houses at the corner of John & Elm Street. (Each dump truck costs estimated \$472.50 in fees)
 - o Tipping fees Not-to-Exceed \$18,500 total (39 trucks)
- 2. Demolition of the three smaller houses along John Street
 - o Tipping fees Not-to-Exceed \$14,000 total (30 trucks)
- 3. Remove underbrush behind the three homes at the corner of John & Elm.
 - o Cost is \$6200
- 4. Hire licensed arborist to give a report on the trees within Willowdale including the area that was just cleared.
 - o Cost is Not-to-Exceed \$2000

Councilmember Allen stated he would like to ask this item be deferred until we find out about the Harvey property and we might be able to add that to this. Mr. Stevens stated he would like Council to consider removing the underbrush.

Council agreed staff could proceed with removing the underbrush behind the three homes at the corner of John and Elm for \$6200 and to hire a licensed arborist to give a report on the trees within Willowdale including the area that was just cleared at an estimated cost not to exceed \$2,000.

Councilmember Goodman asked where staff was with the expansion of Elmwood Cemetery. Mr. Stevens shared Mr. Martinez presented some information some months back and will bring that back to Council. Mr. Martinez stated we did discuss if we expanded to not allow headstones just the flush mounted memorial, if you allow headstones you have to add an additional staff member to assist with maintenance. Councilmember Goodman asked if you expand Willowdale will you allow headstones. Mr. Stevens stated we have talked about expanding but have not talked about gravesites. Mr. Stevens stated it would be his recommendation to the memorial markers that are close to the ground so that we could mow over them due to the future maintenance costs. Mr. Stevens shared information regarding development and maintenance costs.

Mr. Stevens stated staff will bring back information to Council regarding expansion costs for Elmwood Cemetery.

Councilmember Headen stated our policy would need to be universal for Willowdale and Elmwood.

Proposed Council Meeting Dates for 2015. Ms. Corser shared Council normally meets the first and third Mondays of each month. She shared the following information regarding meeting dates and holidays:

Proposed changes

- Tuesday, January 20 (Monday, January 19th is a holiday – Dr. MLK, Jr. Birthday)
- Tuesday, September 8 (Monday, September 7th is a holiday – Labor Day)

Ms. Corser asked Council to review the proposed meeting dates including proposed retreat dates and to let her or Laura know if they had a preference regarding retreat dates. Ms. Corser stated staff will bring the proposed meeting schedule back to Council on December 1, 2014 to be adopted.

Police Evidence Storage. Mr. Guthrie shared the Police Department is in need of additional evidence storage space and we have been discussing the possibility of an expansion to the existing Police Station. He stated the expansion would be located on the side of the building where the aircraft was located. Staff would like Council's permission to begin the process of looking at an expansion of the building. To begin the process we would like to do an RFQ to hire services of an architect to design the addition for evidence storage space. The estimated costs would be between \$50,000 to \$60,000 for the architect to design preliminary plans, floor plans and cost estimates. Mr. Guthrie asked if Council had any concerns with staff moving forward. He shared once the RFQ's have been reviewed staff would come back to Council for approval of a budget ordinance.

Councilmember Allen stated we need to be sure the expansion will meet the needs for 20 to 30 years from now.

Council discussed a design/build versus a more conventional method. Mr. Guthrie shared he felt a more conventional method may be best so that we could look at a more specialized architect who has designed plans for police evidence storage. Council agreed staff could move forward.

City Property Lien Discussion. Mr. Anderson shared information regarding 141, 143, 145, and 151 N. Center Street. Mr. Anderson shared he walked around with the manager and he asked what could be done to make the front facades look better. Mr. Anderson shared 145 is in foreclosure and will be owned by the City and the County and it would cost approximately \$5,000 to paint the front facade. He stated the funding would come out of demolition. He asked if Council had any concerns. Council agreed staff could move forward with painting 145 Center Street.

Mr. Stevens stated staff would bring back additional street resurfacing in December.

There being no further business, the work session adjourned at 6:35 p.m.

CITY COUNCIL MEETING

The Mayor and Council of the City of Goldsboro, North Carolina, met in regular session in Council Chambers, City Hall, 214 North Center Street, at 7:00 p.m. on December 3, 2014 with attendance as follows:

Present:	Mayor Alfonso King, Presiding
	Mayor Pro Tem Bill Broadway
	Councilmember Michael Headen
	Councilmember William Goodman
	Councilmember Chuck Allen
	Councilmember Gene Aycock

Absent: Councilmember Charles J. Williams, Sr.

