

**GOLDSBORO CITY COUNCIL  
REGULAR MEETING AGENDA  
MONDAY, JANUARY 5, 2026**



*(Please turn off, or silence, all cellphones upon entering the meeting.)*

**1. Call to Order – 5:30 P.M.**

Council Chambers

1.1 Invocation (Father David Wyly, Police Chaplain)

1.2 Pledge of Allegiance

**2. Roll Call**

**3. Adoption of the Agenda**

**4. Recognitions and Presentations**

4.1 Administering the Mayor Pro Tem Oath of Office

4.2 Retirement Resolution - Allen Anderson, Jr.

**5. Public Hearings**

5.1 CZ-4-25 Tucker Trace (Highway Business/Residential-16 to Residential-6/General Business Conditional Zoning) – South side of Tommy’s Road, between US Hwy. 117 North and Deans Lane

5.2 RZ-5-25 Glenda Blanding (Residential-16 to Residential/Manufactured-RM9) – North side of Lexington Avenue between Forsyth Street and Wood Street

5.3 SU-7-25 Bar (POE with ABC) – West side of US 117N between Carolina Commerce Drive and Tommy’s Road

5.4 SU-9-25 Convenience Store with no fuel sales – 1515 East Ash Street – Northwest corner of N. Jefferson St. and E. Ash St. intersection

**6. Public Comment Period**

**7. Consent Agenda**

7.1 Second Revision to the Wayne County United Soccer Club Agreement

7.2 Municipal Agreement with the NC Department of Transportation for Inspection of Bridges on the Municipal Street System

7.3 Approval of Meeting Minutes of the Goldsboro City Council Meeting held December

15, 2025

**8. Old Business**

8.1 Advisory Boards and Commissions Appointments

**9. New Business**

9.1 Presentation of the Capital Improvement Plan and the City's Financial Position

9.2 Presentation and Update of MS4 Stormwater Permit Program Update

9.3 Consideration of 4-Way Traffic Control for Walnut Street at Claiborne Street

**10. City Manager's Report**

**11. Mayor and Councilmembers' Comments**

**12. Closed Session (if necessary)**

**13. Adjournment**

The City of Goldsboro will make reasonable accommodations for access to City services, programs, and activities, and will make special communication arrangements for persons with disabilities. Please call (919) 580-4330 by noon on the Thursday prior to the meeting to make arrangements.

**RESOLUTION 2026 - 1**

**RESOLUTION EXPRESSING APPRECIATION FOR SERVICES RENDERED BY ALLEN ANDERSON, JR., AS AN EMPLOYEE OF THE CITY OF GOLDSBORO FOR MORE THAN 31 YEARS**

**WHEREAS**, Allen Anderson, Jr. retired on December 31, 2025, as Building Codes Administrator with more than 31 years of service with the City of Goldsboro; and

**WHEREAS**, Allen began his career on November 30, 1994, as Building Codes Inspector II with the Inspections Department; and

**WHEREAS**, on April 1, 2013, Allen was promoted to Building Codes Administrator where he has served until his retirement; and

**WHEREAS**, Allen has demonstrated exceptional dedication and efficiency in his service, earning the respect and admiration of his colleagues and the citizens of the City of Goldsboro; and

**WHEREAS**, 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 Allen Anderson, Jr., their deep appreciation and gratitude for the service rendered by him to the City over the years.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and City Council of the City of Goldsboro, North Carolina, that we express to Allen Anderson, Jr., our very best wishes for success, happiness, prosperity, and good health in his future endeavors.

This Resolution shall be in full force and effect from and after January 5, 2026.

\_\_\_\_\_  
Charles Gaylor, IV  
Mayor

Attested by:

\_\_\_\_\_  
Laura Getz  
City Clerk

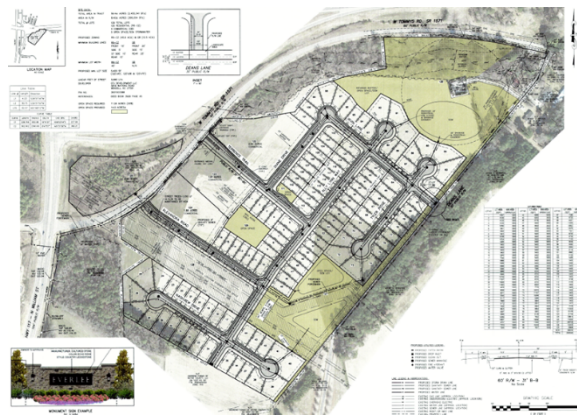
**CITY OF GOLDSBORO  
AGENDA MEMORANDUM  
JANUARY 5, 2026 CITY COUNCIL MEETING**

**TITLE:** CZ-4-25 Tucker Trace (Highway Business/Residential-16 to Residential-6/General Business Conditional Zoning) – South side of Tommy’s Road, between US Hwy. 117 North and Deans Lane

**DEPARTMENT:** Planning

**BACKGROUND:**

**ADDRESS:** TBD  
**PARCEL:** 3601-50-3388  
**OWNER:** Marks Farms LLC  
**APPLICANT:** Marks Farms LLC  
c/o Mr. Matt Botzum



The applicant requests a change of zone from the Highway Business/Residential-16 to Residential-6/General Business Conditional Zoning District to construct a new mixed-use development consisting of 120 single-family detached residential lots and 4 commercial lots within the corporate limits of Goldsboro.

The Residential-6 Zoning District was established to accommodate both single and multifamily residential uses and to prohibit all activities of a commercial nature, except for certain home occupations. The minimum lot size is six thousand square feet for a detached single-family dwelling. The General Business Zoning District was established to accommodate the widest range of uses providing general goods and services to the community. The district is intended to promote high quality, accessible developments serving the needs of the community and surrounding area. There is no minimum lot size.

Area: 45.9 acres: Proposed as (R-6CZ)  
10.5 acres: Proposed as (GB)

At their November 3, 2025 meeting, Council voted to continue the hearing to January 5, 2026.

**SURROUNDING ZONING**

**Adjacent Zoning and Land Uses**

North	R16/RM9	Single-family detached
South	R16	Single-family detached
East	R16	Single-family detached
West	GB	Agriculture; woodlands

**LAND-USE PLAN** The property is identified as within the Medium-Density, Mixed-Use I and Mixed-Use II land use category. Medium and High-Density Residential land uses have been designated for areas that have water or sewer service or where plans exist to extend water or sewer service. Although the requested Residential-6 Conditional Zoning District is not a corresponding zoning district in the Medium Density land use category, Goldsboro’s Comprehensive Land Use Plan encourages higher density development where City water and sewer services are available.

Mixed-Use I and II land use categories will allow a mixture of commercial uses some of which may or may not have an impact on or produce some conflict with adjacent lower density districts. Office and Institutional usage is recommended as a buffer/transition between lower and higher density land uses.

**DISCUSSION:**

The applicant is requesting a change of zone for the subject property from the Highway Business/Residential-16 to Residential-6/General Business Conditional Zoning District to construct a residential subdivision consisting of 120 lots and 4 additional individual lots for commercial use.



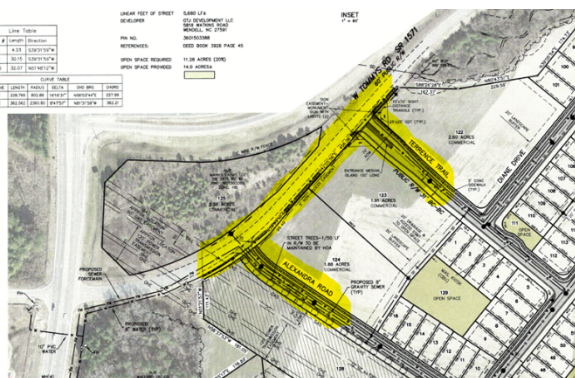
Per NCGS 160D-102, a conditional zoning request is a legislative zoning map amendment with site-specific conditions incorporated into the zoning map amendment.

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

**Existing Land Use** The majority of the site is vacant and used for agricultural-related purposes. An existing stream tracks near the northern and eastern property boundaries. This stream is flanked by a 50 ft. Neuse River Basin riparian buffer.

An existing 195 ft. in height cell tower is located on lot #126 which is at the northeast corner of the proposed subdivision and is served by a 30 ft. ingress/egress and utility easement off Deans Lane.

**Access** The subdivision will be served by two points of access directly from W. Tommy's Road, which is a state-maintained street (SR 1571). According to NCDOT, no roadway improvements will be required for the proposed subdivision.



**Phasing Plan** If approved, the proposed 120-lot residential subdivision will begin a 4-phase construction schedule with phase I to start in July of 2026.

- Phase I: Lots 1-5, 52-63, 88-121, 126-127
- Phase II: Lots 64-86
- Phase III: Lots 6-16, 45-51, 124, 128-129
- Phase IV: Lots 17-44

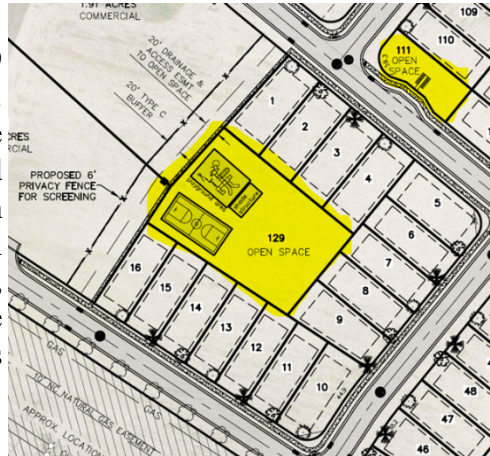
**Density** 120 units/45.9 acres = 2.61 dwelling units/per acre

**Proposed Zoning**

	R-6CZ:	GB:
Min. lot size:	5,400 sq. ft.	N/A
Min. lot width:	45 ft.	N/A
Min. front setback:	15ft.	20 ft.
Min. side setback:	5 ft.	15 ft.
Min. side corner setback:	10 ft.	15 ft.
Min. rear setback:	15 ft.	25 ft.
Max. building height:	2 stories	N/A

### Required Open Space

The proposed development will provide 18.9 acres of open space (20% of the gross site area). Open spaces will include both active (playgrounds, basketball court, mail kiosks and walking trails) and passive (stormwater green space and required buffer areas) spaces. All open spaces will be held in common ownership, for the perpetual benefit of residents of the development by a HOA (Homeowners Association).



### Parking Requirements

Residential: 2 per single-family household (120) = 240 spaces  
Commercial: TBD for commercial lots at time of development

**Engineering** City water and sewer will be extended to the site by the developer from Commerce Drive directly west from the proposed subdivision.

**Storm Water Plan** Surface or underground storm drainage facilities are proposed for all streets, driveways and parking/loading areas. Proposed stormwater control ponds have been identified throughout the subdivision per the city's UDO and state regulations. All will be accessed by utility easements granted to the City of Goldsboro for inspection purposes by Engineering staff.



### Proposed public/private infrastructure

Roadways: 5,680 +/- linear ft. (Public)  
Water mains: 6,860 +/- linear ft. (Public)  
Sewer mains: 5,600 +/- linear ft. (Public)  
Sidewalks: 3,200 linear ft. (Public)  
Trails: 2,632 linear ft. (Private)

**Streets** The developer will be responsible for the construction of 60 ft. wide streets with

pavement widths of 31 ft. back-to-back in accordance with City standards.

**Sidewalks** 4 ft. wide internal handicap accessible sidewalks will be provided on one side of the streets connecting residential dwellings to other destinations such active and passive open spaces to include playgrounds, mail kiosks and other site amenities.

**Street signs and lighting** Street signs and lighting will be provided for the subdivision in accordance with City standards.

**Utilities** All utilities will be required to be installed underground.

**Interconnectivity** Interconnectivity has been identified along the eastern and southern property boundaries.

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



**Landscaping:** The applicant has submitted a landscape plan that meets and exceeds the City’s landscape ordinance. A 15 ft. wide Type B landscape buffer will surround the entire development. Each residential lot will have one large tree installed in the front yard and any side lot abutting another street. A 20 ft. wide Type C landscape buffer yard and a 6 ft. in height privacy fence will be provided between the commercial lots and the residential subdivision. Street trees will be provided along Alexandra Road to Ally Lynn Way to serve as an aesthetic buffer for residents located along Nashview Drive. Lastly, a landscape median will be provided along Terrence Trail, the main entrance to the new subdivision.

**Architectural Standards** Building elevations have been submitted by the applicant. Each dwelling unit will be built in accordance with the North Carolina State Building Code. Proposed home plans to include the Chadwick, Davidson, Madison, Morgan, Clayton, and the Oakley.

Sagecroft | Hanover Collection  
THE CHADWICK



Sagecroft | Hanover Collection  
THE DAVIDSON



Maple Ridge | Crown Collection  
THE MADISON



Saddle Ridge | Crown Collection  
THE MORGAN



Annandale | Summit Collection  
THE CLAYTON III



Triple Crown | Hanover Collection  
THE OAKLEY II



### TRC REVIEW

If the rezoning is approved, the development proposal will require a TRC review. Site plan approval will be required before improvements can be authorized for the site and building permits are issued.

### CONDITIONS OF REZONING

The applicant has proposed the following as CONDITIONS for the requested Residential-6 Conditional Zoning District approval:

#### Architectural Standards:

1. Building height 2-stories, maximum.
2. Shutters or window trim shall be provided on the front façade on all homes.
3. The front facades of all homes will feature a minimum two (2) architectural features (from the following list):
  - a. Horizontal siding
  - b. Board & Batten siding
  - c. Shake siding
  - d. Stone accent
  - e. Brick accent
  - f. Balcony
  - g. Columns
  - h. Covered porch entry
4. All slab foundations with an exposed height of greater than 12 inches shall be finished

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

**BUDGET RELATIONSHIP:**

N/A

**STRATEGIC PLAN RELATIONSHIP:**

N/A

**STAFF RECOMMENDATION:**

Staff is recommending approval of the conditional rezoning request since the proposed zoning and land use is compatible with the Comprehensive Land Use Plan and Land Use Plan Map. In addition, the City of Goldsboro will be able to provide sufficient public safety and meet transportation and utility demands for the subject property while maintaining sufficient levels of service to existing developments. Staff believe that the proposed rezoning will not impair or injure the health, safety, and general welfare of the public. Lastly, the proposed conditional zoning and land use request will address Goldsboro’s housing shortage, offering increased housing options and affordability while providing economic, social, and environmental benefits that enhance residents and their quality of life.

At their meeting on September 29, 2025, the Planning Commission voted to adopt the consistency statement and approve staff’s recommendation.

**REQUIRED ACTION:**

City Council is requested to review the petition for rezoning, conduct a public hearing, and make a decision in accordance with the attached consistency statement to approve, deny, or table the request to a future date.

**REQUESTED ACTION:**

The Applicant has requested the public hearing be postponed until the February 2, 2026 City Council meeting.

**MANAGER'S RECOMMENDATION:**

N/A

---

**APPROVERS**

Mark Helmer  
Sakeithia Reece  
Laura Getz  
Kelly Arnold

**ORDINANCE 2026 -**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF GOLDSBORO, NORTH CAROLINA**

**WHEREAS**, after notice duly given according to law, a public hearing was held before the City Council at a regular meeting held in the City Council Chambers, 214 N. Center St. in the Historic City Hall building, on Monday, November 3, 2025, at 5:30 p.m., for the purpose of considering and discussing the passing of an ordinance amending the Official Zoning Map of the City of Goldsboro, North Carolina, and was continued to Monday, January 5, 2026. The Planning Commission heard the item on September 29, 2025; and

**WHEREAS**, Marks Farms, LLC has submitted a petition to rezone Tax Parcel 3601-50-3388 from Highway Business and Residential-16 Zoning District to the Residential-6 Conditional Zoning District and General Business; and

**WHEREAS**, the City of Goldsboro Comprehensive Land Use Plan places the proposed rezoning area in the Medium-Density, Mixed-Use I and Mixed-Use II land use category; and

**WHEREAS**, the Medium-Density, Mixed-Use I and Mixed-Use II land use category is inconsistent with the City's Comprehensive Land Use Plan; and

**WHEREAS**, the requested Residential-6 Conditional Zoning District is not a corresponding zoning district in the Medium Density land use category, Goldsboro's Comprehensive Land Use Plan encourages higher density development where City water and sewer services are available; and

**WHEREAS**, Mixed-Use I and II land use categories will allow a mixture of commercial uses some of which may or may not have an impact on or produce some conflict with adjacent lower density districts; and

**WHEREAS**, the Residential-6 Conditional Zoning District was established to accommodate single and multifamily residential uses; and

**WHEREAS**, the General Business Zoning District is intended to allow for wide range of commercial uses in support of residential land uses; and

**WHEREAS**, the Residential-6 Conditional Zoning District and General Business Zoning District will address Goldsboro's housing shortage, offering increased housing options and affordability while providing economic, social and environmental benefits that enhance residents and their quality of life through a well-designed residential community; and

**WHEREAS**, the proposed rezoning is reasonable and in the best public interest because the proposed zoning and land use are compatible with the Comprehensive Land Use Plan and Land Use Plan Map, and

**WHEREAS**, the proposed rezoning request will not impair or injure the health, safety, and general welfare of the public; and

**WHEREAS**, after completion of said public hearing and receipt of the recommendation of the Planning Commission, the City Council of the City of Goldsboro deems it advisable and for the best interest of the City and those residing within its zoning jurisdiction that the Official Zoning Map of the City of Goldsboro be amended as herein below set forth.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and City Council of the City of Goldsboro, North Carolina, that:

1. That the Official Zoning Map of Goldsboro, North Carolina, be and the same is hereby amended by changing Highway Business/Residential-16 to Residential-6 Conditional Zoning District and General Business Zoning District:
2. CZ-04-25 Tucker Trace Subdivision: A site-specific development plan documenting the conditions of this Residential-6 Conditional Zoning District and General Business Zoning District:
3. Condition of this rezoning shall include:

Architectural Standards:

- Building height 2-stories, maximum.
  - Shutters or window trim shall be provided on the front façade on all homes.
  - The front facades of all homes will feature a minimum two (2) architectural features (from the following list):
    - Horizontal siding
    - Board & Batten siding
    - Shake siding
    - Stone accent
    - Brick accent
    - Balcony
    - Columns
    - Covered porch entry
  - All slab foundations with an exposed height of greater than 12 inches shall be finished with masonry product - applies to front and side elevations with right of way frontage.
  - Any cantilevered projection shall have cosmetic brackets, or shelf supports directly underneath them.
  - All windows within a street facing facade utilizing siding materials shall either be set in full 4” trim at least equivalent to 1-inch x 4-inch board or feature decorative sills and pediments.
  - All windows of a dwelling unit, except for accent windows, picture windows, transoms, and bay windows, shall feature a common muntin pattern colonial pattern in half of each window.
  - All dwelling units shall have either a 2-car garage or a 1-car garage.
  - Garage doors shall have windows or decorative hardware.
  - A covered front porch is required for all dwelling units.
  - A minimum 6-foot deep outdoor patio shall be provided on all dwelling units.
  - All homes shall have minimum 12-inch eaves on two sides.
  - All corner lot units shall have a minimum of one window, facing the public right-of-way.
  - To ensure visual variety and maintain aesthetic appeal, no home will feature the same exterior siding and trim color combination as a house directly adjacent or directly across the street from it.
4. City of Goldsboro Future Land Use map shall continue to identify this property with the Medium-Density Residential, Mixed Use I and II land use classifications.

The following Wayne County Parcel Identification # shall be rezoned: 3601-50-3388.

This Ordinance shall be in full force and effect from and after January 5, 2026.

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Charles Gaylor, IV  
Mayor

Attested by:

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Laura Getz  
City Clerk

**CITY OF GOLDSBORO PLANNING COMMISSION  
CZ-4-25 TUCKER TRACE  
WORKSHEET**

Pursuant to NCGS 160D-604(d), when the Planning Board (Planning Commission) is conducting a review of a proposed zoning text or map amendment, the Planning Board (Planning Commission) shall advise and comment on whether the proposed action is consistent with the City of Goldsboro Land Use Plan. The Planning Board (Planning Commission) must provide the City of Goldsboro City Council with a written recommendation that addresses plan consistency or inconsistency, and other matters as deemed appropriate by the Planning Board (Planning Commission).

**Consistency Statement:** The City of Goldsboro Planning Commission finds the proposed rezoning to be consistent with the Medium land use designation. The City of Goldsboro Planning Commission finds that the rezoning request is reasonable and in best public interest due to the fact that the proposed zoning and land use are compatible with the Comprehensive Land Use Plan and Land Use Plan Map. In addition, the City of Goldsboro will be able to provide sufficient public safety and meet transportation and utility demands for the subject property while maintaining sufficient levels of service to existing developments. Staff believes that the proposed rezoning will not impair or injure the health, safety and general welfare of the public. Lastly, the proposed conditional rezoning and land use request will address Goldsboro’s housing shortage, offering increased housing option and affordability while providing economic, social and environmental benefits that enhance residents and their quality of life. The City of Goldsboro Planning Commission recommends approval of the rezoning request to the Goldsboro City Council.

Voting Record for Recommendation:

Yes \_\_\_\_\_ No \_\_\_\_\_

**Inconsistency Statement:** The City of Goldsboro Planning Commission finds the proposed rezoning to be inconsistent with the Medium land use designation and finds that this rezoning, if executed, would have a negative impact on the public. The City of Goldsboro Planning Commission deems this proposed rezoning to not be appropriate and does not recommend approval to the City of Goldsboro City Council. The City of Goldsboro Planning Commission finds the proposed rezoning to be inconsistent with the land use plan. The City of Goldsboro Planning Commission recommends denial of the rezoning request to the Goldsboro City Council.

Voting Record for Recommendation:

Yes \_\_\_\_\_ No \_\_\_\_\_

**CONDITIONAL ZONING APPLICATION**

Development Name **Tucker Trace**

Proposed Use **Mixed Use: Commercial (Retail, Service & Office) and Single-family Residential**

Project location or address **296 Tommy's Rd**

Property Identification Number(s) and Tax ID Number (s) for each parcel to which these guidelines will apply:

PIN#	<b>3601503388</b>	TAX ID#	<b>06E06000005020 A</b>
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Project type?  Single Family  Townhouse  Multi-Family  Non-Residential  PUD/Mixed Use

**PROPERTY OWNER INFORMATION**

Name **Marks Farms, LLC**

Address **5818 Watkins Rd, Wendell, NC 27591**

Phone **984-983-3478**

Email **matt@mcandg.com**

**OWNER/DEVELOPER INFORMATION**

Company Name **Marks Farms, LLC**

Contact Name **Matt Botzum**

Address **5818 Watkins Rd, Wendell, NC 27591**

Phone **919-696-5531**

Email **matt@marksclearingandgrading.com**

**CONSULTANT/ENGINEERING FIRM**

Company Name **Bartlett Engineering & Surveying, PC**

Contact Name **Robert Bartlett**

Address **1906 Nash St N, Wilson, NC 27893**

Phone **252-399-0704**

Email **robert@bartletteng.com**

**ZONING INFORMATION**

Existing Zoning District **HB and R-16**

Proposed Zoning District **R6-CZD & GB**

If more than one district, provide the acreage of each: **R6-CZD 45.9 Acres & GB 10.5 Acres**

Overlay District?  Yes  No

Inside City Limits?  Yes  No

## ENVIRONMENTAL QUALITY DATA INFORMATION

Existing Impervious Surface acres/sf <0.5 acres	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface acres/sf 22+/- acres	Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Watershed Protection Area N/A	Wetlands <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
FEMA Map Panel 3720360100K	Base Flood Elevation N/A

## SITE DATA

Total # of single-family lots 120	Total densities per zoning district 2.6 residential units per acre
Total # of townhouse lots 0	Acreage in active open space 2.5
Total # of all lots 129	Acreage in passive open space 16.4
Linear feet of new roadways 5,680+/-	Linear feet of new sewer mains 5,600+/-
Linear feet of new water mains 6,860+/-	Linear feet of new sidewalks 3,200+/-
Proposed sewer allocation 40,800 GPD	Linear feet in new trails To be determined

## SIGNATURE BLOCK (Applicable to all Developments)

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed plan as approved by the City.

I hereby designate Bartlett Engineering & Surveying, PC (Robert Bartlett) to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.

I/we have read, acknowledge and affirm that this project conforms to all application requirements applicable with the proposed development use.

Signature	Date 7-24-25
Signature	Date

## APPLICATION FEES

Conditional Zoning (4 paper copies & digital copies of all required plans and applications) \$550

OWNER AUTHORIZATION

I hereby give CONSENT to Bartlett Engineering & Surveying (Robert Bartlett) (type, stamp or print clearly full name of agent) to act on my behalf, to submit or have submitted this application and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to the application(s) indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

I hereby certify I have full knowledge of the property I have an ownership interest in the subject of this application. I understand that any false, inaccurate, or incomplete information provided by me, or my agent, will result in the denial, revocation or administrative withdrawal of this application, request, approval or permit. I acknowledge that additional information may be required to process this application. I further consent to the City of Goldsboro to publish, copy or reproduce any copyrighted document submitted as a part of this application for any third party. I further agree to all terms and conditions which may be imposed as part of the approval of this application.

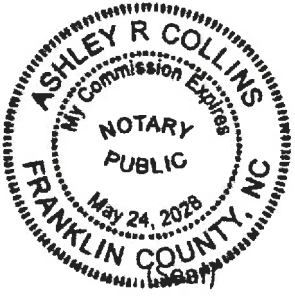
Signature of Owner [Handwritten Signature] Printed Name of Owner Ttler Marks

NC  
(State)  
Wake  
(County)

I, Ashley Ren Collins, a Notary Public in and for said County and State, do hereby certify that Ttler Marks personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal this the 24<sup>th</sup> day of July 20 25.  
Notary Public: [Handwritten Signature]

(Printed Name)  
Ashley Ren Collins  
(Signature)



County of Commission: Franklin  
Commission Expires: May 24<sup>th</sup>, 2028

## PROJECT NARRATIVE

As part of a complete application, a written project narrative that provides detailed information regarding your proposal must be included. On a separate sheet of paper, please address each of the lettered items listed below (answers must be submitted in both hard copy and electronic copy using the Adobe .PDF or MS Word .DOCX file formats):

- 
- A listing of contact information including name(s), address(es) and phone number(s) of: the owner of record, authorized agents or representatives, engineer, surveyor, and any other relevant associates;
- 
- A listing of the following site data: Address, current zoning, parcel size in acres and square feet, property identification number(s) (PIN), and current legal description(s);
- 
- A listing of general information including: the proposed name of the subdivision, the number of proposed lots, acreage dedicated for open space or public use, acreage dedicated within rights of way;
- 
- A statement showing the proposed density of the project with the method of calculating said density shown;
- 
- Discuss proposed infrastructure improvements and phasing thereof (i.e. proposed roadways, sewer systems, water systems, sidewalks/trails, parking, etc.) necessary to serve the subdivision; length of each, expected sewer allocation.
- 
- A narrative addressing concerns/issues raised by neighboring properties (discussing your proposal with the neighboring land owners is recommended to get a sense of what issues may arise as your application is processed);
- 
- A description of how conflicts with nearby land uses (livability, value, potential future development, etc.) and/or disturbances to wetlands or natural areas are being avoided or mitigated;
- 
- Provide justification that the proposal will not place an excessive burden on roads (traffic), sewage, water supply, parks, schools, fire, police, or other public facilities/services (including traffic flows) in the area;
- 
- A description of proposed parks and/or open space. Please include a brief statement on the proposed ownership and maintenance of said areas;
- 
- A proposed development schedule indicating the approximate date when construction of the project, or stages of the same, can be expected to begin and be completed (including the proposed phasing of construction of public improvements and recreational and common space areas).
- 
- List of deviations from the town's minimum UDO requirements.
- 
- List of improvements that exceed the town's minimum UDO requirements.
- 
- Expected sales, rental prices
- 
- Architectural standards if applicable.

## INFORMATION TO BE PROVIDED ON PLAN

The City of Goldsboro Site Plan Requirements can be found in Appendix A of the Unified Development Ordinance. Site plans shall contain the following information, if applicable, as determined by the Planning Director:

- Preferred sheet size is 24" x 36" for site plans (maximum sheet size of 30" x 42"); if more than one sheet, all sheets should be numbered; should be the same size and scale; and should show match lines, along with an index sheet.
- Submittals should also be made in digital PDF file format.
- The site plan shall be prepared by a professional engineer, registered land surveyor, or licensed architect.
- Engineer's scale – no smaller than 1" = 100' for Site Plans unless approved by staff. Larger scale showing more detail is better. Include both a graphic scale and a numeric scale. The site plan shall be based on the latest tax map information and shall be of a size as required by each individual site plan.
- North arrow or compass rose.
- Date (original and all revisions) should be shown on all sheets.
- A vicinity map of the site with reference to surrounding areas and existing street locations.
- The name and address of the owner and site plan applicant, together with the names of the owners of all contiguous land and of property directly across the street as shown by the most recent tax records  Proof of ownership - Deed book and page reference demonstrating ownership of property.
- Parcel Identification Numbers (PIN) for site and adjacent properties.