The meeting was called to order by Mayor King.

The invocation was given by Councilmember Headen.

Cub Scouts from Troop 581 lead the pledge to the Flag.

Approval of Minutes. Approved. Upon motion of Councilmember Headen, seconded by Councilmember Allen and unanimously carried, Council approved the Work Session and Regular Meeting Minutes of October 6, 2014 and the Work Session and Regular Meeting of October 20, 2014 as submitted.

Public Comment Period. Mayor King opened the public comment period. No one spoke and the public comment period was closed.

Resolution Expressing Appreciation for Services Rendered by Larry Dreighton as an Employee of the City of Goldsboro for more than 37 Years. Resolution Adopted. Larry Dreighton retires on December 1, 2014 as a Sanitation Technician in the Public Works Department. The Mayor and City Council of the City of Goldsboro are desirous, on behalf of themselves, the other City officials and employees and the citizens of the City of Goldsboro, of expressing to Larry Dreighton their deep appreciation and gratitude for the service rendered by him to the City over the years. Council offered Larry their very best wishes for success, happiness, prosperity and good health in his future endeavors.

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

RESOLUTION NO. 2014-79 “RESOLUTION EXPRESSING APPRECIATION FOR SERVICES RENDERED BY LARRY DREIGHTON AS AN AEMPLOYEE OF THE CITY OF GOLDSBORO FOR MORE THAN 37 YEARS”

Mayor King it was his honor to present this to Mr. Larry Dreighton on behalf of Council and all of our citizens. He stated Larry is one of the few people who were here when he came to the City as Human Resources Director in 1979. Mayor King congratulated Larry and stated he had really earned it.

Mr. Martinez stated it is extremely impressive that someone works for the City for 37 years. He stated he does not think everyone fully understands the full magnitude of this. Sanitation is really three divisions, it recycling, trash collection and leaf and limb. Mr. Martinez stated how the hierarchy normally works is once you are not a young buck anymore, you usually switch over to leaf and limb, it is a little less stressful. Mr. Martinez stated Mr. Dreighton never did that, he worked in recycling and sanitation trash pickup every day. Mr. Martinez shared when he first got here, they had one young man challenge him to get on the back of the sanitation truck for a couple of hours, and he stated that is work. He stated you are running to people’s back yards, you are running because the truck does not stop, so doing that for 37 years, that is truly impressive. Mr. Martinez thanked him for his service.

Councilmember Goodman shared Larry is a classmate of his and they have known each other for over 50 years. Mr. Goodman stated Larry is the same person each and every day and he is a hustler. Councilmember Goodman stated he has a lot of respect for him and they have been through a lot. He congratulated Larry.

Mayor Pro Tem Broadway also congratulated Larry.

Everyone stood and gave Mr. Dreighton a round of applause.

Consent Agenda - Approved as Recommended. City Manager, Scott A. Stevens, presented the Consent Agenda. All items were considered to be routine and could be enacted simultaneously with one motion and a roll call vote. If a

Councilmember so requested, any item(s) could be removed from the Consent Agenda and discussed and considered separately. In that event, the remaining item(s) on the Consent Agenda would be acted on with one motion and roll call vote. Councilmember Goodman moved the items on the Consent Agenda, Items C, D, E,F, G and H be approved as recommended by the City Manager and staff. The motion was seconded by Councilmember Headen, and a roll call vote resulted in all members voting in the affirmative. Mayor King declared the Consent Agenda approved as recommended. The items on the Consent Agenda were as follows:

Condemnation of Dilapidated Dwellings. Ordinance Adopted. Inspections were performed on twenty-two (22) substandard dwellings which do not comply with the Minimum Housing Code. Therefore, proceedings were initiated to bring these dwellings into code compliance. The locations of these dwellings and the condemnation sequences followed are listed below. Notification was sent from the Inspections Department to the owner(s) giving them ample opportunity to renovate the property. All steps and procedures required by the Ordinance have been taken, including a last opportunity to repair the structures with notification of the upcoming Council meeting for the purpose of requesting condemnation. Legal notices by advertisement were entered in the local newspaper on two occasions relative to these structures.

- (1) 1415 E. Ash Street
Tax parcel #: 12-3509546898
Owner: Laura Sauls
1415 E. Ash Street
Goldsboro, NC 27530

- (a) Originally inspected August 12, 2011.
- (b) Structure is in dilapidated condition, not feasible for repair.
- (c) No permits have been issued for this structure.
- (d) The structure is secure.
- (e) The title search revealed taxes due for 2011, 2012, 2013 in the amount of \$942.32.
- (f) Letters of opportunity to repair or demolish were sent to Laura Sauls (Deceased), Marvin Sauls, Jr., Tammy Jean Sauls, Citi Financial Inc., CT Corporation System, and Richard Browning, Jr., but the conditions of the letter have not been met.

- (2) 3918 E. Ash Street
Tax Parcel #: 12-3518964982
Owner: Lyda Tripp Heirs c/o Catherine Turnage
104 Chafin Place
Goldsboro, NC 27534

- (a) Originally inspected September 10, 2012.
- (b) Structure is in dilapidated condition, not feasible for repair.
- (c) No permits have been issued for the structure.
- (d) The structure is not secure.
- (e) The title search revealed taxes are current.
- (f) Letters of opportunity to repair or demolish were sent to Sherrie Beamon, Shirley Belica and Catherine Turnage, but the conditions of the letter have not been met.

- (3) 1805 Ball Street
Tax Parcel #: 12-2598567877
Owner: Esther Brock
1805 Ball Street
Goldsboro, NC 27530

- (a) Originally inspected November 2, 2012
- (b) Structure is in dilapidated condition, not feasible for repair.
- (c) No permits have been issued for this structure.
- (d) The structure is not secure.
- (e) The title search revealed taxes due for 2005 thru 2013 in the amount of \$3692.88.
- (f) Letters of opportunity to repair or demolish were sent to

Esther Brock, but the conditions of the letter have not been met.

- (4) 110 Carriage Road
Tax Parcel #: 12-3518968518
Owners: Chestley & Beverly Taylor
178 W. Pine Forest Rd.
Mount Olive, NC 28365
- (a) Originally inspected July 15, 2011.
(b) Structure is in dilapidated condition, not feasible for repair.
(c) No permits have been issued for this structure.
(d) The structure is not secure.
(e) The title search revealed taxes due for years 2009 thru 2014 in the amount of \$1,607.19.
(f) Letters of opportunity to repair or demolish were sent to Chestley & Beverly Taylor, but the conditions of the letter have not been met.
- (5) 607 W. Chestnut Street
Tax Parcel #: 12-2599661357
Owners: Charles Montgomery Heirs
214 I Street SW
Washington, DC 20024
- (a) Originally inspected June 22, 2007.
(b) Structure is in dilapidated condition, not feasible for repair.
(c) No permits have been issued for this structure.
(d) The structure is not secure.
(e) The title search revealed taxes due for 2013 in the amount of \$95.16.
(f) Letters of opportunity to repair or demolish were sent to Arthur Thompkins & Judy Thompkins, but the conditions of the letter have not been met.
- (6) 703 Corney Street
Tax parcel #: 12-3509137113
Owner: New Hope Promise, LLC
PO Box 104
Goldsboro, NC 27533
- (a) Originally inspected December 11, 2013.
(b) Structure is in dilapidated condition, not feasible for repair.
(c) No permits have been issued for this structure.
(d) The structure is not secure.
(e) The title search revealed taxes are current.
(f) Letters of opportunity to repair or demolish were sent to New Hope Promise, LLC, and Edsel Raynor, but the conditions of the letter have not been met.
- (7) 703 E. Elm Street
Tax parcel #: 12-3509125724
Owner: SKN New York, Inc.
1001 S. Best Street
Goldsboro, NC 28530
- (a) Originally inspected July 21, 2008.
(b) Structure is in dilapidated condition, not feasible for repair.
(c) No permits have been issued for this structure.
(d) The structure is not secure.
(e) The title search revealed taxes due for the year 2013 in the amount of \$925.00.
(f) Letters of opportunity to repair or demolish were sent to SKN New York, Inc., Travis Ingram, and Freddie Lee Jones, but the conditions of the letter have not been met.
- (8) 314 Fedelon Trail

Tax parcel #: 12-3600163471
Owners: Clement Yelverton c/o Barbara Yelverton
302 White Oak Rd.
Goldsboro, NC 27534

- (a) Originally inspected January 14, 2013.
- (b) Structure is in dilapidated condition, not feasible for repair.
- (c) No permits have been issued for this structure.
- (d) The structure is not secure.
- (e) The title search revealed taxes due for the years 2007 thru 2013 in the amount of \$714.70.
- (f) Letters of opportunity to repair or demolish were sent to Eugene Yelverton, Archie Sampson, Betty Yelverton, Mary Semidey, Barbara Jean Yelverton, Gloria J. Yelverton and Vandra R. Yelverton, but the conditions of the letter have not been met.