### Existing Conditions:

- The total area (acreage), and the exterior boundary of all land included in the request for approval (defined by meets and bounds, with the source of all boundary information referenced). All adjoining property lines should also be shown.
- Location of all existing structures, including their outside dimensions and elevations, streets, entrances, and exits on the site, on contiguous property, and on property directly across the street.
- Required setbacks, setback lines, or typical lots.
- Location, width and identification of all existing easements (public and private), defined by centerline bearings, distances and ties to property corners (with standard notes).
- Location of existing watercourses, ponds, flood zones, water supply watershed areas, and riparian buffers.
- Show all existing physical features, including existing trees greater than eight (8) inches in diameter measured four and one-half (4.5) feet above ground level include the tree line of wooded areas and individual trees eight (8) inches in diameter or more, identified by common or scientific name, and significant soil conditions.
- Topography showing existing contours at no greater than ten (10) foot intervals. All reference benchmarks shall be clearly designated.
- Existing zoning of the property, including zoning district lines where applicable.
- Location of existing sanitary waste disposal systems, water mains and appurtenances (including fire hydrants) on or adjacent to the parcel.

- Other utility lines both under- and above-ground, including electric power, telephone, gas, cable television  Existing open space and any other common areas.
- Existing parking and loading areas.

### Proposed Conditions:

- All proposed streets, drives, parking areas, fire lanes and access, loading and unloading areas with dimensions, traffic patterns, access aisles, and curb radii.
- The total quantity of parking spaces required, and the total quantity of parking spaces provided. Indicate uses of buildings.
- Sight distance triangles (minimum 10' by 70' for driveway intersections at ROW lines; or as per NCDOT requirements).
- Location of all proposed structures, including their outside dimensions and elevations, streets, entrances and exits on the site.
- Sidewalks, trails and other pedestrian ways with locations, dimensions, and surfacing, including handicap curb cuts. Internal sidewalks and/or other proposed means of pedestrian access (note: internal pedestrian access should connect with public ROW sidewalk).
- General location and design of proposed sanitary waste disposal systems, water mains and appurtenances (including fire hydrants) on or adjacent to the parcel, as applicable.
- Proposed other utility lines both under- and above-ground, including electric power, telephone, gas, cable television.
- Location of all US Clean Water Act Section 404 wetland areas, detention/retention ponds (Best Management Practices), riparian buffers and impervious surface areas with area dimensions, and ratios of impervious surface to the total size of the lot.
- Location of all proposed common areas.
- All parcels of land proposed to be designated, dedicated and/or reserved, for public or private use, shown with total land area and boundary descriptions.
- Distance between buildings and height of buildings.
- Building locations, footprints, entrances area by floor (sq.ft.), finished floor elevation (first).
- Location, dimensions, and details of signs per the requirements of Article 10, Part III.
- Proposed building elevations and floor plans, if applicable.
- Conceptual traffic impact analysis.
- Conceptual grading plan: proposed contours with a maximum of two-foot contour intervals within 100 feet of all buildings and along all driveways, entrances, exits, private streets, parking areas, loading areas, retaining walls and a maximum of ten-foot contour intervals for the remainder of the property. Supplement with spot elevations where necessary. All topography should be referred to permanent benchmarks and referenced to accepted datum.
- Conceptual stormwater management provisions.
- Total impervious surface square footage and percentage calculations for all development.
- Conceptual site lighting plan:

- Dumpster (or any other trash handling facilities) location, proposed screening labeled with height material, dimensions of concrete pad and details of gates, including support. Any dumpster to be used for recycling should be labeled as such.
- Landscape Plan: Include the genus and species, common name, quantity, size and location of all plant material proposed to meet Article 6.3, Landscaping, Screening and Buffer Standards. The plan must include a "plant list" (in chart form), which should be coded to the plan. Show all calculations used to determine the quantity of plants required. All proposed plantings should be coordinated with both the utility plan and the grading/storm drainage plan to eliminate conflicts. No landscaping allowed in water or sewer easements.
- Description of all fences, walls and/or berms used to fulfill landscaping or screening requirements with details and cross sections as needed (all fences over 6 feet must be sealed by a licensed Engineer).

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## **PROJECT NARRATIVE**

### **Tucker Trace Subdivision (R-6 PUD)**

#### **I. CONTACT INFORMATION**

##### **Owner of Record**

**Name:** Marks Farms, LLC

**Address:** 5818 Watkins Rd, Wendell, NC 27591

**Phone:** 984-983-3478

##### **Authorized Agent/Representative**

**Name:** Robert Bartlett

**Firm:** Bartlett Engineering & Surveying, PC

**Address:** 1906 Nash St N, Wilson, NC 27893

**Phone:** 252-399-0704

##### **Engineer**

**Name:** Robert Bartlett

**Firm:** Bartlett Engineering & Surveying, PC

**Address:** 1906 Nash St N, Wilson, NC 27893

**Phone:** 252-399-0704

##### **Surveyor**

**Name:** Tony Bartlett

**Firm:** Bartlett Engineering & Surveying, PC

**Address:** 1906 Nash St N, Wilson, NC 27893

**Phone:** 252-399-0704

---

#### **II. SITE DATA**

- **Site Address:** 296 Tommy's Rd
- **Current Zoning:** HB & R-16
- **Parcel Size:** 54.9+/- acres
- **Property Identification Number(s) (PIN):** 3601503388
- **Legal Description:** DB 3926 P 45

### III. GENERAL INFORMATION

- **Proposed Subdivision Name:** Tucker Trace
  - **Number of Proposed Lots:** 120 Residential, 4 Commercial, 5 Open Space/SCM
  - **Open Space/Public Use Area:** 16.5 acres
  - **Area within Rights-of-Way:** 8.31 acres
- 

### IV. PROPOSED DENSITY

- **Total Number of Lots:** 120 Residential
  - **Total Site Acreage:** 45.7 acres (non-commercial)
  - **Proposed Density:** 2.6 units per acre
  - **Method of Calculation:**
    - Total Lots ÷ Net Developable Area (Excludes commercial lot area.)
- 

### V. INFRASTRUCTURE IMPROVEMENTS AND PHASING

#### Roadways:

- Total length of new roadway is 5,492+/- LF. Roadways to be constructed in 60' public right-of-way with 31' with from back of curb to back of curb.

#### Water System:

- An 8" public water main will be extended from the nearest existing line on US HWY 117 (Williams St) and continue along (SR 1571) Tommy's Rd across the property frontage.
- 8" and 6" water mains will be installed throughout the subdivision with valves, hydrants, and services in accordance with City of Goldsboro and NCDEQ requirements.
- The total length of the proposed water system is approximately 6,670 LF.

#### Sewer System:

- The proposed sanitary sewer system will include 5,500+/- LF of 8" gravity sewer with manholes and services. A pump station will discharge the collected sewer through 2,075+/- LF of appropriately sized force main to the nearest existing gravity sewer along US HWY 117 (Williams St).
- Expected Sewer Allocation is estimated at 40,800 GPD. This estimate is based on 120 residential lots at 300 GPD each and 4 commercial lots at 1,200 GPD each.

**Stormwater:**

- Stormwater run-off will be collected by catch basins in the street curb and yard inlets. Collected stormwater will be piped to wet pond SCMs.
- At least two and possibly three wet ponds will be utilized to control peak flow and reduce nutrients to comply with City of Goldsboro and State regulations.

**Sidewalks/Trails:**

- 4' wide sidewalks will be provided on one side of each street for a total of approximately 3,000 LF of sidewalk.
- Pedestrian egress easement will be provided from the sidewalks on the public right-of-way to all open space areas.

**Parking:**

- Off-street parking will be provided in driveways for each residential lot.
- Off-street parking for commercial lots will be planned and provided based on the use at the time of individual lot development.

**Phasing:**

- Phase 1: Lots 1-5, 53-64, 87-123, 126-127
- Phase 2: Lots 65-86
- Phase 3: Lots 6-16, 45-52, 124, 128-129
- Phase 4: 17-44
- All utility and road improvements will occur prior to final plat recording for each phase.

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**VI. NEIGHBORHOOD ENGAGEMENT**

The adjacent property to the north is large public right of way for Tommy's Rd and US HWY 70/I42, therefore no concerns are anticipated.

The adjacent property the west is a small undeveloped commercial lot along US 117 (N Williams St), therefore no concerns are anticipated.

The adjacent property to the south is farmland. Contact has not yet been made with the owner, but the developer is willing to address concerns if they may have any.

The adjacent property to the east is a combination of large residential tracts and average size residential lots. To accommodate anticipated concerns of these existing residential properties, the proposed development includes the following provisions:

- Less than half the length of the property line is being developed into lots. Over half the length of the property line will be open space.
  - There will only be 10 residential lots that abut the shared property line.
  - There is an existing 30' wide access easement on the shared property line and there will be an additional 15' buffer yard provided.
  - The proposed 10 lots adjacent to the shared property line will be larger than the other proposed lots.
- 

## VII. LAND USE COMPATIBILITY / ENVIRONMENTAL PROTECTION

- **Compatibility:** The development aligns with adjacent residential zoning and land use patterns.
  - **Livability & Value:** Architectural standards and open spaces enhance long-term property value and neighborhood appeal.
  - **Wetlands/Natural Areas:**
    - Wetland areas have been identified and avoided.
    - Open space is provided adjacent to stream buffers to preserve sensitive ecological zones.
- 

## VIII. PUBLIC SERVICES IMPACT

- **Roads:** A traffic trip generation calculation concludes that the added trips will be less than 3,000 trips per day and therefore a formal traffic impact analysis is not required.
  - **Sewer/Water:** The site is within the municipal service area with capacity confirmed by preliminary utility review.
  - **Schools:** Property is within Tommy's Rd ES, Norwayne MS and Aycock HS districts. Data for projected enrollment impact is not readily available.
  - **Fire/Police:** The site is within standard service radius of emergency services; no additional burden is expected.
  - **Parks:** Dedicated open space exceeds minimum parkland requirements.
- 

## IX. PARKS / OPEN SPACE PLAN

- **Dedicated Open Space:** 16.5 acres, including walking trails, passive recreation areas, stormwater green space, and buffer areas are being provided.
  - **Ownership/Maintenance:** Open space will be owned and maintained by the HOA, established at the time of platting.
-

## **X. DEVELOPMENT SCHEDULE**

- **Phase 1 Construction Start:** July 2026
  - **Phase 1 Completion:** July 2027
  - **Full Buildout Expected:** July 2030, depending on market demand
  - **Public Improvements Timeline:** Concurrent with each phase
  - **Recreational/Common Areas:** Built in tandem with the phase they serve.
- 

## **XI. REQUESTED DEVIATIONS FROM UDO**

- The proposed development appears to be in compliance with the UDO requirements.
- 

## **XII. IMPROVEMENTS EXCEEDING UDO MINIMUMS**

- The proposed open space exceeds the UDO minimum requirements.
- 

## **XIII. ANTICIPATED SALES PRICES**

- **Sales Prices:** \$275,000 - \$300,000
- 

## **XIV. ARCHITECTURAL STANDARDS**

- All homes to meet the following standards:
    - Minimum heated square footage: 1,600 sq. ft.
    - Minimum three bedrooms
    - Two-story design
    - Front porches and garages
-

---

## **PROJECT NARRATIVE**

### **Tucker Trace Subdivision (R-6 PUD)**

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#### **II. SITE DATA**

- **Site Address:** 296 Tommy's Rd
  - **Current Zoning:** HB & R-16
  - **Parcel Size:** 56.4+/- acres
  - **Property Identification Number(s) (PIN):** 3601503388
  - **Legal Description:** DB 3926 P 45
-

### III. GENERAL INFORMATION

- **Proposed Subdivision Name:** Tucker Trace
  - **Number of Proposed Lots:** 120 Residential, 4 Commercial, 5 Open Space/SCM
  - **Open Space/Public Use Area:** 18.9 acres
  - **Area within Rights-of-Way:** 8.40 acres
- 

### IV. PROPOSED DENSITY

- **Total Number of Lots:** 120 Residential
  - **Total Site Acreage:** 47. acres (non-commercial)
  - **Proposed Density:** 2.6 units per acre
  - **Method of Calculation:**
    - Total Lots ÷ Net Developable Area (Excludes commercial lot area.)
- 

### V. INFRASTRUCTURE IMPROVEMENTS AND PHASING

#### Roadways:

- Total length of new roadway is 5,680+/- LF. Roadways to be constructed in 60' public right-of-way with 31' with from back of curb to back of curb.

#### Water System:

- An 8" public water main will be extended from the nearest existing line on US HWY 117 (Williams St) and continue along (SR 1571) Tommy's Rd across the property frontage.
- 8" and 6" water mains will be installed throughout the subdivision with valves, hydrants, and services in accordance with City of Goldsboro and NCDEQ requirements.
- The total length of the proposed water system is approximately 6,860 LF.

#### Sewer System:

- The proposed sanitary sewer system will include 5,600+/- LF of 8" gravity sewer with manholes and services. A pump station will discharge the collected sewer through 2,075+/- LF of appropriately sized force main to the nearest existing gravity sewer along US HWY 117 (Williams St).
- Expected Sewer Allocation is estimated at 40,800 GPD. This estimate is based on 120 residential lots at 300 GPD each and 4 commercial lots at 1,200 GPD each.

**Stormwater:**

- Stormwater run-off will be collected by catch basins in the street curb and yard inlets. Collected stormwater will be piped to wet pond SCMs.
- At least two and possibly three wet ponds will be utilized to control peak flow and reduce nutrients to comply with City of Goldsboro and State regulations.

**Sidewalks/Trails:**

- 4' wide sidewalks will be provided on one side of each street for a total of approximately 3,200 LF of sidewalk.
- Pedestrian egress easement will be provided from the sidewalks on the public right-of-way to all open space areas.

**Parking:**

- Off-street parking will be provided in driveways for each residential lot.
- Off-street parking for commercial lots will be planned and provided based on the use at the time of individual lot development.

**Phasing:**

- Phase 1: Lots 1-5, 52-63, 88-121, 126-127
- Phase 2: Lots 64-86
- Phase 3: Lots 6-16, 45-51, 124, 128-129
- Phase 4: 17-44
- All utility and road improvements will occur prior to final plat recording for each phase.

---

**VI. NEIGHBORHOOD ENGAGEMENT**

The adjacent property to the north is large public right of way for Tommy's Rd and US HWY 70/I42, therefore no concerns are anticipated.

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- Less than half the length of the property line is being developed into lots. Over half the length of the property line will be open space.
  - There will only be 10 residential lots that abut the shared property line.
  - There is an existing 30' wide access easement on the shared property line and there will be an additional 15' buffer yard provided.
  - The proposed 10 lots adjacent to the shared property line will be larger than the other proposed lots.
  - The road stub to the adjoining residential property will end prior to the existing egress path. Landscape will be provided between the end of the road and the egress path.
- 

## VII. LAND USE COMPATIBILITY / ENVIRONMENTAL PROTECTION

- **Compatibility:** The development aligns with adjacent residential zoning and land use patterns.
  - **Livability & Value:** Architectural standards and open spaces enhance long-term property value and neighborhood appeal.
  - **Wetlands/Natural Areas:**
    - Wetland areas have been identified and avoided.
    - Open space is provided adjacent to stream buffers to preserve sensitive ecological zones.
- 

## VIII. PUBLIC SERVICES IMPACT

- **Roads:** A traffic trip generation calculation concludes that the added trips will be less than 3,000 trips per day and therefore a formal traffic impact analysis is not required.
  - **Sewer/Water:** The site is within the municipal service area with capacity confirmed by preliminary utility review.
  - **Schools:** Property is within Tommy's Rd ES, Norwayne MS and Aycock HS districts. Data for projected enrollment impact is not readily available.
  - **Fire/Police:** The site is within standard service radius of emergency services; no additional burden is expected.
  - **Parks:** Dedicated open space exceeds minimum parkland requirements.
- 

## IX. PARKS / OPEN SPACE PLAN

- **Dedicated Open Space:** 18.9 acres, including walking trails, passive recreation areas, stormwater green space, and buffer areas are being provided.
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## **X. DEVELOPMENT SCHEDULE**

- **Phase 1 Construction Start:** July 2026
  - **Phase 1 Completion:** July 2027
  - **Full Buildout Expected:** July 2030, depending on market demand
  - **Public Improvements Timeline:** Concurrent with each phase
  - **Recreational/Common Areas:** Built in tandem with the phase they serve.
- 

## **XI. REQUESTED DEVIATIONS FROM UDO**

- The proposed development appears to be in compliance with the UDO requirements.
- 

## **XII. IMPROVEMENTS EXCEEDING UDO MINIMUMS**

- The proposed open space exceeds the UDO minimum requirements.
- 

## **XIII. ANTICIPATED SALES PRICES**

- **Sales Prices:** Expected range \$275,000 – \$335,000
- 

## **XIV. ARCHITECTURAL STANDARDS**

- All homes to meet the following standards:
    - Minimum heated square footage: 1,600 sq. ft.
    - Minimum three bedrooms
    - Two-story design
    - Front porches and garages
-

Revision date:	
Description:	

1906 North Street North  
Wilson, NC 27893-1728  
TEL: (252) 399-0804  
FAX: (252) 399-0044  
www.bartlett.com

**BARTLETT**  
ENGINEERING & SURVEYING, PC



PRELIMINARY PLAN  
NOT FOR  
RECORDATION,  
CONVEYANCES  
(SEAL HERE)

**SUBDIVISION MASTER PLAN**

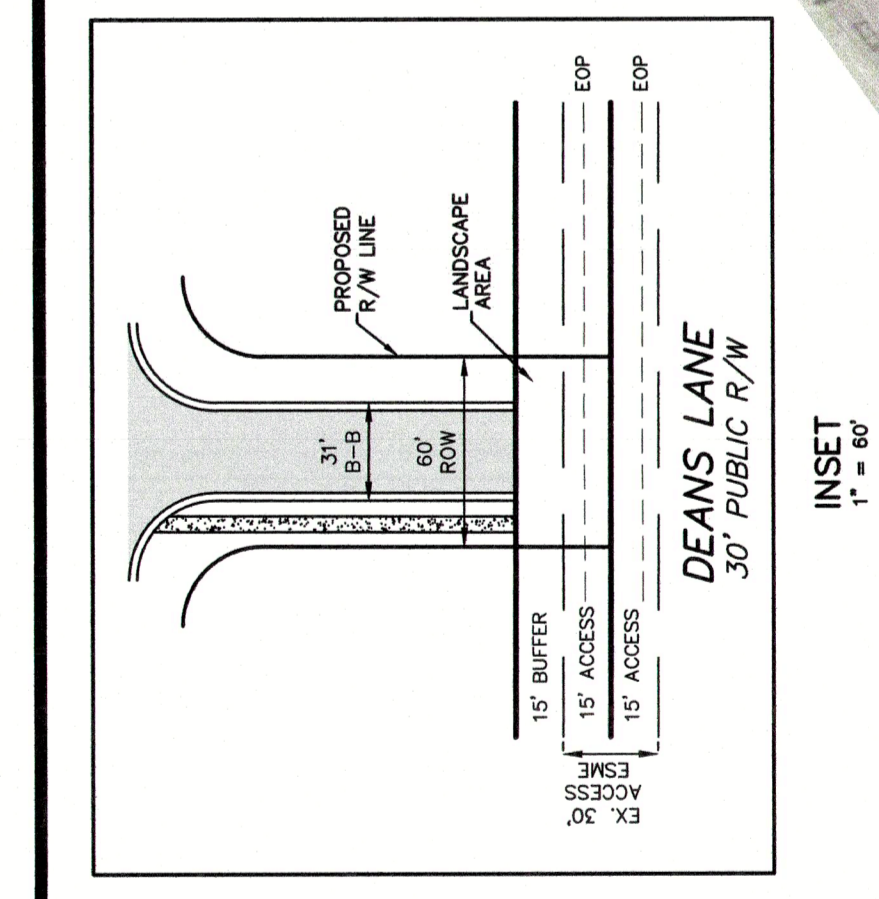
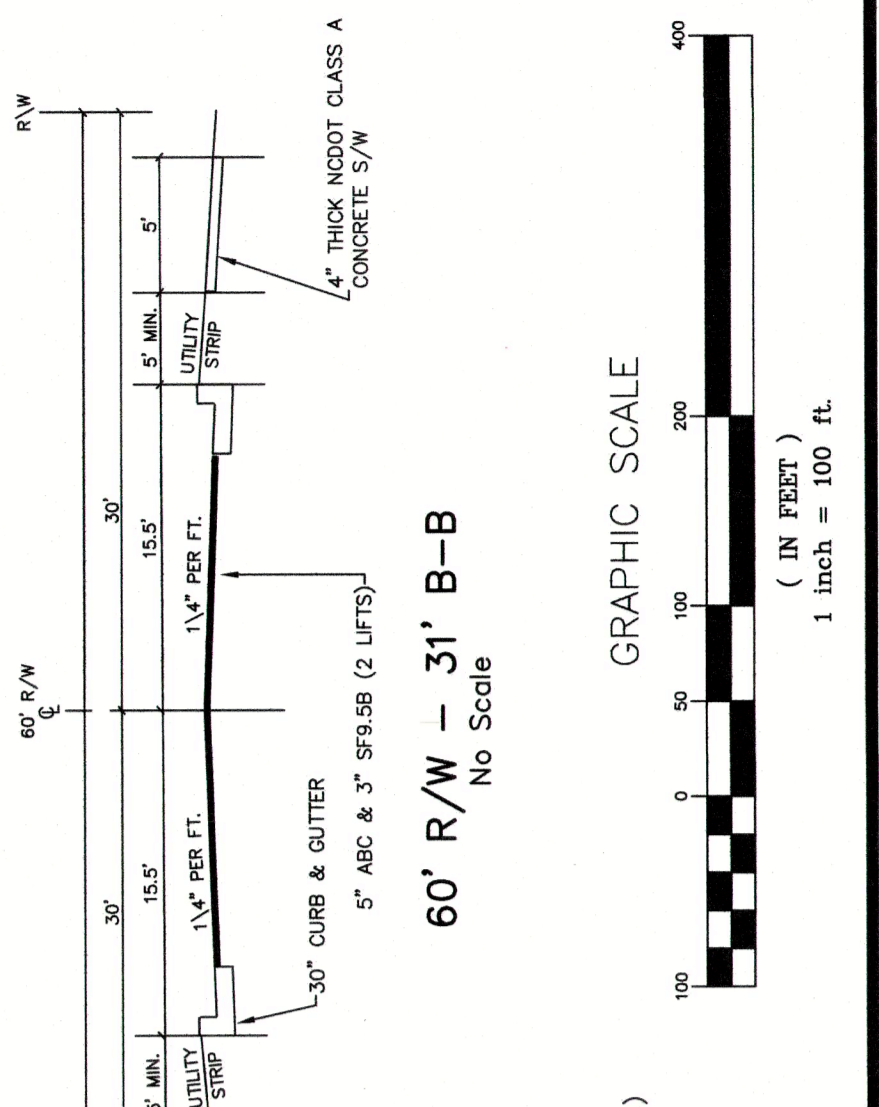
**TUCKER TRACE**

Project: CITY OF GOLDSBORO  
Zone: WAYNE COUNTY  
Pin Number: 3601503388

Project Number:	24-475
Date:	SEPT. 2024
Client Code:	DEVGTJ
Scale (Horz.):	1" = 100'
Scale (Vert.):	N/A
Survey By:	
Field Book:	
Drawn By:	
Sheet:	SK1



LOT NO.	AREA (SQ FT)	AREA (SQ METERS)	LOT NO.	AREA (SQ FT)	AREA (SQ METERS)
1	6879	3000	44	6001	3000
2	6879	3000	45	6001	3000
3	6879	3000	46	6001	3000
4	6879	3000	47	6001	3000
5	6879	3000	48	6001	3000
6	6879	3000	49	6001	3000
7	6879	3000	50	6001	3000
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9	6879	3000	52	6001	3000
10	6879	3000	53	6001	3000
11	6879	3000	54	6001	3000
12	6879	3000	55	6001	3000
13	6879	3000	56	6001	3000
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29	6879	3000	72	6001	3000
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36	6879	3000	79	6001	3000
37	6879	3000	80	6001	3000
38	6879	3000	81	6001	3000
39	6879	3000	82	6001	3000
40	6879	3000	83	6001	3000
41	6879	3000	84	6001	3000
42	6879	3000	85	6001	3000
43	6879	3000	86	6001	3000
44	6879	3000	87	6001	3000
45	6879	3000	88	6001	3000
TOTAL		245340	TOTAL		245340



**SITE DATA**

TOTAL AREA IN TRACT: 56.44 ACRES (2,455,341 SF±)  
 AREA IN R/W: 8.402 ACRES (366,054 SF±)  
 TOTAL # LOTS: 129 TOTAL LOTS  
 120 RESIDENTIAL (R6-CZ)  
 4 COMMERCIAL (CB)  
 5 OPEN SPACE/SCM STORMWATER

**PROPOSED ZONING**

R6-CZ (46.9 AC±) & CB (10.5 AC±)

**MINIMUM BUILDING LINES**

R6-CZ: FRONT 20', SIDE 5', REAR 25'  
 ST SIDE 10', REAR 15'

**MINIMUM LOT WIDTH**

R6-CZ: 45'

**PROPOSED MIN. LOT SIZE**

(120'x45', 120'x66' & 120'x70')

**LINEAR FEET OF STREET**

5,680 LF±

**DEVELOPER**

GEL DEVELOPMENT LLC  
 5818 WATKINS ROAD  
 WENDELL, NC 27891

**REFERENCES:**

DEED BOOK 3926 PAGE 45  
 3601503388

**OPEN SPACE REQUIRED**

11.28 ACRES (20%)

**OPEN SPACE PROVIDED**

14.0 ACRES

**CURVE TABLE**

LINE #	LENGTH	DIRECTION
L1	4.23	S39°31'59"W
L2	30.15	S39°31'59"W
L15	32.07	N51°48'12"W

**CHORD**

CURVE	LENGTH	RADIUS	DELTA	CHD BRG	CHORD
C1	228.796	602.88	1679.51°	N65°03'44"E	227.99
C2	362.562	2300.80	8747.57°	N61°31'58"W	362.23

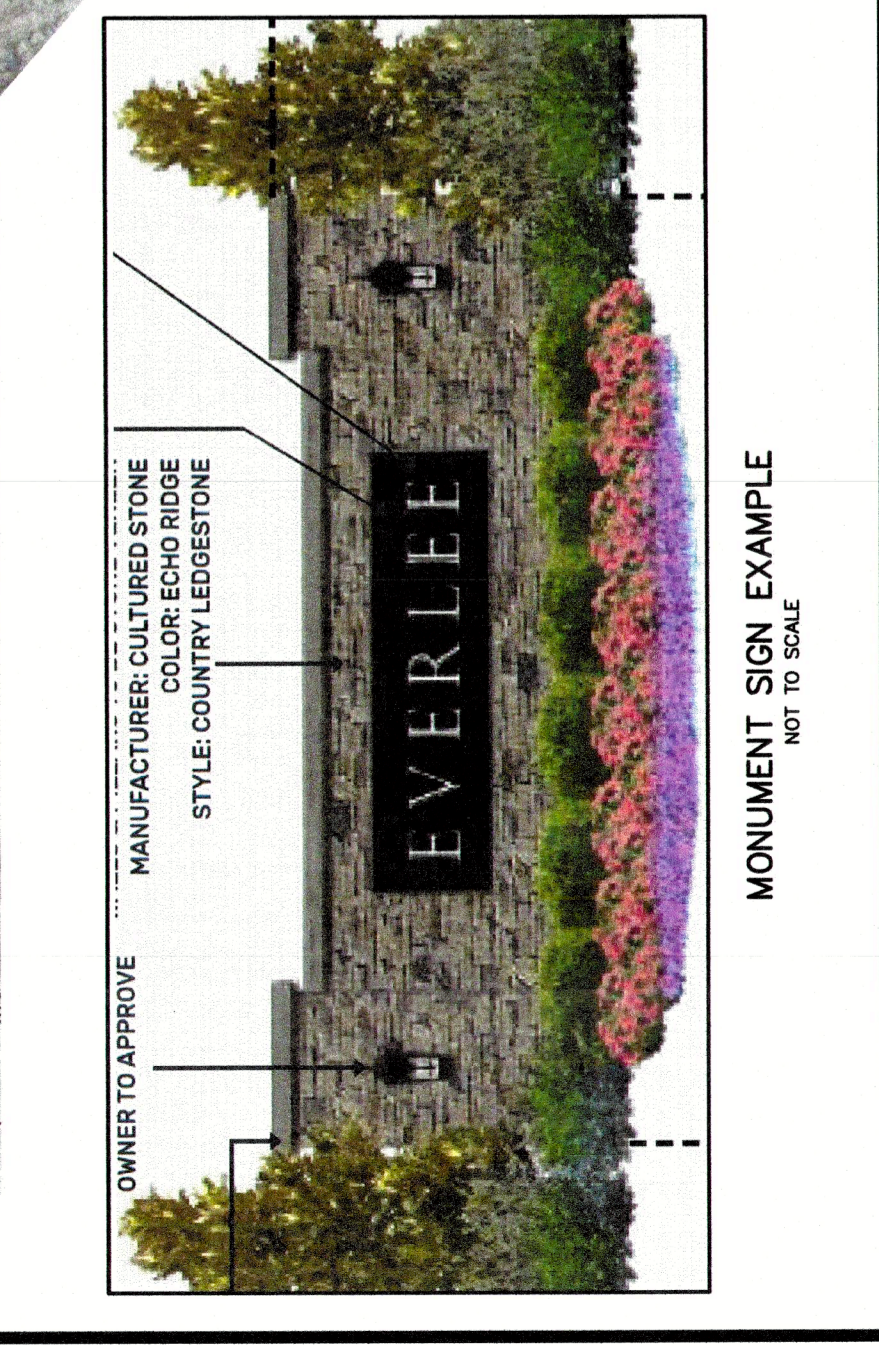
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NO SCALE

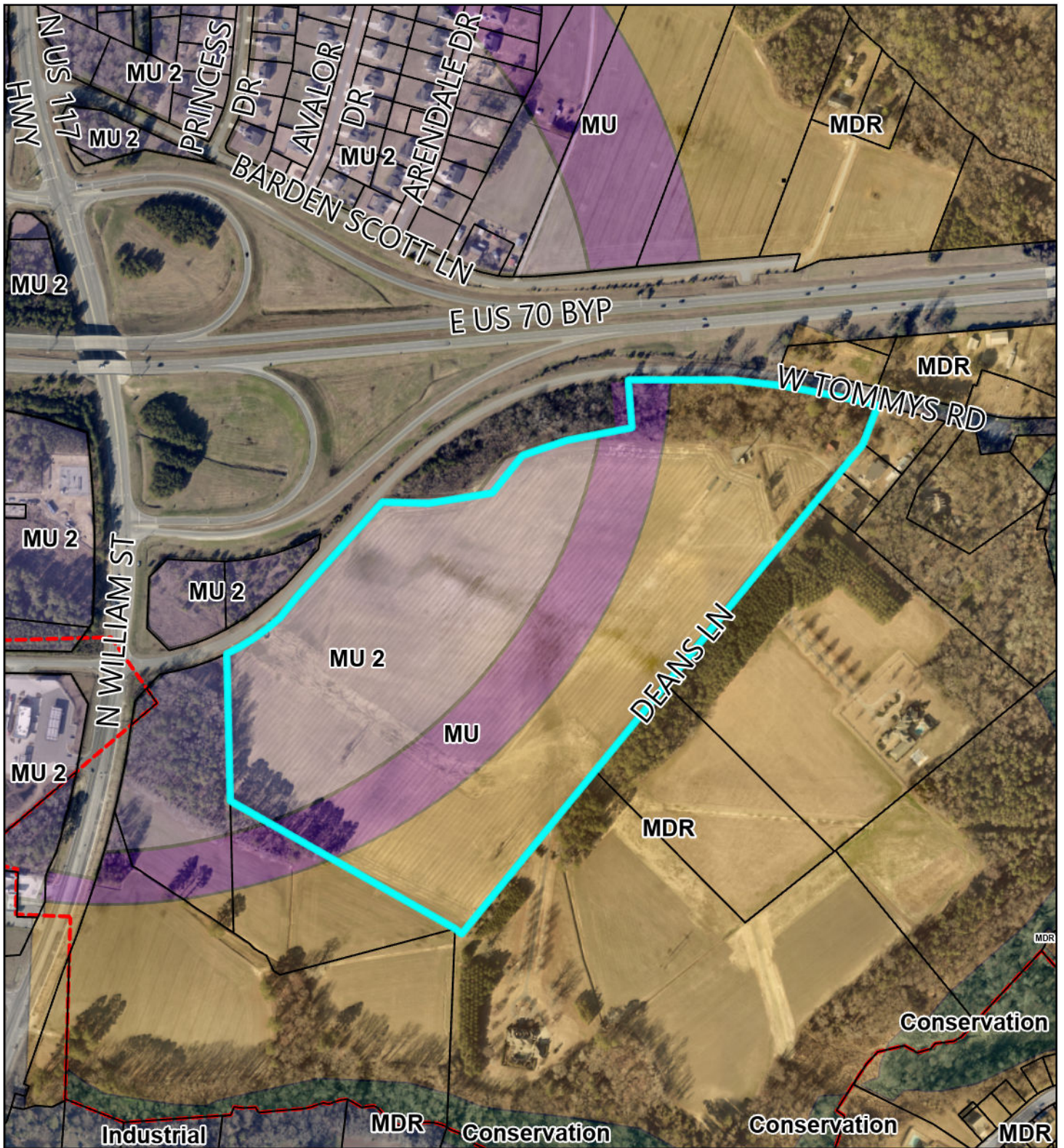
**PROPOSED UTILITIES LEGEND**

- PROPOSED CATCH BASIN
- PROPOSED DROP INLET
- PROPOSED CLEAN OUT
- PROPOSED SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE

**LINE LEGEND & ABBREVIATIONS**

- PROPOSED STORM DRAIN LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED SANITARY WATER LINE
- EXISTING GAS LINE (APPROX. LOCATION)
- EXISTING UNDERGROUND ELECTRIC (APPROX. LOCATION)
- EXISTING OVERHEAD ELECTRIC (APPROX. LOCATION)
- EXISTING WATER LINE (APPROX. LOCATION)
- EXISTING SANITARY WATER LINE (APPROX. LOCATION)
- EXISTING RIGHT-OF-WAY LINE
- EXISTING PROPERTY LINE





**Case Number: CZ-04-25**  
**Request: Rezone to R6-CZ & GB-CZ**  
**Owner: Mark's Farm LLC**  
**Location: W. Tommys Rd & N William St.**  
**PIN# 3601-50-3388**

**Legend**

**Future Land Use**

- Commercial
- Office and Institutional
- Industrial
- Conservation

**Mixed Use**

- Mixed Use - Downtown
- Mixed Use I
- Mixed Use II

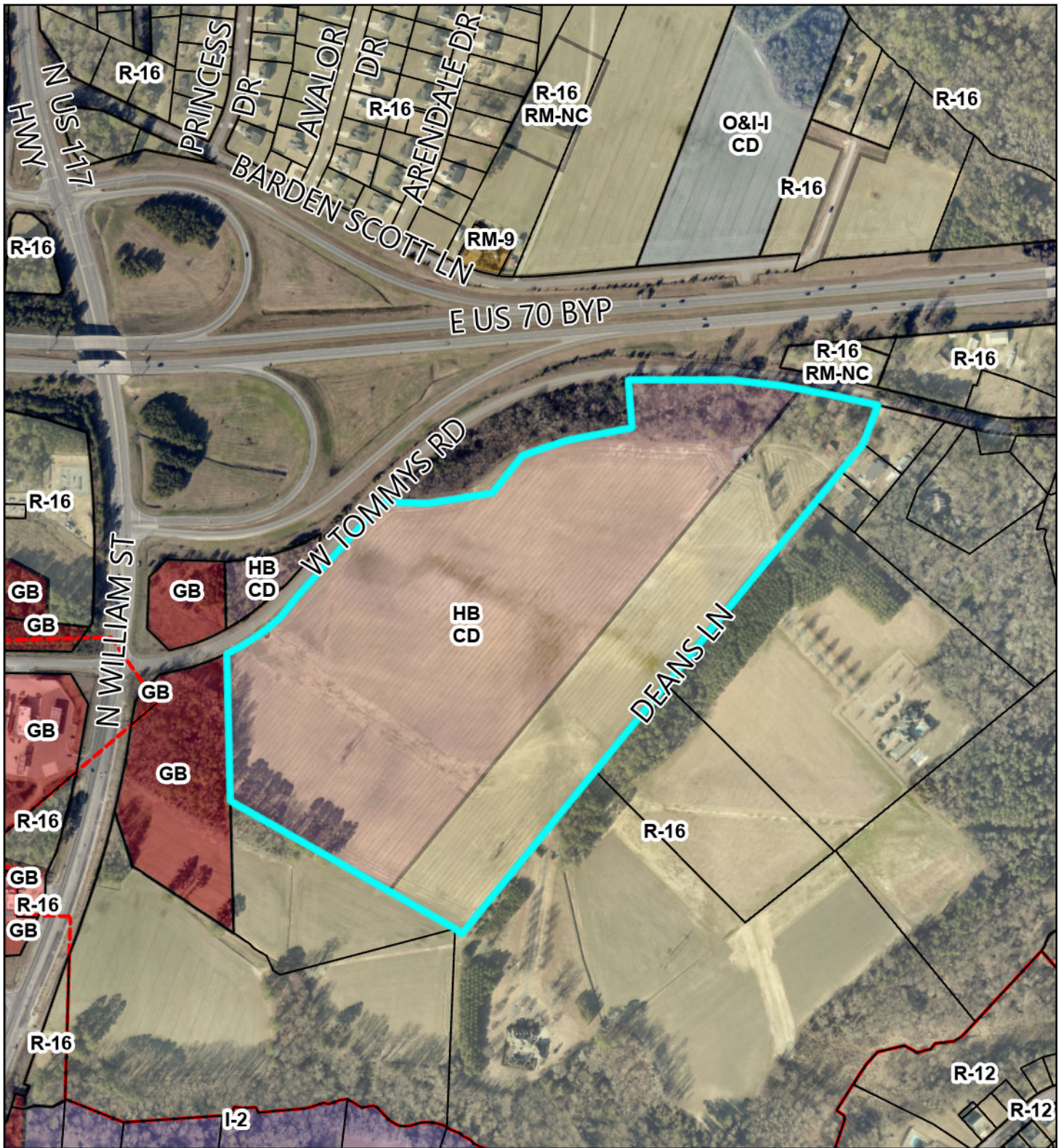
**Residential**

- High Density Residential

- Medium Density Residential
- Low Density Residential
- Rural Residential/Agriculture
- Property Lines
- Property Lines selection 1

0 500 1,000 Feet





**Case Number: CZ-04-25**  
**Request: Rezone to R6-CZ & GB-CZ**  
**Owner: Mark's Farm LLC**  
**Location: W. Tommys Rd & N William St.**  
**PIN# 3601-50-3388**

**Zoning**

- AB
- AG
- CBD
- GB
- HB
- I-1

**Legend**

- I-2
- IBP-1
- NB
- O&I-I
- O&I-II
- O-R
- R-12
- R-12SF
- R-16
- R-20
- R-20A
- R-40
- R-6
- R-9
- R-9SF
- RM-8
- RM-9
- SC
- Property Lines
- Property Lines selection 1

0 500 1,000 Feet



**PLANNING DEPARTMENT**

Mark E. Helmer, AICP, CFM, Planning Services Manager

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**Notice Of Public Hearings**

Notice is hereby given that the City Council of the City of Goldsboro will conduct public hearings during the course of their open meeting which starts at 5:30 P.M. on Monday, November 3, 2025, in the City Hall Council Chambers located at 214 North Center Street to consider the following requests.

**CZ-03-25 Eagles Reach:** The applicant is requesting to rezone from Wayne County Community Shopping to City of Goldsboro Residential-6 and General Business Conditional Zoning District to construct a 174-lot townhouse subdivision, with 3 commercial lots. The property considered for zoning reclassification is located on the south side of US 70 West, on both sides of Isaac Smith Road, approximately 235 feet North of the intersection with Westbrook Avenue. The property is further identified as Wayne Co. Pin#: 2617-13-0043.

**CZ-04-25 Tucker Trace:** The applicant is requesting to rezone from the Highway Business/Residential-16 to Residential-6/General Business Conditional Zoning to construct a 120-lot single-family detached residential subdivision, with 3 commercial lots. The property considered for zoning reclassification is located on the South side of Tommy's Road, approximately 369 feet East of the intersection with US Hwy. 117 North. The property is further identified as Wayne Co. Pin#: 3601-50-3388.

**CZ-06-25 Borden Mills:** The applicant is requesting to rezone from Residential 6 and institutional 2 to General Business Conditional Zoning District to construct a 144 Unit Apartment Complex. The property considered for zoning reclassification is located on both sides of North William Street, at the intersection with Royal Avenue. The property is further identified as Wayne Co. Pin#: 's 3509-19-1639, 3509-19-6339, 3509-19-4602.

**CZ-07-25 Village One: Senior And Veteran 60+ Housing:** The applicant is requesting to rezone from the Residential-6 to Residential-6 Conditional Zoning District. The property considered for zoning reclassification is located on the north side of Wilmington Avenue, approximately 192 feet East of the intersection with Sycamore Street. The property is further identified as Wayne Co. Pin#: 2599-91-2474.

All interested persons are encouraged to attend. To accommodate disabilities and to comply with ADA regulations, please contact City Hall if further assistance is needed. All inquiries regarding this matter may be directed to the City of Goldsboro Planning Department at (919) 580-4313 or online at [www.goldsboronc.gov](http://www.goldsboronc.gov).

Publish on 10/19/2025

Publish on 10/26/2025

**PLANNING DEPARTMENT**

Mark E. Helmer, AICP, CFM, Planning Services Manager

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**CZ-04-25 Tucker Trace:** The applicant is requesting to rezone one tract of land totaling approximately 53.76 acres from a Highway Business (HB) and Residential-16 (R-16) to Residential-6 (R-6) and General Business Conditional Zoning (GB-CZ) for the construction of a 120-lot single-family detached residential subdivision and 3 commercial lots. The property considered for zoning reclassification is located on the south side of Tommy's Road, approximately 369 feet east of the intersection with US Hwy. 117 North. The property is further identified as Wayne Co. Pin# 3601-50-3388.

**RZ-05-25 Glenda Blanding:** The applicant is requesting to rezone one tract of land totaling approximately 15,000 square feet from a Residential 16 (R-16) zoning district to a Residential Manufactured Home (RM-9) zoning district for the placement of a manufactured home. The property considered for zoning reclassification is located on the north side of Lexington Avenue, approximately 330 feet southeast of its intersection with Forsyth Street. The property is further identified as Wayne Co. Pin# 3529-73-2987.

**SU-07-25 Paul Tracy Williams:** The applicant is requesting a special use permit to allow for a place of entertainment with ABC permits on properties located within a General Business (GB) zoning district. The properties considered for approval are located on north side of the intersection of Carolina Commerce Drive and North William Street and further identified as Wayne County Pin# 3600-39-4348 and 3600-48-3976.

**SU-09-25 Maeen Abdo Alashwal:** The applicant is requesting a special use permit to allow for a convenience store on property located within a Neighborhood Business (NB) zoning district. The property considered for approval is located on the northwest side of the intersection of East Ash Street and North Jefferson Street and further identified as Wayne Co. Pin# 3509-64-1683.

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Adjacent Property Owners of  
CZ-04-25

PIN	Owner Name	Address	City	State	Zip
3601605935	THIGPEN GARY F	125 DEANS LANE	GOLDSBORO	NC	27530
3601616029	THIGPEN GARY FRANKLIN & W DARL	125 DEANS LN	GOLDSBORO	NC	27530
3601604360	EDWARDS VANCE H	145 DEANS LN	GOLDSBORO	NC	27530
3601400478	MALLARD OIL COMPANY	1502 DR MARTIN LUTHER KING	KINSTON	NC	28501
3600691076	WILLMAN PAUL & W DANA	315 DEANS LN	GOLDSBORO	NC	27530
3600599747	EDWARDS VANCE H	145 DEANS LN	GOLDSBORO	NC	27530
3601608564	METZLER MARK DAUGHTRY	376 W TOMMYS RD	GOLDSBORO	NC	27530
3601604844	KENNY FERGUS J	127 DEANS LN	GOLDSBORO	NC	27530
3601503388	TOMMY'S ROAD OFFICE LLC	PO BOX 729	PIKEVILLE	NC	27863
3601608787	HUBBELL MARLENE	388 W TOMMYS RD	GOLDSBORO	NC	27530
3601503388	TOMMY'S ROAD OFFICE LLC	PO BOX 729	PIKEVILLE	NC	27863
3601305778	BISCHOFF ELIZABETH KIRBY ETAL	83 CHADWICK DR	CHARLESTON	SC	29407
3600495359	ANDREWS FARMS OF WAYNE CO INC	8424 OLD WELL LN	RALEIGH	NC	27615
3600483976	ANDREWS FARMS OF WAYNE CO INC	8424 OLD WELL LN	RALEIGH	NC	27615
3600483976	ANDREWS FARMS OF WAYNE CO INC	8424 OLD WELL LN	RALEIGH	NC	27615
3600395938	CIRCLE K STORES INC	PO BOX 52085	PHOENIX	AZ	85072
3600490841	MALLARD OIL COMPANY	1502 DR MARTIN LUTHER KING	KINSTON	NC	28501
	Mark Frams LLC	5818 Watkins Road	Wendell	NC	27591
	Bartlett Engineering & Surveying, PC	1906 Nash Street	Wilson	NC	27893



PLANNING DEPARTMENT  
Mark E. Helmer, AICP, Planning Director

ADJOINING PROPERTY OWNERS CERTIFICATION

I, Mark E. Helmer, hereby certify that the property owner and adjacent property owners of the following petition, CZ-04-25, were notified by first class mail on 10-13-25.

Mark E. Helmer  
Signature

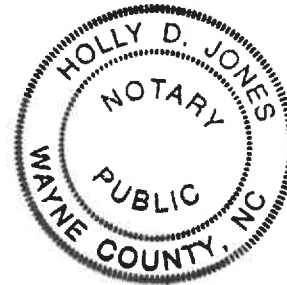
Wayne County, North Carolina

I, Holly D Jones, Notary Public for Wayne County and State of North Carolina do hereby certify that Mark E. Helmer personally appeared before me on this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal, this the

13<sup>th</sup> day of October, 2025

Holly D Jones  
Notary Public Name

My Commission expires on July 29, 2026  
(Seal)



## Holly Jones

---

**From:** Mark Helmer  
**Sent:** Thursday, December 4, 2025 11:59 AM  
**To:** 'Robert Bartlett'  
**Cc:** Kenny Talton  
**Subject:** RE: Tucker Trace - Tommy's Rd  
**Attachments:** Prohibited Commercial.pdf; CZ-04-25 Tucker Trace - Ordinance with Conditions.docx

Hello Robert,

Thanks for getting back with me on the status of this project. Continuing the hearing until February 2<sup>nd</sup> is not a problem. I can consider this communication your formal request. Your attendance should not be required. The current zoning of the property fronting on Tommy's Road is an old HB-CD that was converted to a CZ district with the adoption of GS-106D. If the project is limiting uses on the commercial parcels then the requested zoning must be a conditional zoning district.

I hope this helps.

**Mark E. Helmer, AICP, CFM**  
**Planning Services Manager**  
**City of Goldsboro**  
**200 North Center Street**  
**Goldsboro, NC 27530**  
**919-580-4345**

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**From:** Robert Bartlett <robert@bartletteng.com>  
**Sent:** Thursday, December 4, 2025 8:20 AM  
**To:** Mark Helmer <MHelmer@goldsboronc.gov>; Kenny Talton <KTalton@goldsboronc.gov>  
**Subject:** Tucker Trace - Tommy's Rd

**CAUTION: External Email. Be careful when clicking links or opening attachments.**

Mark & Kenny:

We were able to meet with adjoining property owners yesterday and had productive discussions. We will looking at what adjustments can be made to address their concerns and still have a viable project. We know that we will not be ready to move forward at the January Council meeting and will want to continue the hearing until February or later. Can this request be made prior to the January meeting, or will we need to attend the January meeting and make the request?

Also, can you let me know if the existing HB zoned property is a straight HB zone or a Conditional District HB zone. If it is a CD, please provide the conditions.

Thanks,

Robert S. Bartlett  
BARTLETT ENGINEERING & SURVEYING, PC  
1906 Nash Street North  
Wilson, NC 27893  
252-399-0704 Ext 224  
252-205-1852 cell  
[www.bartletteng.com](http://www.bartletteng.com)

*OUR MISSION: We will change the world . . .  
intentionally becoming better at providing  
engineering and surveying solutions . . .  
serving others . . . serving Jesus Christ!*

WARREN, KERR, WALSTON, TAYLOR & SMITH, L.L.P.

ATTORNEYS AND COUNSELLORS AT LAW

117 ORMOND AVENUE

POST OFFICE BOX 1616

GOLDSBORO, N.C. 27533-1616

L.E. (TREY) TAYLOR III  
HENRY C. SMITH  
CAROLINE TAYLOR PHILLIPS

TELEPHONE (919) 734-1841  
FACSIMILE (919) 734-4215

W. FRANK TAYLOR (1889-1977)  
W. R. ALLEN (1896-1971)  
LINDSAY C. WARREN, JR. (1924-2016)  
JOHN H. KERR, III (1936-2015)  
JOHN TURNER WALSTON, RETIRED

December 22, 2025

Mayor Charles Gaylor  
charlesgaylor@goldsboronc.gov  
(By Hand Delivery)

Chris Boyette  
chrisboyette@hotmail.com  
(By Hand Delivery)

Brandi Matthews  
brandinicolematthews@gmail.com  
(By Hand Delivery)

Roderick White  
sgmwhite@outlook.com  
(By Hand Delivery)

Hiawatha Jones  
joneshiawatha@gmail.com  
(By Hand Delivery)

Jamie Taylor  
jamietaaylor@goldsboronc.gov  
(By Hand Delivery)

Beverly Weeks  
beverly@cryfreedommissions.com  
(By Hand Delivery)

Matt Livingston  
mlivingston@goldsboronc.gov  
(By Hand Delivery)

Dear Mayor, Council Members & City Manager:

As you know, I represent Mark Metzler, Vance Edwards, Paul Willman and other residents close to the proposed Tucker Trace Subdivision. Following the council meeting on October 27, 2025, we met with several representatives of Marks Farms on December 3, 2025. During the course of the meeting, Marks Farms personnel did suggest that they would agree to replace the culverts with larger drainage facilities and otherwise upgrade the drainage systems on my clients' properties (which would require my clients to accept a burden on their property which Marks Farms is not legally entitled to). Otherwise, they really offered no solution to the majority of any of my clients' issues and they agreed to request a waiver of the potential stub towards the private portion of "Dean's Lane".

We talked about various ways to make their proposed development more palatable. They promised to consider a significant vegetative buffer, perhaps a berm. We asked them to consider a meeting with the expected builder, Lennar Homes. We have heard nothing further since an email of December 4 that addressed none of the issues. They have not even provided the list of uses otherwise

As I tried to hurriedly communicate in the October 27 council meeting, my clients have serious concerns regarding the proposed development.

#### COMMERCIAL REZONING.

Though not fully developed in my limited presentation, the proposed change from Highway Business to General Business seems wholly unjustified at this point. Review of the Goldsboro ordinance discloses that though there are 4 categories of business that can be located within the Highway Business Zone that are not permitted in General Business, there are 26 categories permitted in General Business that are not allowed in Highway Business. Their request is simply to provide them with more options than they have, with no idea whether or not it is needed. When we questioned Greg Marks in our December 3 meeting about possible uses for commercial tracts, he indicated that it was too early to say. The only specific he mentioned was that he has substantial experience connecting medical and dental practices to commercial sites. I will point out that medical and dental offices are permitted in both Highway Business and General Business zones. Particularly when the legislature has recently stripped from all municipalities in the State authority to take any action that restricts or limits development, that is, to go from one zone to another that is more restrictive without the consent of the property owner, we believe with no known need to change the zone from Highway Business at this time, it should be left as is.

#### TRAFFIC

There are currently 7 houses and 0 businesses on the east side of William Street that have one way to get in or out of the property via W. Tommy's Road. That single outlet is at the unsignalized intersection of Tommy's Road and William Street. Because this intersection is so close (about 150 yards) to the signalized intersection with the eastbound I-42 interchange, we believe another signal is undesirable. However, even now the intersection serving only 7 homes, there is frequently a delay of 2-3 minutes awaiting access onto William Street, particularly if the person accessing William Street chooses to turn left into Goldsboro. If you add an additional 120 homes with maybe 180 cars travelling onto and off of William Street an estimated 3-5 times each day, we submit we will have a new bottleneck to rival the only recently resolved issues at Berkeley Boulevard and Royal Avenue. Marks promised a traffic study, but so far we have not received one.

#### HIGH DENSITY DEVELOPMENT

The developer has requested a change from R-16 to the highest density development allowed for single family homes in Goldsboro. The property is currently zoned R-16. The comprehensive land use plan calls for medium density development, and I believe R-16 is medium density.

## DRAINAGE

With high density development comes a tremendous amount of impervious surface. A large number of these proposed homes are in close proximity to Dean's Lane and the existing residences that belong to my clients. This property already has drainage issues. Particularly since I-42 was built, the flooding concerns are worse. The photographs showed at the council hearing on October 23 demonstrated that the flooding concerns are real. Hard copies are enclosed and electronic copies are available via this link (<http://bit.ly/4auakeE>). If you have any issues accessing the photos, please give our office a call at the number listed above and speak with my assistant, Shelby, or email her at [shelby@warrenkerr.com](mailto:shelby@warrenkerr.com). Though we acknowledge that the development ordinances and relevant laws require that post development storm water must not be permitted to flow onto the adjoining lands at a higher rate than existed prior to the development, such a standard and the required calculations must be based upon a maximum rainfall in a set time period. Marks Farms was unable to tell us what rainfall amount over what period would apply. When that rainfall is exceeded, the result can be a sudden and uncontrolled release that has devastating effects. Allowing this much impervious surface in an area that is already prone to flooding should not be permitted.

## CONCERNS RELATED TO INFRASTRUCTURE IMPROVEMENTS

Frankly, we remain concerned about whether Marks Farms will construct the infrastructure improvements required for this project in a manner that supports a quality development Goldsboro can be proud of. In our meeting of December 3, Greg Marks described the lawsuit as "frivolous", and certainly, we lack sufficient facts to make a fully developed determination. However, a lawsuit has been filed, alleging an assortment of defects which collectively suggest an enormous problem. In order to help evaluate the issue, I went to the Chatham County development and took a quick look of my own. The Chatham development photos show the roads in this development. Hard copies are enclosed and electronic copies are available via the same link as above. Those roads were constructed, according to the lawsuit, in 2024. These photos appear to me to suggest the use of unsuitable soils, or inadequate compaction of the road bed (or both). It also suggests poor asphalt labor and terrible patching. With a lawsuit of this magnitude pending, we fear that the economic pressure to cut corners may become extreme.

The bottom line is my clients are unanimously opposed to this development.

Sincerely,



Henry C. Smith

**CITY OF GOLDSBORO  
AGENDA MEMORANDUM  
JANUARY 5, 2026 CITY COUNCIL MEETING**

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**TITLE:** RZ-5-25 Glenda Blanding (Residential-16 to Residential/Manufactured-RM9)  
– North side of Lexington Avenue between Forsyth Street and Wood Street

**DEPARTMENT:** Planning

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**BACKGROUND:**

ADDRESS: TBD

PARCEL: 3529732987

PROPERTY OWNER: GLENDA & RICHARD BLANDING

APPLICANT: GLENDA BLANDING

The applicant is requesting a rezoning from the Residential-16 Zoning District to the Residential/Manufactured (RM-9) Zoning District. The purpose of the Residential/Manufactured (RM-9) Zoning District is to provide property owners the opportunity to place manufactured housing on individual lots. The minimum lot area for individual units is nine thousand square feet.