(9) 404 Gulley Street
Tax parcel #: 12-3509233367
Owners: Bryon Williams
137 Schenectady Avenue
Brooklyn, NY 11213

- (a) Originally inspected January 11, 2013.
- (b) Structure is in dilapidated condition, not feasible for repair.
- (c) No permits have been issued for this structure.
- (d) The structure is not secure.
- (e) The title search revealed taxes are current.
- (f) Letters of opportunity to repair or demolish were sent to Byron Williams, but the conditions of the letter have not been met.

(10) 409 N. James Street
Tax parcel #: 12-2599878890
Owner: Martha Mansour Cosby, Virginia R. Mansour,
Juanita Mansour and Edward F. Family
PO Box 1536
Garner, NC 27533

- (a) Originally inspected September 28, 2005.
- (b) Structure is in dilapidated condition, not feasible for repair.
- (c) Residential permit was issued for this structure on November 4, 2008.
- (d) The structure is not secure.
- (e) The title search revealed taxes are current.
- (f) Letters of opportunity to repair or demolish were sent to Earnest Mansour, Martha Mansour Cosby, but the conditions of the letter have not been met.

(11) 912 N. John Street
Tax parcel #: 12-3600009385
Owner: Rufus E. Wooten, ETAL
18 Colony Blvd.
Wilmington, DE 19802

- (a) Originally inspected August 25, 2008.
- (b) Structure is in dilapidated condition, not feasible for repair.
- (c) No permits have been issued for this structure.
- (d) The structure is not secure.
- (e) The title search revealed taxes due for the years 2009 thru 2013 in the amount of \$2,636.54.
- (f) Letters of opportunity to repair or demolish were sent to Rufus E. Wooten, ETAL, but the conditions of the letter have not been met.

(12) 506 S. Leslie Street
Tax parcel #: 12-3509136105

- Owner: Tracey Daniel
758 Shields Rd/PO Box 15453
Newport News, VA 23608
- (a) Originally inspected May 8, 2007.
(b) Structure is in dilapidated condition, not feasible for repair.
(c) No permits have been issued for this structure.
(d) The structure is not secure.
(e) The title search revealed taxes due for years 2008 and 2013 in the amount of \$4,980.29.
(f) Letters of opportunity to repair or demolish were sent to Tracey Daniel, but the conditions of the letter have not been met.
- (13) 410 Lime Street
Tax parcel #: 12-3600347439
Owner: Dorothy Jean Ford
230 Charcliff Dr.
San Antonio, TX 78220
- (a) Originally inspected March 31, 2009.
(b) Structure is in dilapidated condition, not feasible for repair.
(c) No permits have been issued for this structure.
(d) The structure is not secure.
(e) The title search revealed taxes due for 2013 in the amount of \$281.87.
(f) Letters of opportunity to repair or demolish were sent to Dorothy Jean Ford, Bank of America, and PRLAP, but the conditions of the letter have not been met.
- (14) 305 W. Mulberry Street
Tax parcel #: 12-2599769847
Owners: James Winslow
118 Piedmont Ave.
Hampton, VA 23661
- (a) Originally inspected July 8, 2011.
(b) Structure is in dilapidated condition, not feasible for repair.
(c) No permits have been issued for this structure.
(d) The structure is not secure.
(e) The title search revealed taxes due for 2013 in the amount of \$697.15.
(f) Letters of opportunity to repair or demolish were sent to James Winslow, but the conditions of the letter have not been met.
- (15) 604 W. Mulberry Street
Tax parcel #: 12-2599674190
Owners: Wanda James
604 W. Mulberry St.
Goldsboro, NC 27534
- (a) Originally inspected November 29, 2012.
(b) Structure is in dilapidated condition, not feasible for repair.
(c) No permits have been issued for this structure.
(d) The structure is not secure.
(e) The title search revealed taxes due for years 2008 thru 2013 in the amount of \$2,005.84.
(f) Letters of opportunity to repair or demolish were sent to Wanda James, but the conditions of the letter have not been met.
- (16) 403 W. Oak Street
Tax parcel #: 12-2599778974
Owners: Alexis Deveria & Katrina Schofill
103 Everettville Rd.
Dudley, NC 28333