Area: Approx. 21,004 sq. ft. or 0.48 acres

**SURROUNDING ZONING:**

North: Residential (R-16)

South: Residential (R-16)/ Residential Manufactured (RM-9)

East: Residential (R-16)

West: Residential (R-16)

The property is currently occupied by woodlands.

The City's Land Use Plan locates this parcel within the Medium Density Residential land use designation. Medium Density Residential land use categories will accommodate medium density, single-family residential uses and prohibit all activities of a commercial nature, except certain home occupations. It will discourage any use that would substantially interfere with the development, use, and enjoyment of single-family dwellings and that would be detrimental to the quiet residential nature of the district.

**DISCUSSION:**

This is a rezoning proposal for approximately .48 acres to be rezoned from the Residential-16 Zoning District to the Residential/Manufactured (RM-9) Zoning District. As such, all permitted

uses in the Residential/Manufactured (RM-9) Zoning District shall be considered as potential uses for the site.

The subject property is formally known as Central Height Subdivision and located east of Tiffany Gardens. The site is currently occupied by woodlands.

**TRC REVIEW:**

Staff has distributed this proposed rezoning request to City Engineering and the Fire Marshall’s Office only since this is a straight rezoning request. City water and sewer are available to serve the site. The property is not located in the City’s Special Flood Hazard Area.

**BUDGET RELATIONSHIP:**

N/A

**STRATEGIC PLAN RELATIONSHIP:**

N/A

**STAFF RECOMMENDATION:**

Staff is recommending approval of the rezoning request. The proposed rezoning and the range of uses permitted in the requested zoning district are compatible with the surrounding zoning patterns and land uses. In addition, the proposed rezoning is compatible with the City of Goldsboro’s Comprehensive Plan and accompanying Land Use Map. The City or other service providers will be able to provide sufficient public safety service, meet transportation and utility demands to the subject property, while maintaining sufficient levels of service to existing developments. Lastly, the proposed rezoning will not impair or injure the health, safety and general welfare of the public.

At their meeting on November 24, 2025, the Planning Commission voted to adopt the consistency statement and approve staff’s recommendation.

**REQUESTED ACTION:**

City Council is requested to review the petition for rezoning, conduct a public hearing, and make a decision in accordance with the attached consistency statement to approve, deny, or table the request to a future date.

**MANAGER'S RECOMMENDATION:**

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**APPROVERS**

Mark Helmer  
Sakeithia Reece  
Laura Getz  
Kelly Arnold

**ORDINANCE NO. 2026 - \_\_\_\_\_**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF  
THE CITY OF GOLDSBORO, NORTH CAROLINA**

**WHEREAS**, after notice duly given according to law, a public hearing was held before the City Council at a regular meeting held in the City Council Chambers, 214 N. Center St. in the Historic City Hall building, on Monday, January 5, 2026, at 5:30 p.m., for the purpose of considering and discussing the passing of an ordinance amending the Official Zoning Map of the City of Goldsboro, North Carolina, and the Planning Commission heard the item on November 24, 2025; and

**WHEREAS**, Glenda Blanding has submitted a petition to rezone Tax Parcel 3529-73-2987 from the Residential 16 (R-16) Zoning District to the Residential Manufactured (RM-9) Zoning District; and

**WHEREAS**, the City of Goldsboro Comprehensive Land Use Plan places the proposed rezoning area in the Medium Density Residential land use designation; and

**WHEREAS**, the proposed Residential Manufactured (RM-9) Zoning District is a corresponding district within the Medium Density Residential land use designation of the City's Comprehensive Land Use Plan; and

**WHEREAS**, the Residential Manufactured (RM-9) Zoning District is intended to provide property owners the opportunity to place manufactured housing on individual lots. The minimum lot area for individual units is nine thousand square feet; and

**WHEREAS**, the proposed rezoning is reasonable due to the fact that the requested zoning district is compatible with the surrounding zoning patterns and land uses; and

**WHEREAS**, the proposed rezoning request will not impair or injure the health, safety, and general welfare of the public; and

**WHEREAS**, after completion of said public hearing and receipt of the recommendation of the Planning Commission, the City Council of the City of Goldsboro deems it advisable and for the best interest of the City and those residing within its zoning jurisdiction that the Official Zoning Map of the City of Goldsboro be amended as herein below set forth.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and City Council of the City of Goldsboro, North Carolina, that:

1. That the Official Zoning Map of Goldsboro, North Carolina, be and the same is hereby amended by changing:

**From the Residential 16 (R-16) Zoning District to the Residential Manufactured (RM-9) Zoning District.**

**RZ-05-25 Glenda Blanding - Lexington Avenue: A parcel of land totaling 0.48 acres of land.**

**A portion of Wayne County Parcel Identification# 3529-73-2987 shall be rezoned.**

2. The above amendment is effective upon the adoption of this Ordinance.

This Ordinance shall be in full force and effect from and after January 5, 2026.

---

Charles Gaylor, IV  
Mayor

Attested by:

---

Laura Getz  
City Clerk

Application Fees:

Conditional Zoning \$550 (Includes advertisement fee)

General Zoning \$500 (Includes advertisement fee)

Received Date: 9/11/25

Initials: HB

**CHANGE OF ZONE APPLICATION**

Application Number: <u>RZ-5-25</u>		Date processed: _____	
Fee Type: <input type="checkbox"/> Cash <input type="checkbox"/> Check # _____ <input type="checkbox"/> Credit Card		Initials: _____	

**Applicant Acknowledgement: Only applicable if Conditional Zoning**  
I understand that the City of Goldsboro must have three (3) sets of Site plans submitted along with an electronic site plan emailed to the Planning Administrative Assistant listed on the website at [www.goldsboronc.gov/planning](http://www.goldsboronc.gov/planning) or they will not be able to send out my application for formal review. I understand my 30 day review period begins after the City of Goldsboro acknowledges they have an electronic PDF copy of the required site plan. Information on the site plan shall meet or exceed the City of Goldsboro Unified Development Ordinance (UDO). Site plan needs to be in sufficient detail and scale to display precisely how the use intends to operate. See attached sheet for common things expected on site plan. If a portion of the property is proposed to be rezoned then a survey is required for the proposed area or application will not be accepted.

Applicant Signature: Glenda Blanding

Application is hereby made to the City Council of the City of Goldsboro for a Rezoning request (Complete the following information):

Conditional Zoning  General Zoning (check which applies)

Name of Development: Central Estates  
 Property Address: Lexington Avenue  
 Total Acreage: 1 lot Frontage: 100 Depth: 150  
 Wayne Co. Pin #: 3529732987 Current Zoning: R-16 Proposed Zoning: RM-9

If Conditional Zoning, describe proposed use, justification and any uses prohibited for the request:

Applicant (Print): Glenda Blanding  
 Applicant Address: 906F Merritt Drive City, State, Zip: Hillsborough, NJ 08844  
 Applicant Phone: 908-442-6697 Applicant Email: gblanding2002@yahoo.com

I, Glenda Blanding, do hereby consent to the specific conditions and or uses listed on this application.  
 I acknowledge that if the Goldsboro City Council imposes additional conditions, I will be required to sign the Ordinance prior to Council signing the ordinance for approval.

Owner (Print): Same as Applicant  
 Owner Address: \_\_\_\_\_ City, State, Zip: \_\_\_\_\_  
 Owner Phone: \_\_\_\_\_ Owner Email: \_\_\_\_\_

(If owner differs from applicant a Owners Authorization Form is required upon submission)

Surveyor/Site Designer (Print): \_\_\_\_\_  
 Surveyor/Site Designer Address: \_\_\_\_\_ City, State, Zip: \_\_\_\_\_  
 Surveyor/Site Designer Phone: \_\_\_\_\_ Surveyor/Site Designer Email: \_\_\_\_\_

**SIGNATURE REQUIRED**  
Glenda Blanding  
 Applicant - Printed

Glenda Blanding  
 Applicant Signature

8-14-2025  
 Date



**Case Number: RZ-05-25**  
**Request: Rezone from R-16 to RM-9**  
**Owner: Glenda Blanding**  
**Location: Lexington Avenue**  
**PIN#: 3529-73-2987**

**Legend**

**Future Land Use**

- Commercial
- Office and Institutional
- Industrial
- Conservation

**Mixed Use**

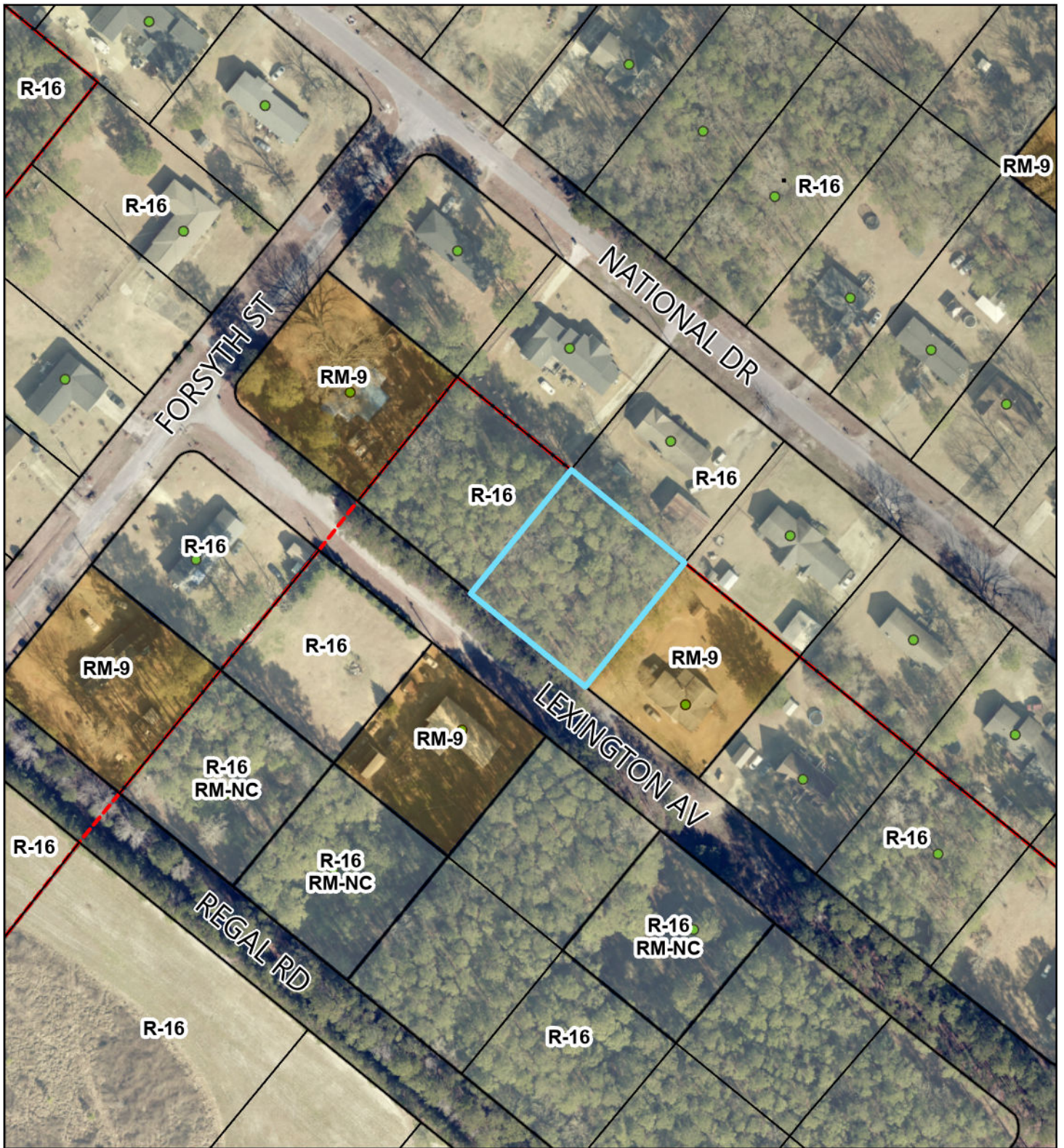
- Mixed Use - Downtown
- Mixed Use I
- Mixed Use II

**Residential**

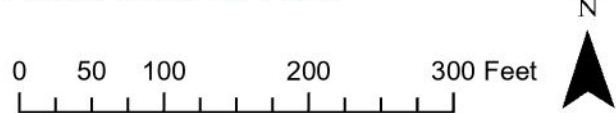
- High Density Residential

- Medium Density Residential
- Low Density Residential
- Rural Residential/ Agriculture





Case Number: RZ-05-25  
 Request: Rezone from R-16 to RM-9  
 Owner: Glenda Blanding  
 Location: Lexington Avenue  
 PIN#: 3529-73-2987



Zoning		Legend	
AB	IBP-1	R-20A	
AG	NB	R-40	
CBD	O&I-I	R-6	
GB	O&I-II	R-9	
HB	O-R	R-9SF	
I-1	R-12	RM-8	
I-2	R-12SF	RM-9	
	R-16	SC	
	R-20		

**PLANNING DEPARTMENT**

Mark E. Helmer, AICP, CFM, Planning Services Manager

---

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**RZ-05-25 Glenda Blanding:** The applicant is requesting to rezone one tract of land totaling approximately 15,000 square feet from a Residential 16 (R-16) zoning district to a Residential Manufactured Home (RM-9) zoning district for the placement of a manufactured home. The property considered for zoning reclassification is located on the north side of Lexington Avenue, approximately 330 feet southeast of its intersection with Forsyth Street. The property is further identified as Wayne Co. Pin# 3529-73-2987.

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**SU-09-25 Maeen Abdo Alashwal:** The applicant is requesting a special use permit to allow for a convenience store on property located within a Neighborhood Business (NB) zoning district. The property considered for approval is located on the northwest side of the intersection of East Ash Street and North Jefferson Street and further identified as Wayne Co. Pin# 3509-64-1683.

All interested persons are encouraged to attend. To accommodate disabilities and to comply with ADA regulations, please contact City Hall if further assistance is needed. All inquiries regarding this matter may be directed to the City of Goldsboro Planning Department at (919) 580-4313 or online at [www.goldsboronc.gov](http://www.goldsboronc.gov).

Publish on 12/21/2025  
Publish on 12/28/2025

Adjacent Property Owners of  
RZ-05-25

PIN	Owner	Address	City	State	Zip Code
3529734989	SPEARS CHARLES L	906 NATIONAL DR	GOLDSBORO	NC	27534-8625
3529639928	DAVIS DENNIS RAY	500 FORSTHY STREET	GOLDSBORO	NC	27534-8637
3529741085	NORTHERN ETHEL JEAN	701 ROBINSON PL	GOLDSBORO	NC	27530-6948
3529742177	LEWIS GLENN E & W MONICA S	902 NATIONAL DR	GOLDSBORO	NC	27534-8625
3529740165	DARDEN GR AND ASSOCIATES LLC	901 LEXINGTON AVE	GOLDSBORO	NC	27534-8600
3529741247	SECU*RE INC	119 N SALISBURY ST	RALEIGH	NC	27603-1739
3529743079	SPRUILL RALPHEAL HEIRS	904 NATIONAL DR	GOLDSBORO	NC	27534-8625
3529732752	JEFFERSON RACHEL D HEIRS	1000 N James St	GOLDSBORO	NC	27530-2447
3529732987	BLANDING RICHARD	906 F MERRITT DRIVE	HILLSBOROUGH	NJ	08844-5314
3529731850	BRUNSON-JUDKINS PAMELA L	905 LEXINGTON AVE	GOLDSBORO	NC	27534-8600
3529733898	PHILLIPS SHARON T	906 LEXINGTON AVE	GOLDSBORO	NC	27534-8600
3529733662	HINNANT LILLIE WOOTEN	305 S JEFFERSON AVE	GOLDSBORO	NC	27530-6117
3529730849	JUDKINS JAMES S	905 LEXINGTON AVE	GOLDSBORO	NC	27534-8600
3529736900	KING DAWN V	PO BOX 370	GOLDSBORO	NC	27533-0370
3529734890	SASSER RAY C JR	908 LEXINGTON AVE	GOLDSBORO	NC	27534-8600
	Glenda Blanding	906F Merritt Drive	Hillsborough	NJ	08844



PLANNING DEPARTMENT

Mark E. Helmer, AICP, Planning Services Manager

ADJOINING PROPERTY OWNERS CERTIFICATION

I, Mark E. Helmer, hereby certify that the property owner and adjacent property owners of the following petition, RZ-05-25, were notified by first class mail on 12-12-25.

Signature of Mark E. Helmer

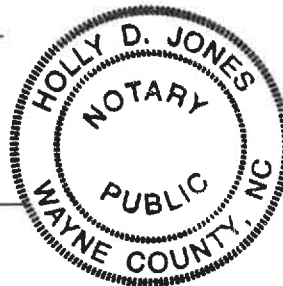
Wayne County, North Carolina

I, Holly D Jones, Notary Public for Wayne County and State of North Carolina do hereby certify that Mark E. Helmer personally appeared before me on this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal, this the

12th day of December, 2025

Notary Public Name of Holly D Jones

My Commission expires on July 29, 2026 (Seal)



**CITY OF GOLDSBORO  
AGENDA MEMORANDUM  
JANUARY 5, 2026 CITY COUNCIL MEETING**

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**TITLE:** SU-7-25 Bar (POE with ABC) – West side of US 117N between Carolina Commerce Drive and Tommy’s Road

**DEPARTMENT:** Planning

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**BACKGROUND:**

The applicant has requested a Special Use Permit for the establishment of a bar.

**ADDRESS:** 2606 N. William St.

**PARCEL:** 3600483976 (Portion of)

**PROPERTY OWNER:** Andrews Farms of Wayne Co. Inc.

**APPLICANT:** Paul T. Williams

The proposed Place of Entertainment with ABC permit is located in the General Business Zoning District. Goldsboro City Council recently approved a change of zone for a portion of the subject property to General Business on December 1, 2025.

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

According to the City’s Unified Development Code, Places of Entertainment w/ ABC are permitted only after obtaining a Special Use Permit from Goldsboro City Council. In addition, the following are approval criteria for the proposed use:

1. No establishment shall be located within two hundred feet of any residentially zoned or developed property, church or school.
2. Where the proposed establishment is separated from residentially zoned or developed property by a four-lane highway, the two hundred foot separation shall only apply to the properties along the sides and rear of the establishment.
3. No establishment shall be located within one hundred and fifty feet of any other such establishment.
4. Outdoor activities associated with a place of entertainment must specifically be approved as part of any associated review and approval process. At the time of review, the reviewing body may impose conditions on outdoor activities as necessary to protect the

public health, safety and welfare.

The space proposed for use as a bar was formerly occupied as a convenience store with fuel sales.

The City's Land Use Plan locates this parcel within the Mixed-Use II land use designation. Mixed-Use II land use categories will allow a mixture of uses which may have an impact on or produce some conflict with adjacent lower density districts.

**DISCUSSION:**

According to the applicant's submitted floor plan, the proposed bar will consist of three pool tables, seating for approximately 35 people, restrooms, and a storage area.

If the special use permit is approved, the site will be required to meet the development regulations of the City's Unified Development Code.

Lastly, a building permit and final inspection will be required for the upfit of the existing tenant space to ensure that all life and safety codes have been satisfied before occupying the facility.

Days/Hours of Operation: Monday-Sunday; 12:00 PM – 2:00 AM

Employees: 6

**TRC REVIEW:**

Due to the nature of this proposal, TRC was not asked to review.

**BUDGET RELATIONSHIP:**

N/A

**STRATEGIC PLAN RELATIONSHIP:**

N/A

**STAFF RECOMMENDATION:**

None.

**REQUESTED ACTION:**

City Council is requested to review the special use petition, conduct a Public Hearing, enter deliberation, and vote on each of the four findings in order to determine whether or not the Special Use Permit shall be issued. See the attached worksheet for the four findings to be voted on and staffs comments related to each finding. Council does have the ability to continue the hearing or place conditions upon its approval as long as Council is able to conclude that evidence exists in the record to support the condition.

**MANAGER'S RECOMMENDATION:**

---

**APPROVERS**

Mark Helmer  
Sakeithia Reece  
Laura Getz  
Kelly Arnold  
Matthew Livingston

**CITY COUNCIL WORK SHEET  
SU-7-25 PAUL WILLIAMS  
2606 N. WILLIAM ST.  
PLACE OF ENTERTAINMENT (BAR) WITH ABC PERMIT**

Staff comments in red.

1. **The proposal is to establish a Place of Entertainment with ABC permits. Specifically, the proposal is for the establishment of a bar.**
  - This use would not pose any immediate threat to public health or safety.
  - Consider aspects of the proposed use or development that may have a negative impact on public health and safety.
  - Discuss conditions, if any that Council might impose in order to make this finding.
  - For each condition imposed, if any, state the reason the condition is necessary to protect public health and safety.
  - Consider any conditions to be applied to the application.

**Yes, the use will not materially endanger the public health or safety**

**No, the use will materially endanger the public health or safety**

2. **There was no evidence presented with the application that indicates the use will injure the beneficial use of adjoining or abutting property.**
  - Consider aspects of the proposed use or development that may have a negative impact on the value of adjoining properties.
  - Consider aspects of the proposed use of development that make it a public necessity. (*Note: most private applications for a special use permit will not rise to the level of a “public necessity”*)
  - Discuss conditions, if any, that Council might impose to make this a finding.
  - For each condition imposed, if any, state the reason the condition is necessary to protect the beneficial use of adjoining or abutting properties.
  - Consider any conditions to be applied to the application.

**Yes, the use will not substantially injure the beneficial use of adjoining or abutting property**

**No, the use will substantially injure the beneficial use of adjoining or abutting property**

3. The proposed use will be located in the General Business District Zoning District. The proposed use of a Place of Entertainment with ABC permit would be in harmony with this zoning district.

- Consider aspects of the proposed use or development that may have a negative impact on the nature or character of the surrounding community.
- Consider whether the proposed use or development is in general conformity with the Unified Development Ordinance.
- Discuss conditions, if any, that Council might impose to make this finding.
- For each condition imposed, if any, state the reason the condition is necessary to ensure harmony with existing development and uses of the surrounding area.
- Consider any conditions to be applied to the application.

\_\_\_ **Yes, the use will be in harmony with existing development and uses within the area in which it is located**

\_\_\_ **No, the use will not be in harmony with existing development and uses within the area in which it is located**

4. The Land Use Plan shows the property as being in the Mixed-Use II land use designation. The proposed use will not serve as a detriment to this designation, and this use supports goals identified in the City of Goldsboro Comprehensive Land Use Plan.

- Consider whether the proposed use or development is in general conformity with the City of Goldsboro Comprehensive Land Use Plan.
- Discuss conditions, if any, that the Board might impose to make this finding.
- For each condition imposed, if any, state the reason the condition is necessary to ensure general conformity with the City of Goldsboro Comprehensive Land Use Plan.
- Consider any conditions to be applied to the application.

\_\_\_ **Yes, the use will be in general conformity with the City of Goldsboro Comprehensive Land Use Plan**

\_\_\_ **No, the use will not be in general conformity with the City of Goldsboro Comprehensive Land Use Plan**



Planning Department  
200 North Center Street  
Goldsboro, NC 27530  
(919) 580-4313

Received Date: 6/30/25  
Initials: HS

Application Fee: \$400 (Includes advertisement fee)

**SPECIAL USE PERMIT APPLICATION**

For Office Use Only:

Application Number: SU-7-25 Date processed: 6-30-25  
Fee Type:  Cash  Check #  Credit Card Initials: HS

**Applicant Acknowledgement:**

I understand that the City of Goldsboro must have three (3) sets of Site plans submitted along with an electronic site plan emailed to the Planning Administrative Assistant listed on the website at [www.goldsboronc.gov/planning](http://www.goldsboronc.gov/planning) or they will not be able to send out my application for formal review. I understand my 30 day review period begins after the City of Goldsboro acknowledges they have an electronic PDF copy of the required site plan. Information on the site plan shall meet or exceed the City of Goldsboro Unified Development Ordinance (UDO). Site plan needs to be in sufficient detail and scale to display precisely how the Special Use intends to operate. See attached sheet for common things expected on site plan.

Applicant Signature: Paul Williams

Application is hereby made to the City Council of the City of Goldsboro for a Special Use Permit (Complete the following information):

Property Address: 2606 N. William Street, Goldsboro, NC 27530  
Proposed Use: BAR  
Number of Employees/Shift: 6 Days/Hours of Operation: M-Sunday 12:00 noon - 2am  
Outdoor Storage:  Yes  No Storage Type: ---  
Total Acreage: 2.58 +/- Frontage: 196 +/- Depth: 236 +/-  
Wayne Co. Pin #: 3600394348 + 3600483976 Current Zoning: G-13

All businesses that operate within the city limits of Goldsboro must have a Business Registration certificate prior to opening a business. Please contact the City of Goldsboro Inspections Department at 919-580-4385 for all necessary permits, including ABC Permits, prior to operation or opening to the public.

Applicant (Print): Paul Tracy Williams  
Applicant Address: 1406 CREPE MYSTLE ST Goldsboro NC City, State, Zip: Goldsboro NC 27530  
Applicant Phone: 919-648-5069 Applicant Email: williams156@gmail.com  
Owner (Print): Andrews Farms of Wayne County, Inc.  
Owner Address: PO Box 3 City, State, Zip: Smithfield, NC 27577  
Owner Phone: 919-669-5885 Owner Email: webarea73@gmail.com

(If owner differs from applicant a Owners Authorization Form is required upon submission)

**SIGNATURE REQUIRED**

Paul Tracy Williams Applicant - Printed  
Paul Williams Applicant Signature  
6-30-25 Date



Planning Department  
200 North Center Street  
Goldsboro, NC 27530  
(919) 580-4313

**CITY OF GOLDSBORO  
OWNER'S AUTHORIZATION**

**IF the owner(s) of this subject property are giving authorization for someone else to apply for an application with the City of Goldsboro, for any of the following City of Goldsboro applications:**

Please check the applicable box(es):

- Rezoning
- Site Plan
- Board of Adjustment - Variance
- Subdivision
- Special Use Permit
- Home Occupation Permits

**This authorization must be completed and submitted at time of application. I/(WE)**

Andrews Farms of Wayne County, Inc. do(es) hereby certify that I/(WE)  
(Name of owner(s) of subject property)

**am/(are) the Owners of the property legally described below and hereby certify that I/(WE) have given authorization to the following person and/or corporation:**

Paul Williams to submit an application  
(Name of Company and Authorized Representative)

to the City of Goldsboro, NC for My/(OUR) property as listed below.

Wayne County Parcel Identification Number(s):  
3600394348 + 3600483976

Property Address:  
2606 N. William Street

W. E. Bud Andrews  
Property Owner – Print President

DocuSigned by:  
W. E. Bud Andrews 06/25/2025  
102101E489D34FD...  
Property Owner Signature Date

**NOTARY STATEMENT**

Sworn to and subscribed before me the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

Notary Public in and for the State of \_\_\_\_\_, County of \_\_\_\_\_

I, \_\_\_\_\_, Notary Public, do hereby certify that

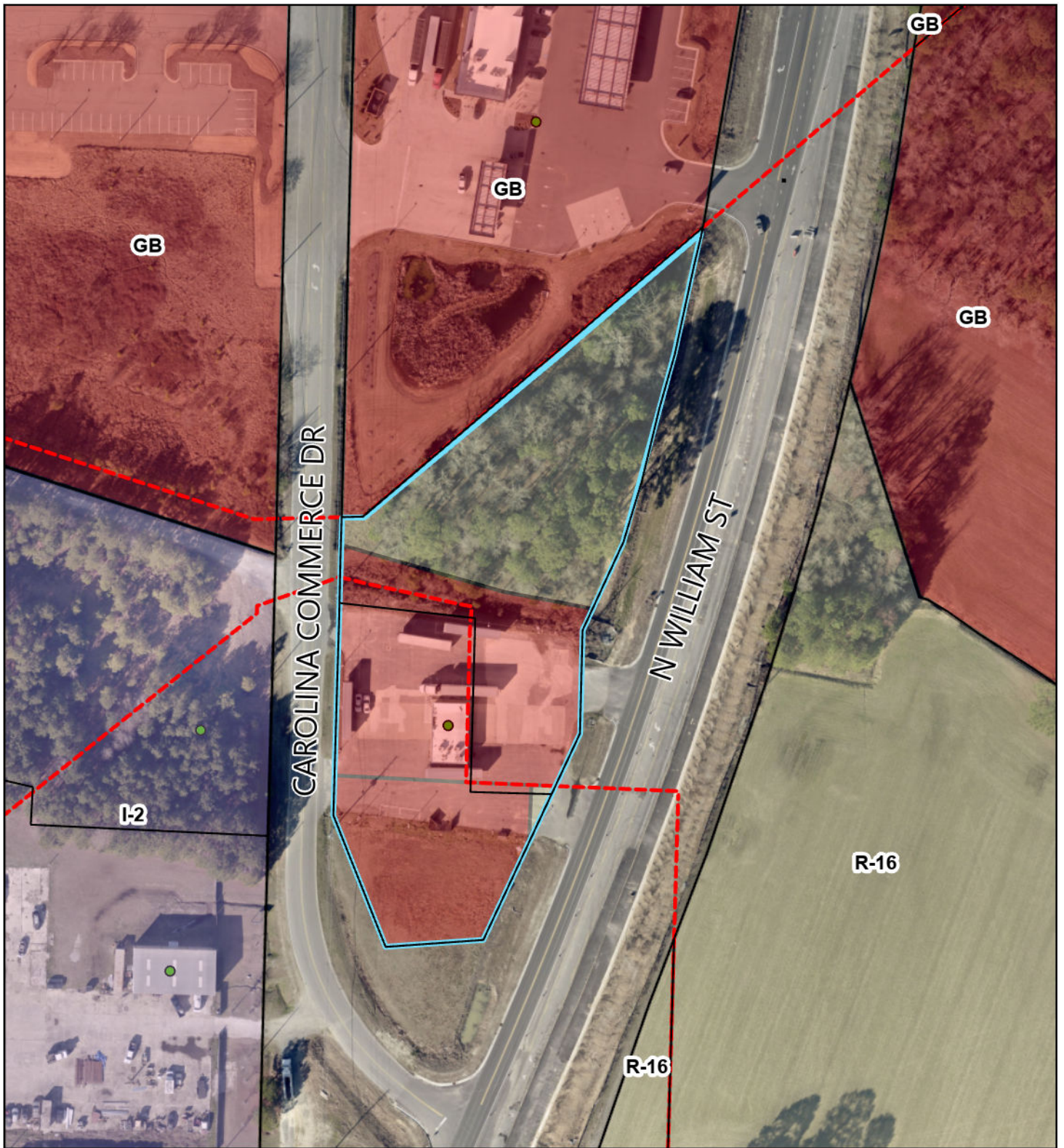
\_\_\_\_\_ (name of individual(s) personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Official Signature of Notary

\_\_\_\_\_  
Notary printed or typed name

SEAL

My commission expires: \_\_\_\_\_



Case Number: SUP-07-25  
 Request: Place of Entertainment (ABC)  
 Owner: Paul Tracy William  
 2606 North William Street  
 PIN# 3600-39-4348 & 3600-48-3976

**Zoning**  
 AB  
 AG  
 CBD  
 GB  
 HB

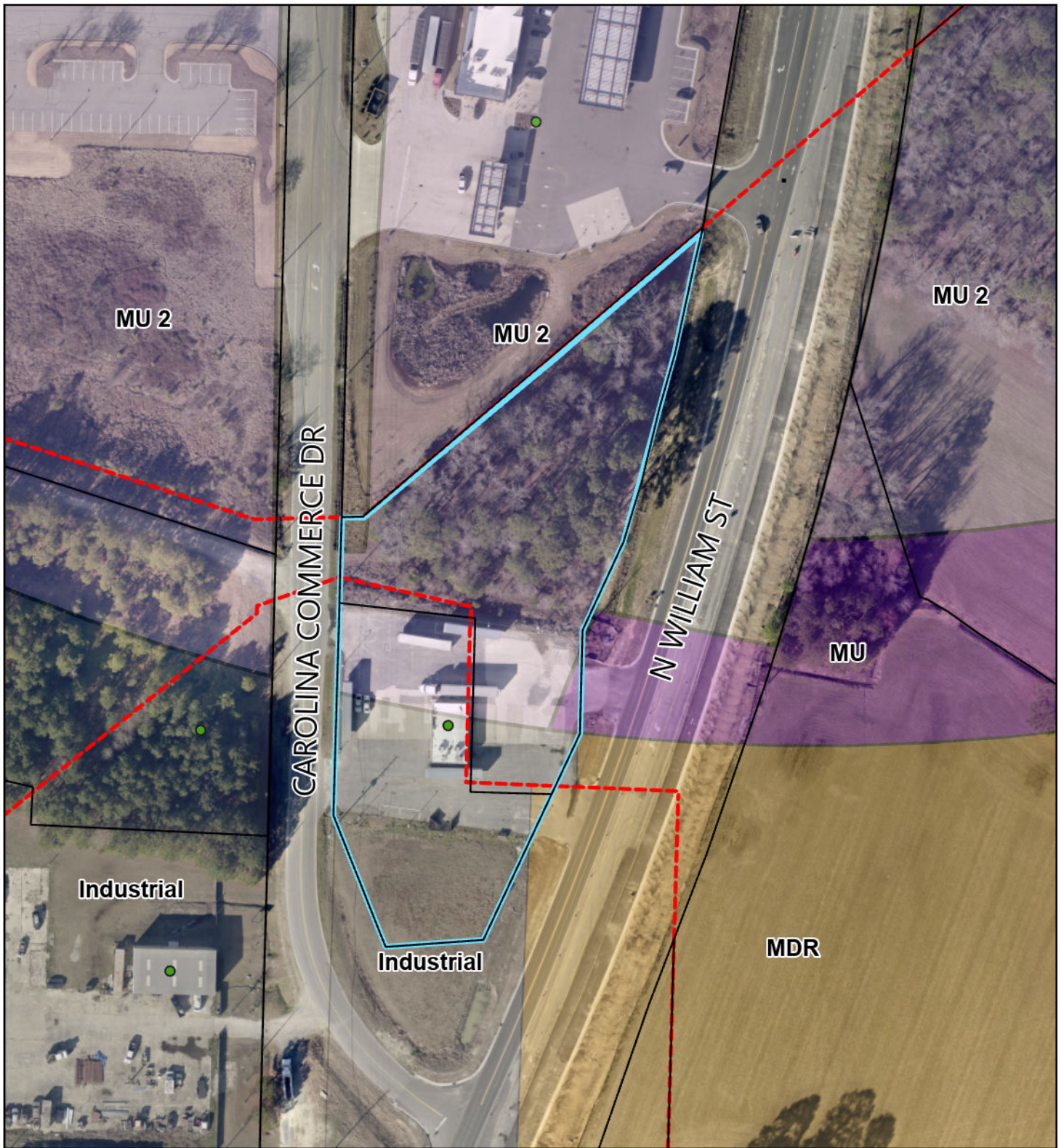
I-1  
 I-2  
 IBP-1  
 NB  
 O&I-I  
 O&I-II  
 O-R

**Legend**

R-12  
 R-12SF  
 R-16  
 R-20  
 R-20A  
 R-40  
 R-6

R-9  
 R-9SF  
 RM-8  
 RM-9  
 SC  
 Property Lines selection 1





**Case Number: SUP-07-25**  
**Request: Place of Entertainment (ABC)**  
**Owner: Paul Tracy William**  
**2606 North William Street**  
**PIN# 3600-39-4348 & 3600-48-3976**



**Future Land Use**

- Commercial
- Office and Institutional
- Industrial
- Conservation

**Legend**

**Mixed Use**

- Mixed Use - Downtown
- Mixed Use I
- Mixed Use II

**Residential**

- High Density Residential

- Medium Density Residential
- Low Density Residential
- Rural
- Residential/ Agriculture
- Property Lines selection 1

**PLANNING DEPARTMENT**

Mark E. Helmer, AICP, CFM, Planning Services Manager

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**Notice Of Public Hearings**

Notice is hereby given that the City Council of the City of Goldsboro will conduct public hearings during the course of their open meeting which starts at 5:30 P.M. on Monday, January 5, 2026, in the City Hall Council Chambers located at 214 North Center Street to consider the following requests.

**CZ-04-25 Tucker Trace:** The applicant is requesting to rezone one tract of land totaling approximately 53.76 acres from a Highway Business (HB) and Residential-16 (R-16) to Residential-6 (R-6) and General Business Conditional Zoning (GB-CZ) for the construction of a 120-lot single-family detached residential subdivision and 3 commercial lots. The property considered for zoning reclassification is located on the south side of Tommy's Road, approximately 369 feet east of the intersection with US Hwy. 117 North. The property is further identified as Wayne Co. Pin# 3601-50-3388.

**RZ-05-25 Glenda Blanding:** The applicant is requesting to rezone one tract of land totaling approximately 15,000 square feet from a Residential 16 (R-16) zoning district to a Residential Manufactured Home (RM-9) zoning district for the placement of a manufactured home. The property considered for zoning reclassification is located on the north side of Lexington Avenue, approximately 330 feet southeast of its intersection with Forsyth Street. The property is further identified as Wayne Co. Pin# 3529-73-2987.

**SU-07-25 Paul Tracy Williams:** The applicant is requesting a special use permit to allow for a place of entertainment with ABC permits on properties located within a General Business (GB) zoning district. The properties considered for approval are located on north side of the intersection of Carolina Commerce Drive and North William Street and further identified as Wayne County Pin# 3600-39-4348 and 3600-48-3976.

**SU-09-25 Maeen Abdo Alashwal:** The applicant is requesting a special use permit to allow for a convenience store on property located within a Neighborhood Business (NB) zoning district. The property considered for approval is located on the northwest side of the intersection of East Ash Street and North Jefferson Street and further identified as Wayne Co. Pin# 3509-64-1683.

All interested persons are encouraged to attend. To accommodate disabilities and to comply with ADA regulations, please contact City Hall if further assistance is needed. All inquiries regarding this matter may be directed to the City of Goldsboro Planning Department at (919) 580-4313 or online at [www.goldsboronc.gov](http://www.goldsboronc.gov).

Adjacent Property Owners of  
SUP-07-25

PIN	Owner	Address	City	State	Zip Code
3600395938	CIRCLE K STORES INC	PROPERTY TAX DC17	PHOENIX	AZ	85072
3600490841	TUCKER TRACE MCG COMMERCIAL LLC	PO BOX 1417	WENDELL	NC	27591-1417
3600380853	LOVING T A & CO	BOX 919	GOLDSBORO	NC	27533-0919
3600394348	ANDREWS FARMS OF WAYNE CO INC	8424 OLD WELL LN	RALEIGH	NC	27615-2942
3600394348	ANDREWS FARMS OF WAYNE CO INC	8424 OLD WELL LN	RALEIGH	NC	27615-2942
3600483976	ANDREWS FARMS OF WAYNE CO INC	8424 OLD WELL LN	RALEIGH	NC	27615-2942
3600483976	ANDREWS FARMS OF WAYNE CO INC	8424 OLD WELL LN	RALEIGH	NC	27615-2942
3600390177	PERSON JAMES H JR	1701 N WILLIAM ST	GOLDSBORO	NC	27530-1643
3601306133	PGP GOLDSBORO COMMERCE LLC	PO BOX 17119	CHAPEL HILL	NC	27516-7119
3600392433	NORTH CAROLINA WAREHOUSING LLC	2815 CAROLINA COMMERCE DR STE 2A	GOLDSBORO	NC	27530-5556
3600392433	NORTH CAROLINA WAREHOUSING LLC	2815 CAROLINA COMMERCE DR STE 2A	GOLDSBORO	NC	27530-5556
	Paul Tracy Williams	1406 Crepe Myrtle Street	Goldsboro	NC	27530
	Andrews Farms of Wayne County, INC.	PO Box 3	Smithfield	NC	27577



PLANNING DEPARTMENT

Mark E. Helmer, AICP, Planning Services Manager

ADJOINING PROPERTY OWNERS CERTIFICATION

I, Mark E. Helmer, hereby certify that the property owner and adjacent property owners of the following petition, SU-07-25, were notified by first class mail on 12-12-25.

Mark E. Helmer

Signature

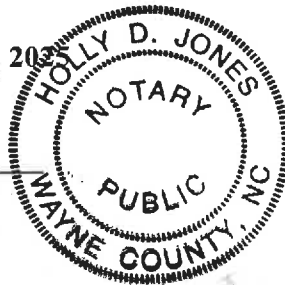
Wayne County, North Carolina

I, Holly D Jones, Notary Public for Wayne County and State of North Carolina do hereby certify that Mark E. Helmer personally appeared before me on this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal, this the

12th day of December, 2025

Holly D Jones

Notary Public Name



My Commission expires on July 29, 2026 (Seal)

**CITY OF GOLDSBORO  
AGENDA MEMORANDUM  
JANUARY 5, 2026 CITY COUNCIL MEETING**

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**TITLE:** SU-9-25 Convenience Store with no fuel sales – 1515 East Ash Street – Northwest corner of N. Jefferson St. and E. Ash St. intersection

**DEPARTMENT:** Planning

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**BACKGROUND:**

**ADDRESS:** 1515 East Ash Street

**PARCEL:** 3509-64-1683

**PROPERTY OWNER:** One Hour Cleaners and Laundry c/o Brian Foster

**APPLICANT:** Maeen Abdo Alashwal

The applicant requests a Special Use Permit to operate a Convenience/Grocery Store with no fuel sales located in the Neighborhood Business (NB) Zoning District.

The proposed convenience store with fuel gas sales is located in the Neighborhood Zoning District. The Neighborhood Business 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.

According to the City’s Unified Development Code, convenience stores with or without fuel gas sales are permitted only after obtaining a Special Use Permit from Goldsboro City Council.

The space proposed for use as a convenience store was formerly occupied as a dry-cleaning business known as Terry’s One-Hour Cleaners.

The City’s Land Use Plan locates this parcel within the Office and Institutional land use designation. Office/Institutional land uses (including High Density Residential) have been located primarily in areas that have already been developed or require buffering to prevent potential conflicting land uses. In addition, Office/Institutional/High Density Residential land uses have been utilized along transportation corridors to help preserve carrying capacity and to serve as a buffer from the roadway.

**DISCUSSION:**

According to the applicant’s submitted floor plan, the proposed convenience store will provide drive-thru services and shall consist of aisles, multi-level counters and shelves, coolers and

refrigerators all utilized for product display and sales. Storage areas and employee restrooms will be provided.

If the special use permit is approved, the site will be required to meet the development regulations of the City's Unified Development Code. In addition, a building permit and final inspection will be required for the upfit of the existing facility to ensure that all life and safety codes have been satisfied before occupying the facility.

Days/Hours of Operation: Monday-Sunday; 24 hours/7 days a week  
Employees: 2

**TRC REVIEW:**

Due to the nature of this proposal, the City Technical Review Committee was not asked to review.

**BUDGET RELATIONSHIP:**

N/A

**STRATEGIC PLAN RELATIONSHIP:**

N/A

**STAFF RECOMMENDATION:**

**STAFF COMMENT:**

The City's Comprehensive Land Use Plan identifies the subject property's land use designation as Office and Institutional. Properties in the vicinity and adjacent to the subject property are predominantly located in the Office/Institutional and Residential Zoning Districts. Businesses include financial services, beauty salons, real estate, property management and insurance services. The proposed use is not compatible with existing land uses and development patterns along E. Ash Street and the proposed use is inconsistent with the City's Comprehensive Land Use Plan. Therefore, Planning staff is recommending denial of the proposed special use permit for the proposed convenience store at this location.

**REQUIRED ACTION:**

City Council is requested to review the special use petition, conduct a Public Hearing, enter deliberation, and vote on each of the four findings to determine whether the Special Use Permit shall be issued. See the attached worksheet for the four findings to be voted on and staffs comments related to each finding. Council does have the ability to continue the hearing or place conditions upon its approval if Council is able to conclude that evidence exists in the record to support the condition.

**MANAGER'S RECOMMENDATION:**

---

**APPROVERS**

Mark Helmer  
Sakeithia Reece  
Laura Getz

Kelly Arnold  
Matthew Livingston

**CITY COUNCIL WORK SHEET  
SU-9-25 MAEEN ABDO ALASHWAL  
1515 E. ASH STREET  
CONVENIENCE STORE W/OUT FUEL GAS SALES**

Staff comments in red.

1. **The proposal is to establish a convenience store without fuel gas sales.**

- This use would not pose any immediate threat to public health or safety.
- Consider aspects of the proposed use or development that may have a negative impact on public health and safety.
- Discuss conditions, if any that Council might impose in order to make this finding.
- For each condition imposed, if any, state the reason the condition is necessary to protect public health and safety.
- Consider any conditions to be applied to the application.

**Yes, the use will not materially endanger the public health or safety**

**No, the use will materially endanger the public health or safety**

2. **There was no evidence presented with the application that indicates the use will injure the beneficial use of adjoining or abutting property.**

- Consider aspects of the proposed use or development that may have a negative impact on the value of adjoining properties.
- Consider aspects of the proposed use of development that make it a public necessity. (*Note: most private applications for a special use permit will not rise to the level of a “public necessity”*)
- Discuss conditions, if any, that Council might impose to make this a finding.
- For each condition imposed, if any, state the reason the condition is necessary to protect the beneficial use of adjoining or abutting properties.
- Consider any conditions to be applied to the application.

**Yes, the use will not substantially injure the beneficial use of adjoining or abutting property**

**No, the use will substantially injure the beneficial use of adjoining or abutting property**

3. **The proposed use will be located in the Neighborhood Business District Zoning District. The proposed use of a convenience store without fuel gas sales would be in harmony with this zoning district.**

- Consider aspects of the proposed use or development that may have a negative impact on the nature or character of the surrounding community.
- Consider whether the proposed use or development is in general conformity with the Unified Development Ordinance.
- Discuss conditions, if any, that Council might impose to make this finding.
- For each condition imposed, if any, state the reason the condition is necessary to ensure harmony with existing development and uses of the surrounding area.
- Consider any conditions to be applied to the application.

\_\_\_\_\_ **Yes, the use will be in harmony with existing development and uses within the area in which it is located**

\_\_\_\_\_ **No, the use will not be in harmony with existing development and uses within the area in which it is located**

4. **The Land Use Plan shows the property as being in the Office and Institutional land use designation. The proposed use will not serve as a detriment to this designation, and this use supports goals identified in the City of Goldsboro Comprehensive Land Use Plan.**

- Consider whether the proposed use or development is in general conformity with the City of Goldsboro Comprehensive Land Use Plan.
- Discuss conditions, if any, that the Board might impose to make this finding.
- For each condition imposed, if any, state the reason the condition is necessary to ensure general conformity with the City of Goldsboro Comprehensive Land Use Plan.
- Consider any conditions to be applied to the application.

\_\_\_\_\_ **Yes, the use will be in general conformity with the City of Goldsboro Comprehensive Land Use Plan**

\_\_\_\_\_ **No, the use will not be in general conformity with the City of Goldsboro Comprehensive Land Use Plan**

Application Fee: \$400 (Includes advertisement fee)

Received Date: \_\_\_\_\_  
Initials: \_\_\_\_\_

**SPECIAL USE PERMIT APPLICATION**

For Office Use Only:

Application Number: su-9-25 Date processed: 8/29/25  
Fee Type:  Cash  Check # \_\_\_\_\_  Credit Card Initials: HJ

**Applicant Acknowledgement:**

I understand that the City of Goldsboro must have three (3) sets of Site plans submitted along with an electronic site plan emailed to the Planning Administrative Assistant listed on the website at [www.goldsboronc.gov/planning](http://www.goldsboronc.gov/planning) or they will not be able to send out my application for formal review. I understand my 30 day review period begins after the City of Goldsboro acknowledges they have an electronic PDF copy of the required site plan. Information on the site plan shall meet or exceed the City of Goldsboro Unified Development Ordinance (UDO). Site plan needs to be in sufficient detail and scale to display precisely how the Special Use intends to operate. See attached sheet for common things expected on site plan.

Applicant Signature: Maeen Alashwal

Application is hereby made to the City Council of the City of Goldsboro for a Special Use Permit (Complete the following information):

Property Address: 1515 E Ash Street Goldsboro, N.C. 27536  
Proposed Use: Convenience Store  
Number of Employees/Shift: 2 Days/Hours of Operation: 24/7  
Outdoor Storage:  Yes  No Storage Type: indoor back room  
Total Acreage: .22 Frontage: 124.5' Depth: 174.24'  
Wayne Co. Pin #: 3509641683 Current Zoning: NB

All businesses that operate within the city limits of Goldsboro must have a Business Registration certificate prior to opening a business. Please contact the City of Goldsboro Inspections Department at 919-580-4385 for all necessary permits, including ABC Permits, prior to operation or opening to the public.

Applicant (Print): Maeen Abdo Alashwal  
Applicant Address: 215 W Lockhaven Dr City, State, Zip: \_\_\_\_\_  
Applicant Phone: 2524813457 Applicant Email: maeenalashwal@gmail  
Owner (Print): Brian Foster  
Owner Address: 100 E. Mulberry St City, State, Zip: Goldsboro NC 27530  
Owner Phone: 919.920.4792 Owner Email: frank-brian.foster@gmail

(If owner differs from applicant a Owners Authorization Form is required upon submission)

**SIGNATURE REQUIRED**

Maeen Alashwal Applicant - Printed  
Maeen Alashwal Applicant Signature  
8.29.2025 Date

**CITY OF GOLDSBORO  
OWNER'S AUTHORIZATION**

**IF the owner(s) of this subject property are giving authorization for someone else to apply for an application with the City of Goldsboro, for any of the following City of Goldsboro applications:**

Please check the applicable box(es):

- |  |  |   |
|--|--|---|
| <input checked="" type="checkbox"/> Rezoning | <input checked="" type="checkbox"/> Site Plan          | <input type="checkbox"/> Board of Adjustment - Variance |
| <input type="checkbox"/> Subdivision         | <input checked="" type="checkbox"/> Special Use Permit | <input type="checkbox"/> Home Occupation Permits        |

**This authorization must be completed and submitted at time of application. I/(WE)**

Brian Foster, One Hour Cleaners INC do(es) hereby certify that I/(WE)  
(Name of owner(s) of subject property)

**am/(are) the Owners of the property legally described below and hereby certify that I/(WE) have given authorization to the following person and/or corporation:**

\_\_\_\_\_ to submit an application  
(Name of Company and Authorized Representative)

**to the City of Goldsboro, NC for My/(OUR) property as listed below.**

**Wayne County Parcel Identification Number(s):**

**Property Address:**

\_\_\_\_\_  
\_\_\_\_\_

1515 E. Ash St  
Goldsboro NC 27530

Frank Brian Foster  
Property Owner – Print

[Signature]  
Property Owner Signature      Date

**NOTARY STATEMENT**

Sworn to and subscribed before me the 19<sup>th</sup> day of August, 2025

Notary Public in and for the State of NC, County of Wayne

I, Edmund E. Carter, Notary Public, do hereby certify that

Frank Brian Foster (name of individual(s) personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this 19<sup>th</sup> day of Aug, 2025.

[Signature]  
Official Signature

Edmund E. Carter  
Notary printed or typed name



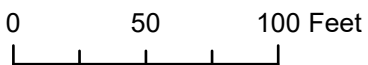
My commission expires: 2.1.27



**Case Number: SUP-09-25**  
**Request: Convenience Store**  
**Owner: Brian Foster**  
**1515 East Ash Street**  
**PIN# 3509-64-1683**

**Legend**

AB	I-1	R-12	R-9
AG	I-2	R-12SF	R-9SF
CBD	IBP-1	R-16	RM-8
GB	NB	R-20	RM-9
HB	O&I-I	R-20A	SC
	O&I-II	R-40	Property Lines selection 1
	O-R	R-6	





**Case Number: SUP-09-25**  
**Request: Convenience Store**  
**Owner: Brian Foster**  
**1515 East Ash Street**  
**PIN# 3509-64-1683**

**Legend**

**Future Land Use**

- Commercial
- Office and Institutional
- Industrial
- Conservation

**Mixed Use**

- Mixed Use - Downtown
- Mixed Use I
- Mixed Use II

**Residential**

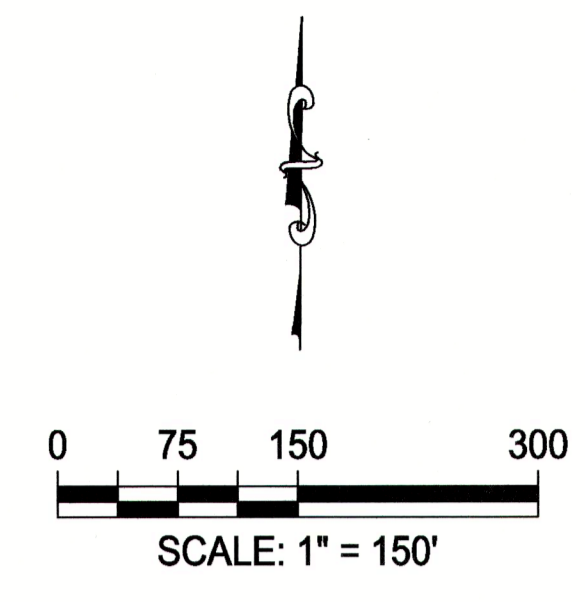
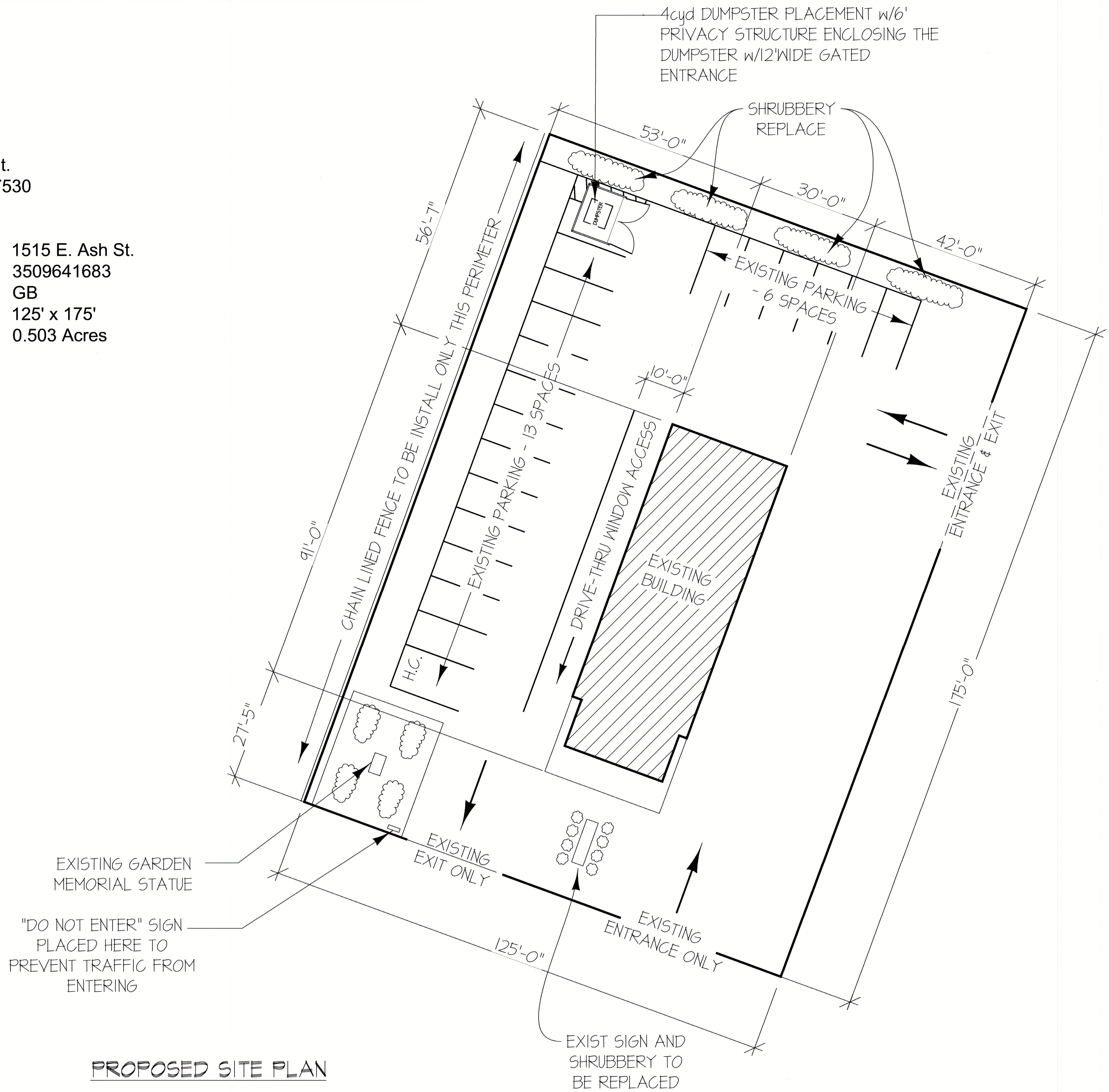
- High Density Residential

- Medium Density Residential
- Low Density Residential
- Rural Residential/ Agriculture
- Property Lines selection 1



**OWNER:**  
 Brian Foster  
 100 E. Mulberry St.  
 Goldsboro, NC 27530

**Lot Data:**  
 Property Address: 1515 E. Ash St.  
 Parcel ID (PIN) 3509641683  
 Zoning: GB  
 Size: 125' x 175'  
 0.503 Acres



CUSTOM DESIGNED ROOF AND PORCH FOR:  
**KING'S DRIVE THRU GROCERY**  
 1515 Ash Street  
 Goldsboro, North Carolina 27534

REVISIONS:


**OLIVER DESIGN GROUP, LLC**  
 102 Whitfield Drive, Ste 222  
 Goldsboro, North Carolina 27530  
 (919) 344-1012

**RECEIVED**  
 CITY OF GOLDSBORO  
 PLANNING DEPARTMENT  
 DATE: 11/6/25

REVISIONS:


DRAWN BY: J. O.  
 CHKD BY:  
 DATE: 10-20-25  
 FILE NAME:  
 SHEET NO.