- (a) Originally inspected January 22, 2009.
- (b) Structure is in dilapidated condition, not feasible for repair.
- (c) No permits have been issued for this structure.
- (d) The structure is not secure.
- (e) The title search revealed taxes are current.
- (f) Letters of opportunity to repair or demolish were sent to Alexis Deveria and Katrina Schofill, but the conditions of the letter have not been met.

(17) 700 Rudolph Street
Tax parcel #: 12-3509661609
Owner: Sarah Horton Westbrook, ETAL
117 Decoy Dr.
Pikeville, NC 27863

- (a) Originally inspected January 2, 2014.
- (b) Structure is in dilapidated condition, not feasible for repair.
- (c) No permits have been issued for this structure.
- (d) The structure is not secure.
- (e) The title search revealed taxes due for the years 2011 thru 2013 in the amount of \$2,872.65.
- (f) Letters of opportunity to repair or demolish were sent to Sarah H. Westbrook, Joy Lynn Horton Jacobs, and William Allen Horton, but the conditions of the letter have not been met.

(18) 702 Simmons Street
Tax parcel #: 12-3509263095
Owner: Roy Lee
702 Simmons St.
Goldsboro, NC 27530

- (a) Originally inspected March 31, 2009.
- (b) Structure is in dilapidated condition, not feasible for repair.
- (c) No permits have been issued for this structure.
- (d) The structure is not secure.
- (e) The title search revealed taxes due in the amount of \$6,922.71.
- (f) Letters of opportunity to repair or demolish were sent to Roy Lee, but the conditions of the letter have not been met.

(19) 309 N. Slocumb Street
Tax parcel #: 12-3509166298
Owner: Dorcas Uzzell
309 N. Slocumb St.
Goldsboro, NC 27530

- (a) Originally inspected April 8, 2010.
- (b) Structure is in dilapidated condition, not feasible for repair.
- (c) No permits have been issued for this structure.
- (d) The structure is not secure.
- (e) The title search revealed taxes due for years 2008 thru 2013 in the amount of \$4,391.57.
- (f) Letters of opportunity to repair or demolish were sent to Dorcas Uzzell, but the conditions of the letter have not been met.

(20) 415 S. Slocumb Street
Tax parcel #: 12-3509059496
Owners: Emma Jones Heirs c/o Carolyn Clapp
118 New Hope Rd.
Goldsboro, NC 27534

- (a) Originally inspected October 27, 2010.
- (b) Structure is in dilapidated condition, not feasible for repair.
- (c) No permits have been issued for this structure.
- (d) The structure is not secure.
- (e) The title search revealed taxes due for the years 2010 and

2013 in the amount of \$1,626.50.

- (f) Letters of opportunity to repair or demolish were sent to Emma Jones Heirs and Carolyn Clapp, but the conditions of the letter have not been met.

(21) 417 S. Slocumb Street

Tax parcel #: 12-3509059496

Owners:

Emma Jones Heirs c/o Carolyn Clapp
118 New Hope Rd.
Goldsboro, NC 27534

- (a) Originally inspected October 27, 2010.
(b) Structure is in dilapidated condition, not feasible for repair.
(c) No permits have been issued for this structure.
(d) The structure is not secure.
(e) The title search revealed taxes due for the years 2010 and 2013 in the amount of \$1,626.50
(f) Letters of opportunity to repair or demolish were sent to Emma Jones Heirs and Carolyn Clapp, but the conditions of the letter have not been met.

(22) 302 S. John St.