**PLANNING DEPARTMENT**

Mark E. Helmer, AICP, CFM, Planning Services Manager

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**Notice Of Public Hearings**

Notice is hereby given that the City Council of the City of Goldsboro will conduct public hearings during the course of their open meeting which starts at 5:30 P.M. on Monday, January 5, 2026, in the City Hall Council Chambers located at 214 North Center Street to consider the following requests.

**CZ-04-25 Tucker Trace:** The applicant is requesting to rezone one tract of land totaling approximately 53.76 acres from a Highway Business (HB) and Residential-16 (R-16) to Residential-6 (R-6) and General Business Conditional Zoning (GB-CZ) for the construction of a 120-lot single-family detached residential subdivision and 3 commercial lots. The property considered for zoning reclassification is located on the south side of Tommy's Road, approximately 369 feet east of the intersection with US Hwy. 117 North. The property is further identified as Wayne Co. Pin# 3601-50-3388.

**RZ-05-25 Glenda Blanding:** The applicant is requesting to rezone one tract of land totaling approximately 15,000 square feet from a Residential 16 (R-16) zoning district to a Residential Manufactured Home (RM-9) zoning district for the placement of a manufactured home. The property considered for zoning reclassification is located on the north side of Lexington Avenue, approximately 330 feet southeast of its intersection with Forsyth Street. The property is further identified as Wayne Co. Pin# 3529-73-2987.

**SU-07-25 Paul Tracy Williams:** The applicant is requesting a special use permit to allow for a place of entertainment with ABC permits on properties located within a General Business (GB) zoning district. The properties considered for approval are located on north side of the intersection of Carolina Commerce Drive and North William Street and further identified as Wayne County Pin# 3600-39-4348 and 3600-48-3976.

**SU-09-25 Maeen Abdo Alashwal:** The applicant is requesting a special use permit to allow for a convenience store on property located within a Neighborhood Business (NB) zoning district. The property considered for approval is located on the northwest side of the intersection of East Ash Street and North Jefferson Street and further identified as Wayne Co. Pin# 3509-64-1683.

All interested persons are encouraged to attend. To accommodate disabilities and to comply with ADA regulations, please contact City Hall if further assistance is needed. All inquiries regarding this matter may be directed to the City of Goldsboro Planning Department at (919) 580-4313 or online at [www.goldsboronc.gov](http://www.goldsboronc.gov).

Publish on 12/21/2025  
Publish on 12/28/2025

Adjacent Property Owners of  
SUP-09-25

PIN	Owner	Address	City	State	Zip Code
3509549464	BAP PARTNERS LLC	PO BOX P	GOLDSBORO	NC	27533-9715
3509643555	WOOTEN OIL AND FUEL COMPANY	PO BOX 10907	GOLDSBORO	NC	27532-0907
3509643674	WOOTEN DEVELOPMENT COMPANY	504 N SPENCE AVE	GOLDSBORO	NC	27534-4203
3509643322	HUMPHRIES TARA LYNN	107 N ANDREWS AVE	GOLDSBORO	NC	27530-5217
3509641339	MOORING SANDRA GURLEY TRUSTEE	203 CASSEDALE DR	GOLDSBORO	NC	27534-9410
3509641895	HALLOW GEORGE JEFFERY	610 BEECH ST	GOLDSBORO	NC	27530-2825
3509641683	ONE HOUR CLEANERS & LAUNDRY OF	WILSON INC	GOLDSBORO	NC	27534-4525
3509641837	10:13 PROPERTIES LLC	2600 E 5TH ST	CHARLOTTE	NC	28204-4343
3509644716	WALLS CHERRY	306 N JEFFERSON AVE	GOLDSBORO	NC	27530-4039
3509642863	MAYO RONNIE STEVE JR & W CHRIS	403 WOODCROFT DR	GOLDSBORO	NC	27534-7896
3509643699	CARDONE GENE	101 FAIRWAY DR	GOLDSBORO	NC	27534-8157
3509640696	ONE HOUR CLEANERS	3112 East Ash Street	GOLDSBORO	NC	27534-4525
3509641767	PARAMOUNT ENTERPRISES	227 E WALNUT ST	GOLDSBORO	NC	27530-4834
3509640648	ONE HOUR CLEANERS	3112 East Ash Street	GOLDSBORO	NC	27534-4525
	Maeen Abdo Alashwal	215 West Lockhaven Drive	Goldsboro	NC	27534
	Brain Foster	100 East Mulberry Street	Goldsboro	NC	27530



PLANNING DEPARTMENT  
Mark E. Helmer, AICP, Planning Services Manager

ADJOINING PROPERTY OWNERS CERTIFICATION

I, Mark E. Helmer, hereby certify that the property owner and adjacent property owners of the following petition, SU-09-25, were notified by first class mail on 12-12-25.

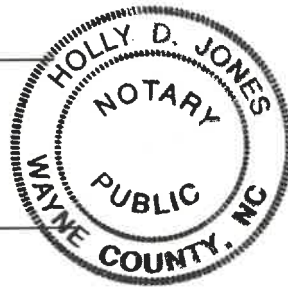
Mark E. Helmer  
Signature

Wayne County, North Carolina

I, Holly D Jones, Notary Public for Wayne County and State of North Carolina do hereby certify that Mark E. Helmer personally appeared before me on this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal, this the

12<sup>th</sup> day of December, 2025

Holly D Jones  
Notary Public Name



My Commission expires on July 29, 2026  
(Seal)

**CITY OF GOLDSBORO  
AGENDA MEMORANDUM  
JANUARY 5, 2026 CITY COUNCIL MEETING**

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**TITLE:** Second Revision to the Wayne County United Soccer Club Agreement

**DEPARTMENT:** Parks and Recreation-GEC

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**BACKGROUND:**

The City of Goldsboro had an agreement with Wayne County United Soccer Club (WCUSC), a North Carolina not-for-profit corporation, that expired December 21, 2024. This agreement was formed in 2019 and allowed Wayne County United Soccer Club to make use of City fields for their practices and games, including the Bryan Multi-Sports Complex. In lieu of payment for City field usage, Wayne County United Soccer Club exchanged volunteer hours. Since entering into the agreement with the City of Goldsboro, Wayne County United Soccer Club's program has grown. With access to the City's fields, Wayne County United Soccer Club has been able to have tournaments and assist with the City's sports tourism efforts. Wayne County United Soccer Club is interested in entering into another agreement with the City of Goldsboro for access to the fields at our Bryan Multi-Sports Complex. At their June 2, 2025 meeting, City Council approved for us to move forward with a new agreement with Wayne County United Soccer Club.

**DISCUSSION:**

The expired agreement served its purpose. Our commitment to sports tourism remains. Instead of providing volunteer hours, the new agreement charges a flat fee for Wayne County United Soccer Club to have access to our fields, including our Bryan Multi-Sports Complex. The new agreement provides primary access of Field #1 when one of our synthetic fields is not available at our Bryan Multi-Sports Complex for Wayne County United Soccer Club. Additionally, upon written approval from the Director of Parks and Recreation, Wayne County United Soccer Club will be allowed to place a small storage facility at our Bryan Multi-Sports Complex to store their equipment. In the new agreement, Wayne County United Soccer Club will pay an annual fee of \$10,500. The amount to be paid to the City of Goldsboro will increase by 2.5% each year for the inflationary factor. The annual fee can also be split into two (2) equal payments - one payment due by January 15th and one payment due by July 15th. A revision to the previously adopted agreement is the date this agreement takes effect.

**BUDGET RELATIONSHIP:**

**STRATEGIC PLAN RELATIONSHIP:**

**STAFF RECOMMENDATION:**

It is recommended that Council adopt the attached resolution, authorizing the Mayor and City Clerk to enter into an agreement with the Wayne County United Soccer Club for a 5-year term

that includes an annual fee of \$10,500 being paid to the City of Goldsboro for field usage access. The term of this agreement will be from January 1, 2026 through December 31, 2030. Additionally, the payment will increase by 2.5% each year for the inflationary factor. The option for either organization to cancel the agreement with 180 days' written notice will be included in the agreement.

**MANAGER'S RECOMMENDATION:**

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**APPROVERS**

- Felicia Brown
- Sakeithia Reece
- Laura Getz
- Kelly Arnold
- Matthew Livingston

**RESOLUTION 2026 —**

**A RESOLUTION REVISING THE AGREEMENT WITH WAYNE COUNTY UNITED SOCCER CLUB**

**WHEREAS**, the City of Goldsboro Parks and Recreation Department entered into an agreement with Wayne County United Soccer Club (WCUSC) in 2019; and

**WHEREAS**, this agreement allows WCUSC to use City fields for practices and games in exchange for volunteer hours; and

**WHEREAS**, this agreement expired December 31, 2024, and there is interest in entering into another agreement with WCUSC; and

**WHEREAS**, this new agreement calls for an annual fee to be paid to the City of Goldsboro by WCUSC in the amount of \$10,500 to use City fields for practices and games; and

**WHEREAS**, this amount will increase by 2.5% each year for the inflationary factor; and

**WHEREAS**, the term of the new agreement will commence January 1, 2026, and end December 31, 2030; and

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and City Council of the City of Goldsboro, North Carolina, that the City of Goldsboro is authorized to enter into this revised agreement with Wayne County United Soccer Club.

This Resolution shall be in full force and effect from and after 5th day of January 2026.

\_\_\_\_\_  
Charles Gaylor, IV  
Mayor

Attested by:

\_\_\_\_\_  
Laura Getz  
City Clerk

\_\_\_\_\_

**Agreement  
City of Goldsboro  
Goldsboro Parks and Recreation  
And  
Wayne County United Soccer Club**

This agreement is made and entered into this \_\_\_\_ day of \_\_\_\_\_ 2025, by and between THE CITY OF GOLDSBORO NORTH CAROLINA (the ‘city’), and the Wayne County United Soccer Club, a North Carolina not-for-profit corporation (the "Association").

**WITNESSETH**

**WHEREAS**, the city is the owner of certain athletic fields which the Association wishes to utilize from time to time with the prior written permission from the city and the city wishes to accommodate the Association's use of the parks on the terms and conditions set forth herein.

**NOW, THEREFORE**, in consideration of the covenants and agreements hereinafter contained, it is mutually agreed by and between the parties hereto as follows:

1. **Use of Parks by the Association.** The city agrees to permit the Association to utilize certain parks designated by the city at those times that are mutually acceptable to each of the parties for a term commencing **July 1, 2026** and **ending June 30, 2031**. The parties agree that the Association's use of the parks designated by the city shall be nonexclusive. **The Association will have access to the athletic fields at the city’s Bryan Multi-Sports Complex. The Association will have primary use of Field #6 as a primary field when the field is not in use for Parks & recreation activities as well as activities intended for Seymour Johnson Air Force base. Additionally, the Association will have access to Field #1 or #2 at the city’s Bryant Multi-Sport Complex when Field #6 is not available. If available, the Association will also have access to a second field.** The Association's use of the parks designated by the city shall be subject to the city's ordinances, policies and direction of the city's officers and as otherwise hereinafter provided. Block Schedules must be submitted to the city for use of the fields, inclusive of rain dates, seasons beginning/end by **June 1 of the preceding year.** **Preliminary practice schedules are due 30 days prior to the season’s beginning.** **Preliminary game schedules are due 15 days prior to the season’s beginning.** Schedules will be approved by the city based on availability.
2. Association agrees to adhere to all city ordinances, use policies and procedures while in the parks and fields. The Association shall not assign this lease nor shall it sublease or rent out any property of the City without prior written consent of the City.
3. **Fees.** An annual fee of \$10,500 will be paid by the Association to the City for access to city owned fields. The fee will increase by 2.5% each year in consideration of the inflationary factor. **The fee can be split into two (2) equal payments – one payment due by January 15<sup>th</sup> and a second payment due by July 15<sup>th</sup>.**

Failure to pay this fee **within 30 days of the above listed dates** is cause to dissolve this agreement.

4. **Maintenance Standards.** In agreeing to use the city parks the Association agrees to participate in completing the routine maintenance items while using the parks.

- Inspect the fields prior to use daily
- Litter control through daily collection when scheduled use by the Association
- Immediately reporting of any damages and/or maintenance concerns to the City

**FURTHERMORE,** The city agrees to prepare and line the fields/parks **prior and throughout the season** to maintain quality conditions for use.

The city shall maintain the right to add, delete or modify maintenance procedures as deemed necessary. Every effort will be made to flex maintenance around scheduled games and practices.

The responsibility of the common areas and turf will be the responsibility of the city.

5. **Insurance**

The Association shall maintain commercial general liability (CGL) and commercial umbrella liability insurance with a limit of not less than \$2,000,000 for each occurrence. If such insurance policy contains a general aggregate limit, it shall apply separately to this Agreement.

A1. **Occurrence basis coverage.** This CGL and umbrella insurance shall be written on an occurrence basis and shall cover liability arising from premises, operation, independent contractors, products-completed operations, bodily and personal injury, property damage, as well as liability assumed by the Association under this Agreement.

11. **Additional insured.** The city shall be named as an insured under the CGL and umbrella insurance using an additional endorsement to the city for claims arising out of or as result of this Agreement.

111. **Waiver of subrogation.** The Association waives all rights against the city for recovery of damages to the extent these damages are covered by the CGL or commercial umbrella liability insurance maintained pursuant to this Agreement.

**B. Delivery to city of certificates.** Within 10 days from the start date of this Agreement, the Association shall furnish the city with copies of its current certificates of insurance documenting each such policy along with the additional insured endorsements required in this section.

**C. Cancellation.** All such insurance provided for herein shall be non-cancelable, except upon 30 days' prior written notice to the city, and shall contain the following endorsement (or its equivalent) and shall appear on the policies respective insurance certificates:

*It is hereby understood and agreed that this insurance policy may not be canceled by the surety or the intention not to renew be signed by the surety until 30 days after receipt by the city of Goldsboro by registered mail of written notice of such intention to cancel or not to renew.*

**D. No Limitation on liability.** The minimum amounts set forth in this Agreement for such insurance shall not be construed as a limitation or satisfaction of the Association's liability, including indemnification, to the city under the Agreement as to the amount of such insurance.

**E. No Waiver.** The failure or delay of the city at any time to require performance by the Association of any provision of this section, even if known, shall not affect the right of the city to require performance of that provision or to exercise any right, power or remedy under this Agreement, and any waiver by the city of any breach of any provision in this section shall not be construed as a waiver of any continuing or succeeding breach of such provision, a waiver of the provision itself, or a waiver of any right, power or remedy under this Agreement.

**F. Primary coverage.** The coverage shall apply as primary coverage with respect to any other insurance or self-insurance program afforded to the city. There shall be no endorsement or modification of this coverage to make it excess over other available insurance / coverage; alternatively, if the CGL and umbrella, excess of reinsurance states that it is pro rata, it shall be endorsed to be primary with respect to the city.

**6. Liability, Indemnification and Waiver**

**A. Assumption of liability.** Except as specifically provided by law or this Agreement, the city assumes no liability or responsibility for any injury to or death of any person or persons including officers and employees of the Association and participants in the Association's program and activities or any other person and assumes no liability or responsibility for any damage to property sustained by any person(s). In addition, the Association will report all injuries on City property to the city within 24 hours.

**B. Indemnification.** To the fullest extent permitted by law, the Association will defend, indemnify and hold the city harmless from all claims arising directly or indirectly from or in connection with (i) the conduct or management of the programs and activities of the Association; (ii) any act, omission or negligence of the Association or any of its directors, officers, agents, employees, invitees or contractors of the Association; (iii) any accidents, injury or damage whatsoever occurring on or at the parks arising from, directly or indirectly, the use of the parks by the Association or any of its directors, officers, agents, employees, invitees or contractors, as well as participants in the Association's programs and activities except to the extent of any negligent or wrongful act or omission of the city. However, this limitation shall not in any way limit the Association's duty to defend the city.

**C. Defense of City.** In the event any claims shall arise, the Association shall defend and pay any judgment or settlement against the city in such claims. The city shall tender the defense to the Association. The Association and the city shall mutually agree to counsel to defend of such claims. The city, in its sole discretion, may participate in the defense of such claims at the

Association's sole expense, but such participation shall not relieve the Association from its duty to defend and to pay any judgment or settlement against the city in such claims. Except where a settlement completely and forever releases the city from any and all liabilities without financial contribution by the city or its insurer, the Association shall not agree to any settlement of the claims without the city's approval.

**D. Waiver of defenses.** In any and all claims against the city or any of its agents or employees the indemnification obligation under this paragraph shall not be limited by any limitation on the amount or type of damages, compensation or benefits payable by or for the Association under applicable law. The Association waives all defenses available to the Association which limit the amount of the Association's liability to the city.

7. **No Assignment.** The Association shall not assign its interest in this Agreement without obtaining the written consent and approval of the city.
8. **Binding upon successors.** This Agreement shall be binding upon the successors and assigns of the parties hereto. The Association shall submit to the Parks and Recreation Department the names, addresses, and phone numbers of all new officers and board members after election or appointment.
9. **Reimbursement for increased insurance costs.** Any increase of insurance premium on the parks resulting for such use by the Association shall be paid for by the Association.
10. **Property Alteration.** The Association, upon showing the proposed structure to City and receiving written consent from the Director of Parks and Recreation, is allowed to place a storage facility no larger than 20' x 25' in length and width on the property to store their equipment. City staff will determine where this storage facility will be located on the property. The Association will also be permitted to add temporary lighting for Field 1. The Association shall not make other structural improvements, changes or alteration to the parks without first obtaining the written consent of the city. Any improvements to the parks will be through a donation to the city and therefore become the property of the city.
11. **Integration of all terms into Agreement.** This Agreement contains all of the terms, conditions and agreements between the parties hereto and no amendments, additions or changes hereto shall be valid unless attached hereto in writing and signed by the city and the Association. Failure to abide by the policies and rules set forth in this agreement could result in additional fees assessed to the Association and/or loss of privileges regarding the use of parks and fields.
12. **Game and Practice Cancellations.** For game cancellations, the city reserves right to cancel at any time for inclement weather, hazardous conditions, maintenance or higher purpose as deemed by city officials. City will notify Association once decision has been made. NCYSA policy will also be observed for games. Once a game starts, the referees reserve the right to postpone/cancel any game due to inclement weather. For practice cancellations, the city reserves right to cancel at any time for inclement weather, hazardous conditions, maintenance or higher purpose as deemed by city officials.

**13. Concessions.** Sale of concessions, food, gear, scheduling of food trucks or other items sales are not included in this agreement.

**14. Exclusions.** Concessions stands, picnic shelter and other non-field facilities are not included in this agreement.

**15. Agreement Cancellation.** With 180 days written notice, either party may cancel this agreement. *In the event of a cancellation, The Association will be refunded a prorated fee for time paid.*

**16. Association Sponsorship Guidelines**

Sponsorships solicited by the Association must follow the following guidelines:

1. The sponsorship level deemed by the Association to display a sponsorship banner at a city owned athletic field must not be less than \$500 (cash or in-kind services).
2. Must be approved by the Goldsboro Parks and Recreation Department.
3. Will only be allowed to be displayed during game season or permitted activity (camp, clinic, or tournament). Banners may be hung in the week before the first game and removed within a week of the final game. Any banners not removed will be disposed of by the Parks and Recreation Department.
4. Must be placed on fencing designated by the Goldsboro Parks and Recreation Department.
5. Cannot exceed 6' in height x 24' in length.
6. Must be made out of vinyl with eyeholes.

**IN WITNESS WHEREOF**, the parties hereto have, the day and year first above written, signed and executed this Agreement by virtue of authority given and granted by the respective corporate authorities of the parties hereto.

**THE CITY OF GOLDSBORO**

\_\_\_\_\_  
Mayor, City of Goldsboro

ATTEST:

\_\_\_\_\_  
Laura Getz, City Clerk

**Wayne County United Soccer Club**

\_\_\_\_\_  
President or Vice-President

ATTEST:

\_\_\_\_\_

DRAFT

\_\_\_\_\_

**Agreement  
City of Goldsboro  
Goldsboro Parks and Recreation  
And  
Wayne County United Soccer Club**

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2. Association agrees to adhere to all city ordinances, use policies and procedures while in the parks and fields. The Association shall not assign this lease nor shall it sublease or rent out any property of the City without prior written consent of the City.
3. **Fees.** An annual fee of \$10,500 will be paid by the Association to the City for access to city owned fields. The fee will increase by 2.5% each year in consideration of the inflationary factor. **The fee can be split into two (2) equal payments – one payment due by January 15<sup>th</sup> and a second payment due by July 15<sup>th</sup>.**

Failure to pay this fee **within 30 days of the above listed dates** is cause to dissolve this agreement.

4. **Maintenance Standards.** In agreeing to use the city parks the Association agrees to participate in completing the routine maintenance items while using the parks.

- Inspect the fields prior to use daily
- Litter control through daily collection when scheduled use by the Association
- Immediately reporting of any damages and/or maintenance concerns to the City

**FURTHERMORE,** The city agrees to prepare and line the fields/parks **prior and throughout the season** to maintain quality conditions for use.

The city shall maintain the right to add, delete or modify maintenance procedures as deemed necessary. Every effort will be made to flex maintenance around scheduled games and practices.

The responsibility of the common areas and turf will be the responsibility of the city.

5. **Insurance**

The Association shall maintain commercial general liability (CGL) and commercial umbrella liability insurance with a limit of not less than \$2,000,000 for each occurrence. If such insurance policy contains a general aggregate limit, it shall apply separately to this Agreement.

A1. **Occurrence basis coverage.** This CGL and umbrella insurance shall be written on an occurrence basis and shall cover liability arising from premises, operation, independent contractors, products-completed operations, bodily and personal injury, property damage, as well as liability assumed by the Association under this Agreement.

11. **Additional insured.** The city shall be named as an insured under the CGL and umbrella insurance using an additional endorsement to the city for claims arising out of or as result of this Agreement.

111. **Waiver of subrogation.** The Association waives all rights against the city for recovery of damages to the extent these damages are covered by the CGL or commercial umbrella liability insurance maintained pursuant to this Agreement.

**B. Delivery to city of certificates.** Within 10 days from the start date of this Agreement, the Association shall furnish the city with copies of its current certificates of insurance documenting each such policy along with the additional insured endorsements required in this section.

**C. Cancellation.** All such insurance provided for herein shall be non-cancelable, except upon 30 days' prior written notice to the city, and shall contain the following endorsement (or its equivalent) and shall appear on the policies respective insurance certificates:

*It is hereby understood and agreed that this insurance policy may not be canceled by the surety or the intention not to renew be signed by the surety until 30 days after receipt by the city of Goldsboro by registered mail of written notice of such intention to cancel or not to renew.*

**D. No Limitation on liability.** The minimum amounts set forth in this Agreement for such insurance shall not be construed as a limitation or satisfaction of the Association's liability, including indemnification, to the city under the Agreement as to the amount of such insurance.

**E. No Waiver.** The failure or delay of the city at any time to require performance by the Association of any provision of this section, even if known, shall not affect the right of the city to require performance of that provision or to exercise any right, power or remedy under this Agreement, and any waiver by the city of any breach of any provision in this section shall not be construed as a waiver of any continuing or succeeding breach of such provision, a waiver of the provision itself, or a waiver of any right, power or remedy under this Agreement.

**F. Primary coverage.** The coverage shall apply as primary coverage with respect to any other insurance or self-insurance program afforded to the city. There shall be no endorsement or modification of this coverage to make it excess over other available insurance / coverage; alternatively, if the CGL and umbrella, excess of reinsurance states that it is pro rata, it shall be endorsed to be primary with respect to the city.

## **6. Liability, Indemnification and Waiver**

**A. Assumption of liability.** Except as specifically provided by law or this Agreement, the city assumes no liability or responsibility for any injury to or death of any person or persons including officers and employees of the Association and participants in the Association's program and activities or any other person and assumes no liability or responsibility for any damage to property sustained by any person(s). In addition, the Association will report all injuries on City property to the city within 24 hours.

**B. Indemnification.** To the fullest extent permitted by law, the Association will defend, indemnify and hold the city harmless from all claims arising directly or indirectly from or in connection with (i) the conduct or management of the programs and activities of the Association; (ii) any act, omission or negligence of the Association or any of its directors, officers, agents, employees, invitees or contractors of the Association; (iii) any accidents, injury or damage whatsoever occurring on or at the parks arising from, directly or indirectly, the use of the parks by the Association or any of its directors, officers, agents, employees, invitees or contractors, as well as participants in the Association's programs and activities except to the extent of any negligent or wrongful act or omission of the city. However, this limitation shall not in any way limit the Association's duty to defend the city.

**C. Defense of City.** In the event any claims shall arise, the Association shall defend and pay any judgment or settlement against the city in such claims. The city shall tender the defense to the Association. The Association and the city shall mutually agree to counsel to defend of such claims. The city, in its sole discretion, may participate in the defense of such claims at the

Association's sole expense, but such participation shall not relieve the Association from its duty to defend and to pay any judgment or settlement against the city in such claims. Except where a settlement completely and forever releases the city from any and all liabilities without financial contribution by the city or its insurer, the Association shall not agree to any settlement of the claims without the city's approval.

**D. Waiver of defenses.** In any and all claims against the city or any of its agents or employees the indemnification obligation under this paragraph shall not be limited by any limitation on the amount or type of damages, compensation or benefits payable by or for the Association under applicable law. The Association waives all defenses available to the Association which limit the amount of the Association's liability to the city.

7. **No Assignment.** The Association shall not assign its interest in this Agreement without obtaining the written consent and approval of the city.
8. **Binding upon successors.** This Agreement shall be binding upon the successors and assigns of the parties hereto. The Association shall submit to the Parks and Recreation Department the names, addresses, and phone numbers of all new officers and board members after election or appointment.
9. **Reimbursement for increased insurance costs.** Any increase of insurance premium on the parks resulting for such use by the Association shall be paid for by the Association.
10. **Property Alteration.** The Association, upon showing the proposed structure to City and receiving written consent from the Director of Parks and Recreation, is allowed to place a storage facility no larger than 20' x 25' in length and width on the property to store their equipment. City staff will determine where this storage facility will be located on the property. The Association will also be permitted to add temporary lighting for Field 1. The Association shall not make other structural improvements, changes or alteration to the parks without first obtaining the written consent of the city. Any improvements to the parks will be through a donation to the city and therefore become the property of the city.
11. **Integration of all terms into Agreement.** This Agreement contains all of the terms, conditions and agreements between the parties hereto and no amendments, additions or changes hereto shall be valid unless attached hereto in writing and signed by the city and the Association. Failure to abide by the policies and rules set forth in this agreement could result in additional fees assessed to the Association and/or loss of privileges regarding the use of parks and fields.
12. **Game and Practice Cancellations.** For game cancellations, the city reserves right to cancel at any time for inclement weather, hazardous conditions, maintenance or higher purpose as deemed by city officials. City will notify Association once decision has been made. NCYSA policy will also be observed for games. Once a game starts, the referees reserve the right to postpone/cancel any game due to inclement weather. For practice cancellations, the city reserves right to cancel at any time for inclement weather, hazardous conditions, maintenance or higher purpose as deemed by city officials.

**13. Concessions.** Sale of concessions, food, gear, scheduling of food trucks or other items sales are not included in this agreement.

**14. Exclusions.** Concessions stands, picnic shelter and other non-field facilities are not included in this agreement.

**15. Agreement Cancellation.** With 180 days written notice, either party may cancel this agreement. *In the event of a cancellation, The Association will be refunded a prorated fee for time paid.*

**16. Association Sponsorship Guidelines**

Sponsorships solicited by the Association must follow the following guidelines:

1. The sponsorship level deemed by the Association to display a sponsorship banner at a city owned athletic field must not be less than \$500 (cash or in-kind services).
2. Must be approved by the Goldsboro Parks and Recreation Department.
3. Will only be allowed to be displayed during game season or permitted activity (camp, clinic, or tournament). Banners may be hung in the week before the first game and removed within a week of the final game. Any banners not removed will be disposed of by the Parks and Recreation Department.
4. Must be placed on fencing designated by the Goldsboro Parks and Recreation Department.
5. Cannot exceed 6' in height x 24' in length.
6. Must be made out of vinyl with eyeholes.

**IN WITNESS WHEREOF**, the parties hereto have, the day and year first above written, signed and executed this Agreement by virtue of authority given and granted by the respective corporate authorities of the parties hereto.

**THE CITY OF GOLDSBORO**

\_\_\_\_\_  
Mayor, City of Goldsboro

ATTEST:

\_\_\_\_\_  
Laura Getz, City Clerk

**Wayne County United Soccer Club**

\_\_\_\_\_  
President or Vice-President

ATTEST:

\_\_\_\_\_  
Secretary, WCUSC/Association

**CITY OF GOLDSBORO  
AGENDA MEMORANDUM  
JANUARY 5, 2026 CITY COUNCIL MEETING**

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**TITLE:** Municipal Agreement with the NC Department of Transportation for Inspection of Bridges on the Municipal Street System

**DEPARTMENT:** Engineering

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**BACKGROUND:**

The National Bridge Inspection Standards (NBIS) requires that all structures defined as bridges located on public roads must be inspected on a cycle, not to exceed twenty-four (24) months. The bridges on the municipal street system in Goldsboro were last inspected in 2024 and are due to be reinspected in 2026.

Goldsboro's City bridges are as follows:

- Best Street over Long Branch
- Harris Street over Long Branch
- Berry Street over Long Branch
- Wayne Avenue over Big Ditch
- Retha Street over Big Ditch
- Slocumb Street over Stoney Creek

**DISCUSSION:**

The NC Department of Transportation informed staff that NCDOT is going to cover the 20% share normally paid by municipalities for this inspection cycle, as detailed in the attached municipal agreement (please see Page 2, No. 6).

No bridge inspections can be performed until a municipal agreement is properly executed by both the City and NCDOT.

The City of Goldsboro does not have a licensed Bridge Inspector. The Engineering Department's FY25-26 budget includes \$4,000 for the 20% cost normally paid by municipalities for bridge inspections. Upon completion of inspection and analysis, staff does not anticipate any additional charges, subject to compliance with all applicable federal policy and procedural rules and regulations.

**BUDGET RELATIONSHIP:**

**STRATEGIC PLAN RELATIONSHIP:**

**STAFF RECOMMENDATION:**

It is recommended that the City Council adopt the attached resolution authoring the Mayor and City Clerk to sign a municipal agreement with the NC Department of Transportation for the inspection of bridges on the municipal street system.

**MANAGER'S RECOMMENDATION:**

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**APPROVERS**

- Jonathan Perry
- Sakeithia Reece
- Laura Getz
- Kelly Arnold
- Matthew Livingston

**RESOLUTION 2026-**

**RESOLUTION AUTHORIZING A MUNICIPAL AGREEMENT WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION FOR THE INSPECTION OF BRIDGES ON THE MUNICIPAL STREET SYSTEM**

**WHEREAS**, the National Bridge Inspection Standards (NBIS) requires that all structures defined as bridges located on public roads must be inspected on a cycle, not to exceed twenty-four (24) months; and

**WHEREAS**, the City of Goldsboro has requested the Department or a Consultant retained by the Department to inspect and analyze all public bridges located on its Municipal Street System in compliance with the National Bridge Inspection Standards; and

**WHEREAS**, the Department and the City of Goldsboro are authorized to enter into an agreement for such work under the provisions of G.S. 136-18(12), G.S. 136-41.3, and G.S. 136-66.1; and

**WHEREAS**, the City of Goldsboro has approved the above-referenced inspections and analysis and the City has agreed to participate in certain costs thereof in the manner and to the extent hereinafter set out.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and City Council of the City of Goldsboro, North Carolina, that the municipal agreement for the above-referenced bridge inspection work is hereby formally approved by the City Council of the City of Goldsboro and the Mayor and City Clerk of this Municipality are hereby empowered to sign and execute the required agreement between the City of Goldsboro and the Department of Transportation.

This Resolution shall be in full force and effect from and after January 5, 2026.

\_\_\_\_\_  
Charles Gaylor, IV  
Mayor

Attested by:

\_\_\_\_\_  
Laura Getz  
City Clerk

North Carolina

\_\_\_\_\_ County

**North Carolina Department of Transportation  
and the City/Town of \_\_\_\_\_  
Municipal Agreement  
Inspection of Bridges on the Municipal Street System  
F.A. Project BRZ-NBIS (22)**

THIS AGREEMENT is made and entered into on the last date executed below, by and between the Department of Transportation, an agency of the State of North Carolina, hereinafter referred to as the Department, and the City/Town of \_\_\_\_\_, a municipal corporation, hereinafter referred to as the Municipality.

WITNESSETH

WHEREAS, the National Bridge Inspection Standards (NBIS) requires that all structures defined as bridges located on public roads must be inspected on a cycle, not to exceed twenty-four (24) months.

WHEREAS, the Municipality has requested the Department or a Consultant retained by the Department to inspect and analyze all public bridges located on its Municipal Street System in compliance with the National Bridge Inspection Standards; and

WHEREAS, the Department and the Municipality are authorized to enter into an agreement for such work under the provisions of G.S. 136-18(12), G.S. 136-41.3, and G.S. 136-66.1; and,

WHEREAS, the Municipality has approved the herein above referenced inspections and analysis and the Municipality has agreed to participate in certain costs thereof in the manner and to the extent as hereinafter set out.

NOW, THEREFORE, the Department and the Municipality agree as follows:

**GENERAL PROVISIONS**

**FEDERAL FUNDING ACCOUNTABILITY AND TRANSPARENCY ACT**

All parties to this Agreement, including contractors, subcontractors, and subsequent workforces, associated with any work under the terms of this Agreement shall provide reports as required by the Federal Funding Accountability and Transparency Act (FFATA) for this Project.

**COMPLIANCE WITH STATE/FEDERAL POLICY**

The Municipality, and/or its agent, including all contractors, subcontractors, or sub-recipients shall comply with all applicable Federal and State policies and procedures, as stated in this Agreement and in the Department’s published guidelines and procedures.

1. The Department or a Consulting Engineering firm retained by the Department shall inspect, load rate, and prepare the necessary inspection reports for all National Bridge Inventory (NBI) bridges on the Municipal street system in accordance with the National Bridge Inspection Standards.
2. All work shall be done in compliance with the following documents.
  - (A) National Bridge Inspection Standards (23 CFR, Chapter 1 Part 650).
  - (B) AASHTO *Manual for Bridge Evaluation* (current edition) including all interim revisions.

(C) *Specifications for the National Bridge Inventory (SNBI)* (current edition) including all updates and revisions.

3. The Municipality shall furnish all data in the possession of the Municipality that can be released that will help the Department or its Consultant in the accomplishment of the work including but not limited to appropriate municipal maps showing the location of the bridges and plans for the bridges when available.
4. During the inspection process, some repairs may be discovered that require immediate attention or repair, or a regulatory sign may be missing, damaged, or incorrect. A Critical Finding Notice, Priority Maintenance Notice or Regulatory Sign Notice will be issued in these cases. It is required that the Municipality resolve or notify the Department of their plans to resolve Priority Maintenance Notices and Regulatory Sign Notices within thirty (30) days of issuance. Critical Findings require a response within ten (10) days of notice.
5. The Municipality shall designate a responsible Municipal official with whom the Department or its Consultant will coordinate the work.
6. It is understood by the parties hereto that the Federal Highway Administration, through the Department, is to participate in the costs of the work to the extent of eighty percent (80%) of actual costs, subject to compliance with all applicable federal policy and procedural rules and regulations. All costs not participated in by the Federal Highway Administration shall be borne by the Department.
7. It is the policy of the Department not to enter into any Agreement with another party that has been debarred by any government agency (Federal or State). The Municipality certifies, by signature of this Agreement, that neither it nor its agents or contractors are presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from participation in this transaction by a Federal or State Department or Agency.
8. This Agreement shall have an effective term of ten (10) years beginning upon execution by all parties and ending on the same date ten (10) years later, subject to the following termination conditions:
  - (A) At any time either party may cancel the Agreement with a thirty (30) day written notice to the opposite party. On behalf of the Municipality, this Agreement may be canceled by the City Manager and/or his designee.
  - (B) Upon the effective date of the cancellation, neither party shall owe any obligations under this Agreement, except that all obligations performed under this Agreement, including but not limited to invoicing, record retention, and payment for work performed prior to the effective date of cancellation, shall remain in effect.
9. By Executive Order 24, issued by Governor Perdue, and N.C. G.S. § 133-32, it is unlawful for any vendor or contractor ( i.e. architect, bidder, contractor, construction manager, design professional, engineer, landlord, offeror, seller, subcontractor, supplier, or vendor), to make gifts or to give favors to any State employee of the Governor’s Cabinet Agencies (i.e., Administration, Commerce, Correction, Crime Control and Public Safety, Cultural Resources, Environment and Natural Resources, Health and Human Services, Juvenile Justice and Delinquency Prevention, Revenue, Transportation, and the Office of the Governor).
10. AMENDMENT:

If any Party desires to amend the Agreement, then the proposed amendment and the reasons for the proposed amendment shall be communicated in writing to the other Party. If the Parties agree to the proposed amendment, then the amendment shall be effected by entering a written amendment to the Agreement. An amendment that does not change the substantive or financial commitments of the Agreement may be executed by the Chief Engineer and the Municipality. Any other amendment to the

terms of this Agreement to be effective must be in the form of a written instrument properly authorized and executed by the governing boards of each Party to this Agreement. Any amendment to this Agreement to be effective must be in writing and signed by both Parties.

11. All Parties hereby respectively confirm that the individuals executing the Agreement are authorized to execute this Agreement and to bind the respective entities to the terms contained herein. All Parties confirm they have read this Agreement, conferred with counsel, and fully understand its contents.
12. All matters relating to this Agreement shall be governed by the laws of the State of North Carolina, without regard to its choice of law provisions, and venue for any action relating to this Contract shall be Wake County Civil Superior Court or the United States District Court for the Eastern District of North Carolina, Western Division.

IT IS UNDERSTOOD AND AGREED that the approval of the work by the Department is subject to the conditions of this agreement, and that no expenditure of funds on the part of the Department will be made until the terms of this agreement have complied with on the part of the Municipality.

IN WITNESS WHEREOF, this Agreement has been executed, in duplicate, the day and year heretofore set out, on the part of the Department and the Municipality by authority duly given.

L.S. ATTEST:	TOWN/CITY OF _____
BY: _____	BY: _____
TITLE: _____	TITLE: _____
DATE: _____	DATE: _____

(SEAL)

This Agreement has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

\_\_\_\_\_  
(FINANCE OFFICER)

Federal Tax Identification Number

\_\_\_\_\_  
Remittance/Billing Address:

Town/City of \_\_\_\_\_

"N.C.G.S. § 133-32 and Executive Order 24 prohibit the offer to, or acceptance by, any State Employee of any gift from anyone with a contract with the State, or from any person seeking to do business with the State. By execution of any response in this procurement, you attest, for your entire organization and its employees or agents, that you are not aware that any such gift has been offered, accepted, or promised by any employees of your organization."

DEPARTMENT OF TRANSPORTATION

BY: \_\_\_\_\_  
(CHIEF ENGINEER)

DATE: \_\_\_\_\_

MINUTES OF THE MEETING OF THE GOLDSBORO CITY COUNCIL  
DECEMBER 15, 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**

Archbishop Anthony Slater, Fire Chaplain provided the invocation. The Pledge of Allegiance followed.

**2. Roll Call**

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

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

**3. Adoption of the Agenda**

Mayor Gaylor requested to add a Resolution in Memory of Apostle Von Newsome to the agenda as Item 4.4.

Councilman White made a motion to approve the agenda as modified. The motion was seconded by Councilman Boyette and unanimously approved.

**4. Recognitions and Presentations**

**4.1 Goldsboro Tourism Council Annual Report**

Judith Gray, Chairperson of the Travel and Tourism Council presented the PowerPoint presentation attached in the agenda packet and included as *Exhibit A* in the minutes.

Mayor Gaylor shared comments regarding the parks and recreation master plan as it relates to tourism and looks forward to expanding in 2026.

**4.2 Mayors Committee for Persons with Disabilities Annual Report**

Wanda Becton, Chairperson of the Mayor's Committee for Persons with Disabilities, presented the PowerPoint presentation attached in the agenda packet and attached to the minutes as *Exhibit B*.

Mayor Gaylor shared his pleasure with acquiring two inclusive playgrounds, one at North End Park and the other at Peachtree Street Recreation Center (former Edgewood School).

**4.3 Introduction of Assistant City Manager Kellianne Williams**

City Manager Livingston introduced Kellianne Williams, Assistant City Manager. Mrs. Williams shared she has worked primarily in Eastern North Carolina and has a background in economic development, downtown development and community development. Council welcomed Mrs. Williams.

**4.4 Resolution in Memory of Apostle Newsome**

Apostle Edwin “Von” Newsome, a native and lifelong resident of Goldsboro, North Carolina, faithfully devoted his life to serving God, strengthening families, and uplifting the City of Goldsboro and surrounding communities. Apostle Newsome was the Founder and Senior

Visionary Leader of Impact Church Goldsboro, a ministry birthed out of decades of faithful pastoral leadership and a deep commitment to building people and impacting the city. Apostle Newsome was a Licensed Real Estate Broker whose entrepreneurial vision and commitment to community revitalization inspired the Redemption “Buy Back & Build Up” Community Development Project, aimed at restoring distressed properties and strengthening neighborhoods throughout the City of Goldsboro. Apostle Newsome was the devoted husband of Dr. Catherine Newsome, a loving father to Edwin Devon Jr., Kayla-Joy and Emmanuel, and a cherished grandfather, exemplifying strong family values, integrity, and servant leadership. Apostle Edwin “Von” Newsome faithfully lived out the divine mandate on his life to “Build People, Impact the City of Goldsboro (and surrounding areas), and Advance the Kingdom of God,” leaving an enduring legacy of faith, empowerment, and community transformation. The Mayor and City Council of the City of Goldsboro, North Carolina, that the Mayor and City Council hereby conveys its deepest sympathy and most heartfelt condolences to Dr. Catherine Newsome, their children, grandchildren, extended family, and the congregation of Impact Church Goldsboro, and formally recognizes and expresses profound appreciation for the extraordinary life, distinguished service, and exemplary leadership of Edwin “Von” Newsome, whose unwavering commitment to faith, family, and civic responsibility left an indelible and lasting impact upon the City of Goldsboro. This Resolution shall be in full force and effect from and after December 15, 2025.

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

#### RESOLUTION 2025 – 104 "A RESOLUTION IN MEMORY OF APOSTLE EDWIN “VON” NEWSOME"

Mayor Gaylor presented the resolution to members of the church family in attendance.

#### **5. Public Comment Period**

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

1. David Craig distributed a handout which has been added to the agenda packet and asked the Council to consider the proposal submitted. (Full comments are available on YouTube at 38:56.)

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

#### **6. Consent Agenda**

*Approved as Recommended.* City Manager Matt Livingston presented the Consent Agenda. All items were considered to be routine and could be enacted simultaneously with one motion and 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 vote. Councilwoman Weeks moved the items on the Consent Agenda, Items 6.1 - 6.3 be approved. The motion was seconded by Councilwoman Taylor and an electronic vote resulted in all members voting in favor of the motion.

The items on the Consent Agenda were as follows:

##### **6.1 Approval of the Resolution, Proclamation and Letter Policy**

The item was submitted by Laura Getz, City Clerk.

The purpose of this policy is to establish guidelines for the submission, review and issuance of proclamations, resolutions and letters by the City of Goldsboro.

Resolutions are administrative actions taken by the City council to agree to City business and transactions. A resolution may be issued to express the Council's policy, direct administrative or legal action, or to make a public statement from the Board.

Proclamations are ceremonial documents issued by the Mayor to recognize special events, achievements, or significant community contributions. Proclamations may recognize a day,

week or month, etc. They are ceremonial in nature and do not have any legislative value.

Ceremonial Letters are ceremonial documents that may be issued and signed by the Mayor, or any member of Council to recognize an individual's service or extraordinary achievement. They are ceremonial in nature and do not have any legislative value.

It was recommended that Council adopt the following entitled resolution approving the Resolution, Proclamation and Letter Policy. *Consent Agenda Approval. Weeks/Taylor (7 Ayes)*

*RESOLUTION 2025 - 105 "RESOLUTION ADOPTING THE RESOLUTION, PROCLAMATION AND LETTER POLICY"*

### **6.2 Approval of Minutes of the Goldsboro City Council Meetings held November 3, 2025, November 17, 2025, and December 1, 2025**

The draft minutes of the Regular Meetings of November 3, 2025, November 17, 2025, and December 1, 2025, were presented for approval. *Consent Agenda Approval. Weeks/Taylor (7 Ayes)*

### **6.3 Departmental Monthly Reports**

The Departmental Monthly Reports for November 2025 were presented as information. *Consent Agenda Approval. Weeks/Taylor (7 Ayes)*

## **7. Old Business**

### **7.1 Review of Strategic Framework for Business Development Services Report prepared by Creative Economic Development Consulting**

April Choice, Development Services Director, introduced Crystal Morphis with Creative Economic Development Consulting.

Ms. Morphis presented the PowerPoint presentation attached as part of the agenda packet and included as *Exhibit C* in the minutes.

The following areas were highlighted in the presentation:

*Goal: Build Capacity within the City to Support Business Development*

Strategy: Staff and resource the city to provide support to businesses and development allies.

Strategy: Facilitate a "business collaborative" to elevate Goldsboro's allies and partners in business development.

*Goal: Ensure Goldsboro has space for businesses to start up and grow.*

Strategy: Incorporate planning and designing space for businesses to start up and grow into city development plans, ordinances, and policies.

Strategy: Create space for businesses to start up and grow in the city.

Strategy: Use grants, incentives, and finance tools to encourage development in the city.

*Goal: Promote Goldsboro as a choice location for business.*

Strategy: Develop and deploy a brand image of Goldsboro as a business-friendly location to start up and grow a business.

Ms. Morphis offered to meet individually with the Council to receive feedback. She will then create a draft report to present to the planning committee. After it has been finalized, it will be presented to Council for adoption.

### **7.2 Presentation of FY 2025 Audit Results by Forvis Mazars, LLP**

City Manager Livingston introduced Chad Cook with Forvis Mazars to present the audit. Mr. Cook presented the PowerPoint presentation attached as part of the agenda packet and included as *Exhibit D* in the minutes. Mayor Gaylor reminded everyone this audit was July 1, 2024 through June 30, 2025.

The following areas were highlighted in the presentation:

\* This year we had a state compliance audit because of significant funding received both under

- the Powell bill, and state funding related to the Mount Olive Pickle Company plant.
- \* The audit was conducted in accordance with government auditing standards because of the significant state funding this year as well as the audit manual for governmental auditors in North Carolina.
  - \* There was no uniform guidance or federal compliance audit this year because the federal expenditures for the city did not exceed \$750,000.
  - \* We did not have any significant deficiencies or material weaknesses to report.
  - \* We've audited the financial statements as of and for the year into June 30, 2025.
  - \* We're also issuing unmodified opinions on the city's compliance with the major state programs. So again, the two programs were the Powell Bill as well as the Mount Olive Pickle Company plant.
  - \* We had to perform both internal controls and compliance procedures related to those programs this year and had no findings as a result of those audits.
  - \* The total fund balance for the general fund as of June 30, 2025 is up to 33.7 million.
  - \* In the utility fund, water and sewer activities revenues increased to 25.8 million in 2025.
  - \* There is a financial performance indicator to respond to this year, related to the city's water and sewer capital asset ratio, which is basically the remaining useful life of the water and sewer capital assets.
  - \* The city has 60 days from the day that this is presented to respond to the LGC.

City Manager Livingston shared comments regarding replacing aging infrastructure, and thanked Forvis and the Finance department for their work on the audit.

### **7.3 Approval of Funding of the Basis of Design Report for the Water Reclamation Facility Upgrade**

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

The expansion and upgrade of the Water Reclamation Facility (WRF) has engaged Crowder Construction Company as the Design-Builder and Hazen and Sawyer as the Design Consultant. Together, they constitute a progressive design-build (PDB) team responsible for advancing the project design to the Guaranteed Maximum Price (GMP) level. The initial contract and scope for early-start services encompassed foundational tasks to initiate the design process. This expanded scope for the development of the design report builds upon those early services, representing a significant step towards establishing the GMP. The Early Start services have been successfully concluded.

The next phase in the Design-Build process involves the preparation of the Basis of Design Report (BODR). This report includes comprehensive Survey and Geotechnical analyses, which are essential for informing key design elements and identifying potential risks that could affect both design and cost. Furthermore, the Basis of Design will advance the project to a 15% design completion level, establishing layouts and preferred technologies. The Design-Build team will also provide an initial construction cost estimate. The cost for this service is \$1,880,654.70. It is recommended that Council approve the use of the Public Utilities Fund fund balance in the amount of \$1,880,654.70 to cover the costs associated with the scope of work for the preparation of the Basis of Design Report (BODR).

It was recommended that the City Council approve the following entitled Resolution authorizing the City Manager to execute the contract with Crowder Construction Company and Hazen and Sawyer Engineering to conduct the Basis of Design Report.

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

*RESOLUTION 2025 - 106 "RESOLUTION APPROVING THE FUNDING OF THE BASIS OF DESIGN REPORT FOR THE WATER RECLAMATION FACILITY UPGRADE"*

### **7.4 Amending the Capital Project Fund Ordinance – Arrington Bridge Road Water Reclamation Facility Expansion Project FY27 (\$1112)**

The item was submitted by Catherine Gwynn, Finance Director.

On August 19, 2024, Hazen and Crowder presented City Council with an overview of the upcoming expansion of the City's Water Reclamation Facility on Arrington Bridge Road from 14.2 mgd to a 17.6 mgd treatment facility. On September 16, 2024, the Grant Project Fund Ordinance-Arrington Bridge Road Water Reclamation Facility Expansion Project was adopted. On October 20, 2025, Council was provided an update from Hazen and Crowder on the next phase in the project called the Basis of Design Report (BODR).

Earlier in the meeting, Mr. Bert Sherman, Public Utilities Director, presented an item for the approval of the BODR contract with Crowder/Hazen and Sawyer. At this time, it is necessary to amend the capital project fund to appropriate the revenue and expense so that Crowder/Hazen and Sawyer can continue work on the basis of design build and pre-construction services portion of the project. The cost of this service is \$1,900,000 and will be funded with a transfer from the Utility Fund.

Future budget amendments will be presented as costs are agreed upon, and funding sources can be determined which will include cash funding from the Utility Fund, debt funding and possibly grant funding. The total cost of the project is yet to be determined.

It was recommended that the City Council adopt the following entitled capital project ordinance amendment.

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

*ORDINANCE 2025 - 56 "AN ORDINANCE AMENDING THE CAPITAL PROJECT FUND FOR THE ARRINGTON BRIDGE ROAD WATER RECLAMATION FACILITY EXPANSION PROJECT FY27 (S1112)"*

### **7.5 Consideration of Ordinance Amending Chapter 50 Yard Waste**

The item was submitted and presented by Jamie Stanley, Public Works Director.

This item was discussed during the November 15th Council meeting, and after much discussion additional changes were requested by the Council for clarification. As discussed, the current schedule of yard waste debris collection is not being followed due to the volume of debris being collected. This issue has been getting progressively worse over the last 5 years, due to the amount of yard debris being created at residential locations by landscape contractors and other hired personnel. Solid Waste continues to collect debris even though it is specifically described as not eligible for collection by the city under current ordinances. Solid Waste is also collecting large amounts of yard waste from commercial operations like apartment complexes, town house communities and other commercial properties because we have provided this service for decades.

In 2008, this chapter of ordinances was modified to specifically allow only grass clippings created by landscape contractors to be collected by Solid Waste. Other yard debris created by contractors was still specifically excluded from pickup. The difficulty is for Solid Waste personnel to determine whether a pile of debris was created by the resident or a hired contractor. This issue was resolved by just picking up everything whether it was compliant or not. By limiting the size of debris piles allowed to 4 cubic yards (about 2 pickup truck loads), the larger debris piles we collect will be reduced and/or removed by the contractor who created them and allow Solid Waste to get back to meeting our traditional schedule.

It was recommended that the City Council adopt the suggested updates to Chapter 50 Solid Waste, specifically Sections 50.04 and Section 50.06 of the City of Goldsboro's Code of Ordinances as outlined in the following entitled Ordinance.

Mayor Gaylor reiterated that the ordinance was based on volume. Mr. Stanley shared they are focusing on the eligible properties (homeowners).

Councilman White asked if the city has sent out notices to local businesses. Mr. Stanley shared

staff will pick up debris and have information for the public after the first of the year to follow the ordinance. The city will also share the information on the website, mailer, and Facebook.

Mayor Gaylor suggested sending out letters.

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

*ORDINANCE 2025 - 57 "AN ORDINANCE AMENDING CHAPTER 50: YARD WASTE OF THE CITY OF GOLDSBORO'S CODE OF ORDINANCES"*

## **7.6 Review of City Hall and Council Meeting Safety Proposal**

The item was submitted and presented by Kelly Arnold, Deputy City Manager.

With security becoming more the norm for public facilities, there is increasing interest in providing additional security at City Hall. The most unsecured area of City Hall is the Center Street front entrance (City Hall Addition). Currently, this area has a customer service staff member that checks in all non-City staff. Once check-in takes place, they are either directed to pay utility bills, building inspection/planning, or to other City departments. The City staff member does not provide any security for the City Hall, but it is the logical place to incorporate security measures since the rest of City Hall is secure with key fobs.

Robin Gurgainus, Safety and Risk Management Coordinator, in coordination with the Goldsboro Police Department and City Manager's Office, has taken the lead on developing security proposals. The proposals take into consideration input from City insurance company, best practices, and the current physical limitations for the entrance area. Staff have prepared a City Hall Security Proposal focusing on:

- City Hall safety during normal business hours (8:00 am to 5:00 pm); and
- City Council meeting (1<sup>st</sup> and 3<sup>rd</sup> Mondays starting at 5:30 pm)

The proposal is in two phases: an Interim and Permanent phase.

### Interim Phase

**City Hall Addition:** To establish a security station at the front entrance staffed by private security officers. Staff has one quote and anticipates a second quote. The one known quote is for two officers at an hourly rate of \$35 each at a total of **\$2,800/week**. In addition, a metal detector would need to be purchased at a cost of **\$1,500**. There might be some additional expenses with physical improvements to establish the security station.

**City Council meetings:** Use the City Hall security station at the City Hall and have all meeting participants enter and exit through the primary City Hall entrance. Eliminate the City Hall Addition entrance(s) that are currently used. Once in City Hall, participants would use the elevator or stairs to City Hall second floor and cross the bridge to Council chambers.

Security at the security station would be provided by either private security or off-duty Police Officers at their off-day pay rate. Two personnel would staff the security station at a cost of **\$28 - \$35/hour each**.

There could be up to two key fobs needed (one in City Hall and one in the Addition) that would **cost \$1,500 to \$2,000** each. This would make both facilities totally secure and not available to the participants.

Cost for this phase for the balance of FY 2025-26 could be \$45,000 (City Hall security) + \$1,500 (metal detector) + \$5,000 (City Council meetings security & \$3,000 key fobs) = **\$51,500**. This is an estimate and will be finalized.

### Permanent Phase

Staff is developing a proposal to modify the City Hall Addition entrance and Utility Payment areas that would make permanent modifications for security. This could include removing the customer service staff member to a secure area yet be able to provide customer service to

individuals conducting business at City Hall. In addition, modifying the Utility Payment area, so all staff are in a secured area to conduct business.