Tax parcel #: 2599-94-1570

Owner(s):

Robert Clark, et al
477 Creech-Johnson Rd
Zebulon, NC 27597

- (a) Originally inspected on October 3, 2002
(b) Structure is in dilapidated condition, not feasible for repair.
(c) No permits have been issued for this structure.
(d) The structure is not secure.
(e) The title search reveals taxes due for year of 2009 to present \$1,282.74.
(f) Letters of opportunity to repair or demolish were sent to Robert Clark & spouse, Philip Clark & spouse, Charles Clark & spouse, & Historic Preservation of NC, c/o J. Myrick Howard, but the conditions of the letter have not been met.
(g) Structure was condemned by Council on November 21, 2005.

The City Attorney has completed title searches on these properties to determine legal ownership. We have attempted to work with the owner(s) involved for their benefit, as well as the City's. Ample opportunity has been given for rehabilitation of the structures. In order that we may enforce the Code, we will have to complete the process by removing said dwellings. Bids will be awarded by informal bid procedures for all structures.

After the demolitions are satisfactorily completed, the owner(s) will be billed for the deed search and the removal. If it appears that asbestos is present, asbestos inspections will be required at these locations. Samples will be taken and laboratory tested at the owner's expense. The cost incurred for removal of asbestos will be added to the cost of the demolition. If the property owner(s) fails to pay these costs, we will place a lien against the properties. An Ordinance authorizing the Building Codes Administrator to demolish these structures has been prepared. Funds have been appropriated for these demolitions.

Staff recommended Council adopt the following entitled Ordinance condemning the structures located at 1415 E. Ash Street, 3918 E. Ash Street, 1805 Ball Street, 110 Carriage Road, 607 W. Chestnut Street, 703 Corney Street, 703 E. Elm Street, 314 Fedelon Trail, 404 Gulley Street, 409 N. James Street, 912 N. John Street, 506 Leslie Street, 410 Lime Street, 305 W. Mulberry Street, 604 W. Mulberry Street, 403 W. Oak Street, 700 Rudolph Street, 702 Simmons Street, 309 N. Slocumb Street, 415 S. Slocumb Street, 417 S. Slocumb Street, 302 S. John Street in the City of Goldsboro, North Carolina. Consent Agenda. Goodman/Headen (6 Ayes – Williams Absent)

ORDINANCE NO. 2014-56 “AN ORDINANCE DIRECTING THE BUILDING CODES ADMINISTRATOR TO DEMOLISH THE PROPERTY HEREIN DESCRIBED AS UNFIT FOR HUMAN HABITATION”

Contiguous Annexation Request – Worrell Contracting Company, Inc. – North side of Industry Court between North William Street and Patetown Road (2.208 Acres). Public Hearing Set. The City Council, at their meeting on November 3, 2014, requested that the City Clerk examine the subject annexation petition for sufficiency.

The City Clerk has completed the examination and has determined that the petition is sufficient. Sufficiency indicates that property is described accurately within 1:10,000 feet and that all property owners have signed the petition.

Pursuant to G.S. 160A-31, the Council shall fix a date for the public hearing. A report prepared by the Department of Planning and Community Development, in conjunction with other City departments, would be submitted to the Council on that date.

Staff recommended Council schedule a public hearing for the proposed annexation of the Worrell Contracting Company, Inc. property for December 1, 2014. Consent Agenda. Goodman/Headen (6 Ayes – Williams Absent)

Sale of Real Property, Tax ID #12-2598-39-9442, 601 Vann Street as recorded in the Wayne County Registry. Offer Accepted. On September 24, 2014, Doris Jones offered to pay the City of Goldsboro the sum of \$3,000.00 for the purchase of the above described property and made a bid deposit of \$150.00 payable to the City of Goldsboro.

The City of Goldsboro and County of Wayne acquired 601 Vann Street in March 2011. The County Commissioners at their November 5, 2014 meeting agreed to convey their share of this property to the City of Goldsboro with the stipulation that the City and County share equally the expenses of \$277.83.

Standard property will be offered for sale in accordance with the provisions of the G.S. 160A-266, provided however, the minimum sales price will be at least fifty percent (50%) of the property's tax value. The property's tax value for the land is \$1,920. An advertisement appeared in the Goldsboro News-Argus on October 5, 2014. The ten (10) day upset bid period expired on October 15, 2014, with no counter-offers received after this bid.

The attorney fees associated with transferring the deed will be paid by the buyer. If no other fees are incurred prior to closing, the City and County's portion from this property would be \$1,361.09 each.

Staff recommended Council accept the offer from Ms. Doris Jones in the amount of \$3,000 and authorize the Mayor and City Clerk to execute a deed on behalf of the City of Goldsboro. Consent Agenda. Goodman/Headen (6 Ayes – Williams Absent)

Stoney Creek Stream Enhancement Phase II Professional Engineering Services Agreement. Resolution Adopted. The City of Goldsboro has been awarded \$375,000 from the Clean Water Management Trust Fund to implement design, permitting, and construction of a water quality and habitat enhancement project for Phase II of Stoney Creek Stream Enhancement. The project budget provided by CWMTF authorizes up to \$82,000 for design, permitting, and construction administration/observation. The project site consists of approximately 1,870 linear feet from US 13/US70 to Royall Avenue.

The Engineering Department and Kimley-Horn negotiated engineering services for the project concept design. The scope of services include project administration and coordination, background information data collection, updated field survey, onsite geomorphic assessment, wetland delineation, environmental and overall site assessment, permitting, public involvement, easement exhibits and legal descriptions for acquisition

(if needed), flood impact assessment, construction documents, and limited construction phase services. Kimley-Horn will perform the subject scope of services for a lump sum fee of \$82,000.

It is recommended that the City Council adopt the following entitled Resolution authorizing the Mayor and City Clerk to execute a professional engineering services agreement in the amount of \$82,000 with Kimley-Horn and Associates, Inc. for engineering services required for Stoney Creek Stream Enhancement Project – Phase II. Consent Agenda. Goodman/Headen (6 Ayes – Williams Absent)

RESOLUTION NO. 2014- 81 “RESOLUTION AUTHORIZING THE EXECUTION OF AN ENGINEERING AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES BETWEEN THE CITY OF GOLDSBORO AND KIMLEY-HORN & ASSOCIATES, INC. FOR THE STONEY CREEK STREAM ENHANCEMENT PROJECT- PHASE II”

UNC School of Government Development Finance Initiative (DFI) Contract.

Approved. At the November 3, 2014 City Council work session staff shared that in September, the professionals from DFI visited the City of Goldsboro to meet with: City Manager Scott Stevens, ACM, Angel Wright-Lanier and other staff members to discuss the City’s needs as it relates to economic development. DFI staff toured Goldsboro to gain information to provide us with a quote regarding economic development initiatives and potential development partnerships. Since their visit, several council members and staff toured a redevelopment area in Greensboro, NC and gained a renewed focus on revitalization. Based on the discussions at the November 3rd work session, it appeared that Council was supportive of entering into a contract with UNC School of Government, DFI, to work in the project areas in and around the downtown area.

The initial recommendation is a 60 - 90 day contract to explore three project areas which include: the downtown core, the adjacent urban neighborhood, and one or more entryway corridors. The specific tasks DFI would undertake are:

- A. Review all existing studies/reports/plans and market research relevant to Project Area;
- B. Review prior development proposals for sites within the Project Area;
- C. Analyze property tax records including ownership and tax values for property in Project Area;
- D. Analyze market conditions to gauge market values for property in Project Area;
- E. Perform a high-level market feasibility analysis to determine supply and demand for residential and commercial uses, including parking.
- F. Identify key development parcels/sites within Project Area

Future engagement:

DFI's recommended second phase of work is to provide “pre-development services” for the key development or redevelopment sites identified in phase I or otherwise determined to be a priority by the City. The intent of the pre-development services is to have a signed Development Services Agreement from a private developer to build or redevelop one or more of the City’s key parcels. The work is typically a 12-18 month engagement per site, but the first phase work proposed above will reduce this timeframe as well.

If approved, a budget amendment to appropriate \$26,000 from the General Fund Balance, will be presented at the next City Council meeting.

It is recommended that the City Council, by motion, allow the Mayor to enter into an agreement with the UNC School of Government Development Finance Initiative for \$26,000. Consent Agenda Approval. Goodman/Headen (6 Ayes – Williams Absent)

Monthly Reports. Accepted as Information. The various departmental reports for the month of October, 2014 were submitted for the Council’s approval. It was recommended that Council accept the reports as information. Consent Agenda Approval. Goodman/Headen (6 Ayes – Williams Absent)

End of Consent Agenda.

City Manager’s Report. Mr. Stevens stated he would like to provide a reminder of Cardboard City coming to Herman Park Center. Area church youth will be participating in that, spending Saturday night, November 22nd, sleeping in a cardboard box in an effort to bring awareness of homelessness in our community. The community is invited from 7:00 p.m. – 10:00 p.m. They are going to have speakers and a band. The youth will spend the night and have a breakfast the next morning for homeless. Mr. Stevens wished everyone a Happy Thanksgiving and stated he safe through the holiday, land look after one another.

City Attorney’s Report and Recommendations. No report.

Mayor and Councilmembers’ Reports and Recommendations. Mayor King read the following Resolution:

Resolution Expressing Appreciation for Services Rendered by Tammy Greene as an Employee of the City of Goldsboro for more than 20 Years. Resolution Adopted. Tammy Greene retires on December 1, 2014 as a Recreation Center Leader in the Parks & Recreation Department. The Mayor and City Council of the City of Goldsboro are desirous, on behalf of themselves, the other City officials and employees and the citizens of the City of Goldsboro, of expressing to Tammy Greene their deep appreciation and gratitude for the service rendered by her to the City over the years. Council offered Tammy their very best wishes for success, happiness, prosperity and good health in his future endeavors.

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

RESOLUTION NO. 2014-80 “RESOLUTION EXPRESSING APPRECIATION FOR SERVICES RENDERED BY TAMMY GREENE AS AN EMPLOYEE OF THE CITY OF GOLDSBORO FOR MORE THAN 20 YEARS”

Mayor Pro Tem Broadway stated he would like to again publically thank Bill Graham and the Veterans Coalition for the way they did the Veterans Day Parade. He stated he was also proud of the citizens of Goldsboro, the streets were lined. Mayor Pro Tem Broadway stated the Order of the Purple Heart did a wonderful wreath presentation at the Veterans Park. He stated he didn’t think we could thank them enough.

Councilmember Aycock stated he regrets he was unable to attend the Veterans Day Parade. He stated he salutes all of our veterans and the sacrifices they have made for us. Councilmember Aycock stated Thanksgiving is coming up and he wishes everybody a very Happy Thanksgiving. Tuesday, November 25th we will have Downtown Lights Up and he invites everyone to come out.

Councilmember Allen wished everyone a Happy Thanksgiving and reminded everyone to be safe and remember those who are hungry or in need at this time. Secondly, to follow up on the parade, it was one of the best with attendance and it was a really moving parade, he was proud to be there. He shared for those of you who follow Seymour Johnson Air Force Base, he and the Mayor had the privilege of attending the pinning of the third star for General Steve Kwast. General Kwast was here about six or seven years ago, he is a true friend of ours, a true friend of the City’s. Councilmember Allen stated we are very proud of General Kwast.

Councilmember Goodman wished everyone a Happy Thanksgiving and reminded everyone to remember those less fortunate.

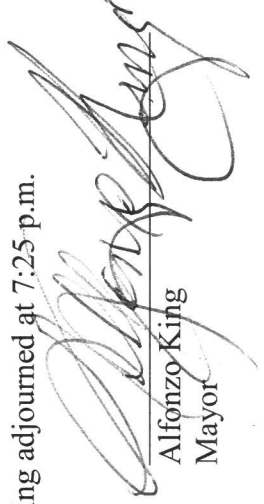
Councilmember Headen stated he would like to thank all of our veterans for everything they have done. He stated he hoped that our young people never forget the sacrifices those men and women have made to make our country the greatest nation there is. He stated Happy Holidays to everyone and we do have Light’s Up Tuesday, come on

out. He stated we have talked about hunger, as a show of good spirit for this Council, we should identify at least one family who is not fortunate to have a turkey, and present them with a turkey for Thanksgiving. Council agreed.

Mayor King stated he would like to congratulate Goldsboro for the awesome Veteran's Day Parade. Mayor King stated in respect to General Kwast, he would predict that General Kwast will receive 4 stars and he will be Chief of Staff of the Air Force one day. He stated General Kwast is an awesome man and has an awesome family. Mayor King shared while General Kwast was a Seymour Johnson Air Force Base we had a terrible storm and he called to see if we needed additional manpower to help clean up around the city. He stated General Kwast had the desire to help the city and it meant a lot. He stated General Kwast is a special human being.

Mayor King wished everyone a Happy Thanksgiving.

There being no further business, the meeting adjourned at 7:25 p.m.



Alfonzo King
Mayor



Melissa Corser, CMC
City Clerk