This proposal will require remodeling the front entryway to build a wall at the entryway of the elevator hallway. The front entryway would serve as a waiting area for non-staff City Hall users that must be approved to enter the secured area. The Utility Payment area would be remodeled in a manner to continue to allow users to easily access payment clerks in a secure manner.

This proposal is developing and not complete currently. If this proposal is of interest, staff will finalize a proposal for the FY 2026-27 budget consideration.

It was recommended that staff finalize plans to implement the Interim Phase with a start date of February 2<sup>nd</sup>. This would include Council approval of a budget amendment to provide this service for the balance of the FY 2025-26 fiscal year.

#### Next Steps

- \* Finalize the quote process from security firms and verify establishing a location/process for establishing an entry point. To be done before the end of 2025.
- \* Bring to the January 20, 2026 City Council meeting, a budget amendment for costs to provide the security services, metal detector, and any other associated costs.
- \* Develop a budget proposal for the remodel of permanent security. The goal is to schedule and have costs ready to discuss at the Council retreat.

Deputy City Manager Arnold asked if the Council was interested in pursuing this matter, and shared he would bring it back at a future meeting.

Council discussed the proposal and options. City Manager Livingston shared his recommendation is that hardening the building is the best long-term option.

Council members confirmed that security of the building was a priority.

Mayor Pro Tem Jones made a motion to authorize staff to continue expending a reasonable amount of time and resources to create a plan that would allow for the hardening of city hall for Council as well as employees and general operations. The motion was seconded by Councilwoman Weeks and unanimously approved.

Mayor Gaylor requested that the remodel complement the existing building.

Council discussed the short-term goal of security while waiting to get the remodel completed.

Deputy City Manager Arnold shared that there is an estimate available for a security firm, but he will bring back a proposal at the second meeting in January.

Council discussed bringing a resolution to the second meeting in January to affect the security of the building for the remaining FY and next FY.

City Manager Livingston shared staff will bring a budget amendment to Council and would look closely at funding opportunities in the budget.

### **7.7 Boards and Commissions Appointment Discussion**

The item was submitted and presented by Laura Getz, City Clerk.

Council discussed the applicants for Boards and Commissions. The Commission on Community Relations and Development has not met to provide their recommendations. The Planning Commission would also like to revisit their initial recommendation.

Council discussed tabling the item until all the boards have met to provide their recommendations.

Councilwoman Matthews made a motion to table the item until the January 5 Council meeting. The motion was seconded by Councilman White and unanimously approved.

## **8. New Business**

### **8.1 Council Committee Appointments**

Mayor Gaylor reviewed the current appointments. He shared he would like to utilize the boards in 2026 to develop robust work plans and engagement.

Councilwoman Weeks made a motion to accept it as it is. The motion was seconded by Councilman Boyette and unanimously approved.

Councilwoman Matthews suggested Council makes reports monthly on the boards they serve on.

### **8.2 Selection of Mayor Pro Tem for 2026**

Council typically selects a Mayor Pro Tem at the last Council meeting in December. The position of Mayor Pro Tem is outlined in the City's Charter, section 3.4.

Councilman Boyette made a motion to nominate Councilwoman Weeks as Mayor Pro Tem for the upcoming year. The motion was seconded by Mayor Pro Tem Jones and unanimously approved.

## **9. City Manager's Report**

Matt shared a report which is attached in the agenda packet.

Mayor Gaylor suggested that the city manager also highlight himself and employees in the list of accomplishments.

### **9.1 City Manager's Report to Council**

## **10. Mayor and Councilmembers' Comments**

Councilman White offered condolences to the Newsome family. He also wished everyone a Happy Holiday season, asked everyone to be safe and to enjoy their families.

Mayor Pro Tem (elect) Weeks shared comments offered condolences to the Newsome family. She thanked Ms. Doricia Benton for opening the doors of the Soup Kitchen for the homeless during the extreme temperature nights. She wished city staff and the leadership team a Merry Christmas. She also thanked Council for their vote tonight.

Councilwoman Matthews echoed the sentiments shared and said Happy Holidays to everyone.

Councilwoman Jones thanked Council for trusting her with the Mayor Pro Tem role this past year and working with the mayor and staff has been a good experience. She offered condolences to the Newsome family and shared that she was glad the Soup Kitchen opened to the homeless. She shared that she is the new chairwoman of the GWTA and shared information about GWTA. She thanked staff and said Merry Christmas. She also congratulated Mayor Pro Tem (elect) Weeks.

Councilwoman Taylor sent condolences to the Newsome family and thanked the Soup Kitchen for opening the doors to the homeless during the cold weather. She thanked city employees for what they do, thanked fellow council members for the things they have accomplished and looked forward to what 2026 will bring. She also thanked City Manager Livingston for having Council's back. She also thanked Councilwoman Jones for her service as Mayor Pro Tem and congratulated Mayor Pro Tem (elect) Weeks. She also shared Merry Christmas, Happy Holidays, and Happy New Year.

Councilman Boyette thanked Councilwoman Jones for her service and congratulated Mayor Pro Tem (elect) Weeks. He also shared comments about what the Council and staff have been able

to do during their term of office. He welcomed Mrs. Williams as the Assistant City Manager, mentioned the Christmas parade and thanked everyone that helped put that together. He shared he is looking forward to the Employee Service Award Event this week and wished everyone a Merry Christmas, Happy Holidays, and Happy New Year.

Mayor Gaylor offered condolences to the Newsome family. He thanked Councilwoman Jones for her service as Mayor Pro Tem and shared he looks forward to working with Mayor Pro Tem (elect) Weeks. He shared comments regarding the wreath-laying ceremonies he attended this weekend at WillowDale and Eastern Carolina Veterans Cemetery. He shared that he attended a fundraising event at the Holy Ghost Drawing Center in honor of Ms. George. He thanked all the volunteers in the city and thanked city staff for their work.

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

## **11. Adjournment**

Councilwoman Taylor made a motion to adjourn the meeting. The motion was seconded by Councilwoman Jones and unanimously approved.

There being no further business, Mayor Gaylor adjourned the meeting at 7:46 p.m.

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Charles Gaylor, IV  
Mayor

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Laura Getz  
City Clerk

## Goldsboro Tourism Council

Visit  
**GOLDSBORO**  
Wayne County, NC

## Mission and Goals

To enrich quality of life and encourage economic development by promoting travel and tourism in our community.

Develop Goldsboro and Wayne County as a unique travel destination.

Visit  
**GOLDSBORO**  
Wayne County, NC

## Goldsboro Tourism Council

Meets every fourth Wednesday jointly with the Wayne County Tourism Development Authority in the Travel & Tourism conference room located at 119 C N. Center St., Downtown Goldsboro.

Visit  
**GOLDSBORO**  
Wayne County, NC

## Goldsboro Tourism Council

Goldsboro Tourism Council is appointed by City Council and is comprised of 3 hoteliers, 3 citizens interested in Tourism, and 3-ex-officio seats.

Visit  
**GOLDSBORO**  
Wayne County, NC

## Wayne County Tourism Development Authority

Is appointed by the County Commissioners and is comprised 12 members, 1/3 members must collect occupancy tax, 1/2 of the members must be active in the promotion of travel and Tourism, and 2 ex-officio seats.

Visit  
**GOLDSBORO**  
Wayne County, NC

## What We Do ...

The Travel and Tourism Office works with area hotels, attractions, events, festivals and other visitor related organizations to create and implement programs to increase business travel, leisure travel, sports travel, Agri-tourism, military-related travel and visiting friends/relatives travel in Goldsboro, thus increasing the economic impact of visitors to the area.

Visit  
**GOLDSBORO**  
Wayne County, NC

## 2025 Victories...

- ❖ Cycle NC
- ❖ 750 Cyclist from 38 states plus Canada, Scotland, and England.
- ❖ Youngest rider was 12, oldest rider was 88
- ❖ They rode an average of 67 miles per day

Visit  
**GOLDSBORO**  
Wayne County, NC

## Cycle NC...

- ❖ Estimated Economic Impact-250 riders spent the night in our hotels. At an ADR of \$95 that equals \$23,750 in hotel revenue.
- ❖ According to Placer AI, cyclist averaged \$83 in food purchases. 750 riders x \$83 = \$62,250
- ❖ Estimated economic impact of \$86,000

Visit  
**GOLDSBORO**  
Wayne County, NC

## Cycle NC



Visit  
**GOLDSBORO**  
Wayne County, NC

## Cycle NC



Visit  
**GOLDSBORO**  
Wayne County, NC

## 2025 Victories ...

Visit Goldsboro-Wayne County won the Platinum Marketing Achievement Award in the Special Events category during the North Carolina Travel Industry Association Conference. We partnered with 57 Marketing to create a video campaign for the Wings Over Wayne Air Show.

Visit  
**GOLDSBORO**  
Wayne County, NC

## NCTIA Award



<https://youtu.be/ZlYFa32C8o7?list=PLA73IN18H4uarP>

Visit  
**GOLDSBORO**  
Wayne County, NC

## Restaurant Solicitation Event...

- ❖ Visit Goldsboro created the Restaurant Solicitation brochure that was distributed at the November 4<sup>th</sup> event that was co-hosted by Visit Goldsboro, Downtown Development, Planning, and the City Manager's Office.

Visit  
**GOLDSBORO**  
Wayne County, NC

## Restaurant Solicitation Event...

- ❖ 30 potential investors and community stakeholders attended the presentation at the Maxwell Center followed by refreshments at Homewood Suites.

Visit  
**GOLDSBORO**  
Wayne County, NC

## Restaurant Solicitation Event...



Visit  
**GOLDSBORO**  
Wayne County, NC

## What We Do ...

- ❖ Fulfill 3,000+ Inquiries, Annually
- ❖ Maintain Visitor Center
- ❖ Sell Totally Fly Merchandise
- ❖ Bring in Travel/Media Writers into the area
- ❖ Personal Visits to Welcome Centers

Visit  
**GOLDSBORO**  
Wayne County, NC

## What We Do ...

- ❖ Distribute visitor guides, brochures, and flyers to 13 Welcome Centers, area visitor centers, museums, attractions and other tourism offices
- ❖ Belong to 4 Tourism Related Associations and Currently Serving on 3 of the Statewide Boards

Visit  
**GOLDSBORO**  
Wayne County, NC

## What We Do ...

- ❖ Attend Legislative Receptions
- ❖ Congressional Visits to Promote the Tourism Industry
- ❖ Participate in Travel Related Trade Shows
- ❖ Coordinate Monthly Civilian Tours of SJAFB

Visit  
**GOLDSBORO**  
Wayne County, NC

## What We Do ...

### Promote Attractions



Visit  
**GOLDSBORO**  
Wayne County, NC

## What We Do ...

### Promote Festivals & Events



Visit  
**GOLDSBORO**  
Wayne County, NC

## What We Do ...

### Recruit & Promote Sporting Events



Visit  
**GOLDSBORO**  
Wayne County, NC

## The Results...

- ❖ Domestic Visitors to Wayne County spent \$207 million in 2024, a 2.3% increase over 2023.
- ❖ 1273 jobs in Wayne County were directly attributable to travel and tourism

Visit  
**GOLDSBORO**  
Wayne County, NC

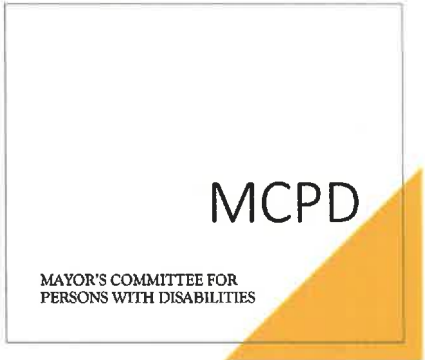
- ❖ State and local tax revenues from travel to Wayne County amounted to \$13.72 million

Visit  
**GOLDSBORO**  
Wayne County, NC

## QUESTIONS?



Visit  
**GOLDSBORO**  
Wayne County, NC



**WHAT IS THE MCPD?**

- The Mayor's Committee for Persons with Disabilities plans, conducts, and publicizes activities designed to promote the well being of people with disabilities.
- It is composed of 16 members making it the largest of the City's Boards and Commissions.

**WHAT DOES THE MCPD DO?**

- Hal K. Plonk Disability Awareness Walk
- Annual Awards Ceremony
- Education
- Volunteer
- Advocate
- Support

- The goals of the MCPD are to:
- Promote the establishment and improvement of rehabilitation and recreational facilities.
  - Support and promote legislation advocating issues of interest for people with disabilities.
  - Advise the City Council about the goals, recommendations, and activities of the committee.



**What Have We Been Up To Recently?**



**Community Support**



The MCPD supports other community organizations by volunteering time, resources, and support!

**Educating**

- The MCPD takes every opportunity available to educate the public on various topics concerning or related to disability awareness.
- We have included education material in the City of Goldsboro's Newsletter.
- Spoken at many civic group meetings such as the New Hope Ruritan Club, Sunrise Kiwanis and the Rotary Club of Goldsboro-Three Eagles.
- Maintains a Facebook page with updates concerning various awareness days and local activities.



## Hal K. Plonk Awareness Walk

- The MCPD hosts the annual Hal K. Plonk Disability Awareness Walk (Mayor's Walk) to raise awareness, advocate, and celebrate those that are living with disabilities.
- The Mayor's Walk is the MCPD's largest attended event; engaging hundreds of attendees and volunteers!
- 2025 celebrated the 28<sup>th</sup> year of the Walk!
- 2025 hosted the largest number of attendees so far with 360 attendees, 3 counties, and 12 organizations represented!



## Hal K. Plonk Awareness Walk



## MCPD Annual Awards

- The MCPD Annual Awards recognizes community nominated persons and businesses that have either overcome their disabilities or have gone the extra mile to serve or work with people with disabilities.
- It highlights National Disability Employment Awareness and Inclusion.
- Categories include: The Mayor's Trophy, Employee of the Year, Employer of the Year, Committee Member of the year and Most Accessible Business.
- Will return in 2026!

## Advocating for Inclusion

- Worked with City of Goldsboro's Public Works Department to identify and repair issues in the sidewalk that were hazards for individuals with diverse capabilities.
- Worked with the City of Goldsboro's Engineering and Planning Departments to create additional and diverse handicap accessible parking downtown.



## Inclusive Playground

- The MCPD has spearheaded several fundraising initiatives to fund various activities throughout the year and future projects including lobbying our State representatives and finding grants- the most important being an inclusive playground!
- Partnering with the Trillium and City of Goldsboro Leadership, the Playground is finally underway!
- Located at North End Park- Stay tuned for updates and ribbon cutting details!



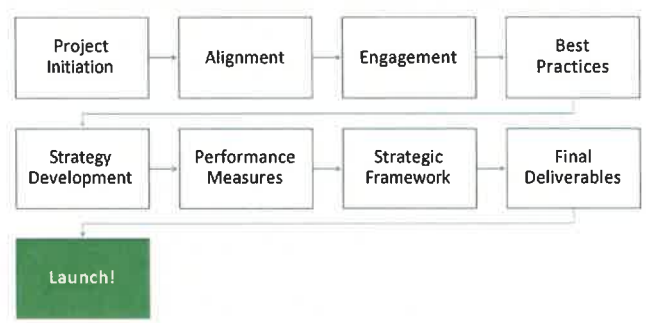
## MCPD The Mayor's Committee for Person's with Disabilities

- Meetings are on the 3<sup>rd</sup> Thursday of Every Month
- 12:00pm-1:00pm
- City Hall-Large Conference Room
- Liaison Department- Parks & Recreation
- Advising Department- Community Dev.
- Ex-Officio- Brandi Matthews
- Follow us on Facebook



## Strategic Framework for Business Development Services

### Scope of Work / Approach



### Goals

- Build Capacity within the City to Support Business Development.
- Ensure Goldsboro has space for businesses to start up and grow.
- Promote Goldsboro as a choice location for business.

**Goal: Build Capacity within the City to Support Business Development**

- Strategy: Staff and resource the city to provide support to businesses and development allies.**
- Action Steps:**
- Designate an “assistant city manager of development” to oversee, guide, and be a key point of contact
  - Director of Development Services as main liaison with business and execute this strategic framework
  - Create a “business-forward” culture in the city
  - Utilize the Commission on Community Relations and Development, neighborhood task forces, and current council efforts to build out a neighborhood engagement structure
  - Invest in systems, standard operating procedures, and technology to clearly communicate internally with departments and more efficiently and effectively with external audiences

**Goal: Build Capacity within the City to Support Business Development**

- Strategy: Facilitate a “business collaborative” to elevate Goldsboro’s allies and partners in business development.**
- Action Steps:**
- Facilitate quarterly or semi-annual meetings of the city’s allies and partners in community, business, tourism, downtown, workforce, and economic development to identify opportunities for collaboration, support needed, and resources that can be leveraged
  - Socialize the strategic plans and programs of work of collaborative members
  - Connect allies with talent and resources in the city that will advance their mission

**Goal: Ensure Goldsboro has space for businesses to start up and grow.**

- Strategy: Incorporate planning and designing space for businesses to start up and grow into city development plans, ordinances, and policies.**
- Action Steps:**
- Designate “revitalization corridors” in the city and target these areas for investment
    - Target corridors for infrastructure improvements
    - Develop streetscape plans
    - Invest in placemaking strategies
    - Consider using special assessment or municipal service districts
  - Identify “activity nodes” in neighborhoods that can be small centers of economic activity
    - Incorporate “activity nodes” into the comprehensive planning process
    - Consider the activity nodes when planning for capital improvements
    - Market the activity nodes

**Goal: Ensure Goldsboro has space for businesses to start up and grow.**

- Strategy: Create space for businesses to start up and grow in the city.**
- Action Steps:**
- Inventory vacant and underutilized properties across the city
    - Prioritize an anchor property in each of the city’s “revitalization corridors”
    - Promote the anchor properties
  - Explore partnership with Wayne Community College to develop an “entrepreneurship center”

**Goal: Ensure Goldsboro has space for businesses to start up and grow.**

- Strategy: Use grants, incentives, and finance tools to encourage development in city.**
- Action Steps:**
- Consider repealing the business license and replacing it with a dilapidated building ordinance or registry
  - Consider making the eligibility requirements for city incentives lower in “revitalization districts”
  - Give priority in city incentive programs to businesses starting and growing in “revitalization districts” and “activity nodes”
  - Explore grants, incentives, and finance tools
  - Explore ways to invest in neighborhoods

# Goal: Promote Goldsboro as a choice location for business.

**Strategy:** Develop and deploy a brand image of Goldsboro as a business-friendly location to start up and grow a business.

**Action Steps:**

- Create a tagline for Goldsboro's business development efforts
- Create a marketing plan to promote the city for business development
  - Revamp content on the city's website, or a new external website, to make the site "business-forward"
  - Social media campaigns
  - Electronic brochures showcasing the city's assets and opportunities
  - Toolkits for partners to participate in the city's marketing plan
- Develop a communications strategy to position the city as business-friendly.
  - Toolkits on how to start a business
  - Step-by-step guides on how to access city resources
  - Promote the city liaison/ombudsman
  - Call to action on the website such as "request a meeting" with Development Services.
- Create a marketing position within the city or contract for marketing services to implement marketing and communications plans
- Promote available space and development opportunities

## Implementation




## Metrics

- Customer (Business, Developers, Allies) Satisfaction Survey Results
- Brand Awareness
- Business Program Utilization (Incentives, Toolkits, Event Attendance)
- Public and Private Investment in Revitalization


## Next Steps





**Report to the City Council  
Financial Results Following Fiscal Year 2025 Audit**

City of Goldsboro, North Carolina / December 15, 2025



We were engaged to perform an audit of the City's financial statements as of and for the year ended June 30, 2025

Our audit is performed in accordance with

- 1 Auditing Standards Generally Accepted in the United States of America (GAAS)
- 2 Government Auditing Standards issued by the Comptroller General of the United States (GAGAS)
- 3 Audit Manual for Governmental Auditors in North Carolina (Audit Manual)

**GAAS & GAGAS**

Designed to obtain reasonable assurance, rather than absolute assurance, about whether the financial statements as a whole are free from material misstatement

**GAGAS**

Consider the City's internal control over financial reporting as a basis for designing audit procedures, but not for expressing an opinion on the effectiveness of the City's internal controls

Perform tests of the City's compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the financial statements

**Audit Manual**

Designed to obtain reasonable assurance, rather than absolute assurance, about whether material noncompliance with the types of compliance requirements identified in the Audit Manual that could have a direct and material effect on the City's major state programs

Consider the City's internal control over compliance as a basis for designing audit procedures, but not for expressing an opinion on the effectiveness of the City's internal controls

**Audit Status**

**Report on the Audit Financial Statements**

We have audited the basic financial statements of the City, as of and for the year June 30, 2025, and have issued our unmodified opinions thereon

**Required Supplementary Information**

We do not express an opinion or provide any assurance on the RSI because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance

**Supplementary Information**

In our opinion, the Supplementary Information is fairly presented, in all material respects, in relation to the basic financial statements as a whole

**Other Information**

Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon

**Audit Status**

**Reports on Compliance for Each Major State Program and Report on Internal Control over Compliance Required By the State Single Audit Implementation Act**

We have issued an unmodified opinion on the City's compliance with the types of compliance requirements identified as subject to audit in the Audit Manual that could have a direct and material effect on the City's major state programs for the year ended June 30, 2025

Our audit does not provide a legal determination of the City's compliance with the compliance requirements referred to above

**Report on Internal Controls over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with**

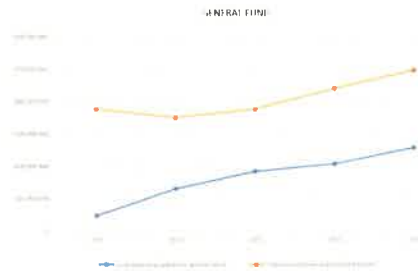
**Government Auditing Standards**

We did not any instances of noncompliance or other matters that are required to be reported under Government Auditing Standards

**General Fund – Fund Balance Summary**

	2021	2022	2023	2024	2025
Total fund balance - General Fund	\$ 10,611,199	\$ 21,407,908	\$ 27,339,238	\$ 28,472,212	\$ 33,706,167
Less:					
Nonspendable fund balance	(255,407)	(425,801)	(760,312)	(686,715)	(884,542)
Restricted fund balance	(5,610,552)	(7,846,741)	(6,211,361)	(6,838,217)	(7,220,535)
Fund balance available for appropriation	\$ 4,745,200	\$ 13,035,366	\$ 18,367,535	\$ 20,864,280	\$ 25,801,090
Total expenditures and routine transfers	\$ 37,757,916	\$ 35,124,988	\$ 37,645,366	\$ 44,048,897	\$ 49,638,869
Available fund balance as a percentage of expenditures and transfers to other funds	12.6%	37.1%	48.8%	46.9%	51.6%
Peer average for municipalities in NC with > \$10M in General Fund Expenditures, based on June 30, 2024 figures:	57.7%				

**General Fund – Fund Balance Summary**



Utility Fund Summary

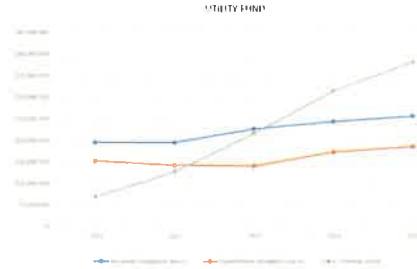
	2021	2022	2023	2024	2025
Revenues (budgetary basis)	\$ 19,829,707	\$ 19,736,202	\$ 22,830,483	\$ 24,532,582	\$ 25,832,345
Expenditures (budgetary basis)	\$ 15,539,547	\$ 14,569,058	\$ 14,338,736	\$ 17,581,099	\$ 19,844,798
Working capital*	\$ 7,294,726	\$ 13,053,741	\$ 21,859,568	\$ 31,653,678	\$ 38,277,116

\* - Working capital consists of current assets (excluding restricted cash) minus current liabilities



November 14, 2025

Utility Fund Summary



November 14, 2025

Other Required Communications

<b>Significant Accounting Policies</b> See Note 1 to the financial statements	<b>Unusual Policies or Methods</b> No matters are reportable	<b>Alternative Accounting Treatments</b> No matters are reportable	<b>Financial Statement Disclosures</b> No matters are reportable
<b>Disagreements with Management</b> No matters are reportable	<b>Consultation Outside of the Engagement Team</b> No matters are reportable	<b>Consultations with Other Accountants</b> No matters are reportable	<b>Difficulties Encountered in the Audit</b> No matters are reportable

Other Required Communications

<b>Management Judgements and Accounting Estimates</b> Allowance for uncollectible receivables Pension & OPEB liabilities and related balances Incurred But Not Reported claim liabilities Terms and discount rates used for lease and subscription liabilities	<b>Significant issues Discussed with Management</b> No matters are reportable	<b>Going Concern</b> No events or conditions noted
<b>Other Material Communications</b> Management Representation Letter		



Financial Performance Indicator of Concern (FPIC)

- Financial Performance Indicators of Concern are defined by the North Carolina Local Government Commission (LGC). If a unit has a financial indicator that is determined to be an FPIC, as determined in the LGC's annual Data Input Worksheet, a response must be provided to the LGC within 60 days of the presentation of the audit. The auditor must present the FPIC's to the units governing body within 45 days of issuing the report.
- The City of Goldsboro had 1 FPIC for the year ended June 30, 2025
  - The City's Water and Sewer Capital Asset Ratio (the remaining useful life of Water and Sewer capital assets as a ratio of their initially determined useful lives) is 0.32. A ratio of less than 0.50 is determined by the LGC to be an FPIC.
- The City must provide a response to the LGC regarding this FPIC by February 13, 2026
  - This response must be submitted to the LGC's File Transfer Portal at <https://filetransferportal.ncleg.gov/>



November 14, 2025

**Contact**

**Forvis Mazars**

Chief Clerk  
 Phone: 704-833-4444  
[chief.clerk@ncleg.gov](mailto:chief.clerk@ncleg.gov)

The information set forth in this presentation concerns the activities and commitments of the authority based upon information received and analyzed by industry information and legal authorities. Such analysis and conclusions should not be deemed opinions or conclusions by Forvis Mazars or the authority as to any particular situation or condition of the authority. The issuer should perform their own analysis and fact check their conclusions regarding any security situation. Further, the authority's commitments may be revised without notice and without changes in industry information and legal authorities.

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**CITY OF GOLDSBORO  
AGENDA MEMORANDUM  
JANUARY 5, 2026 CITY COUNCIL MEETING**

---

**TITLE:** Advisory Boards and Commissions Appointments

**DEPARTMENT:** City Manager's Office

---

**BACKGROUND:**

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

**DISCUSSION:**

Recommendations for appointments were requested from the respective Boards and Commissions. Applications were also solicited from the public at large. It is also customary for the City of Goldsboro to express its appreciation by Resolution to those members whose terms have expired, who have moved, or have resigned.

**BUDGET RELATIONSHIP:**

**STRATEGIC PLAN RELATIONSHIP:**

**STAFF RECOMMENDATION:**

Staff recommends that Council adopt the attached Resolutions:

1. Appointing members to Advisory Boards and Commissions in the City of Goldsboro.
2. Commending those individuals whose terms have expired, who have moved, or have resigned.

**MANAGER'S RECOMMENDATION:**

---

**APPROVERS**

Sakeithia Reece  
Kelly Arnold  
Matthew Livingston

**RESOLUTION 2025-**

**RESOLUTION APPOINTING MEMBERS TO ADVISORY BOARDS AND COMMISSIONS**

**WHEREAS**, continued involvement of citizens is vital to the performance of City government; and

**WHEREAS**, several members on the City's Advisory Boards and Commissions have moved, resigned, or were requested to be replaced; and

**WHEREAS**, the following distinguished citizens have expressed a desire to serve upon the indicated Board or Commission.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and City Council of the City of Goldsboro, North Carolina, that the following individuals be and are hereby appointed to the specified Boards and Commissions. The terms of the appointees shall expire on the dates indicated:

**Commission on Community Relations and Development**

**First Term Appointees**

Kristen Alexander	Term Expires 12-31-2028
Mareese Mitchell	Term Expires 12-31-2028

**Second Term Appointees**

Eric Ostendorf	Term Expires 12-31-2028
Jamar Branch	Term Expires 12-31-2028
John Twitty	Term Expires 12-31-2028

**Historic District Commission**

**First Term Appointee**

Manning Musgrave (moved from Alt.)	Term Expires 12-31-2028
------------------------------------	-------------------------

**Second Term Appointee**

Judith McMillen	Term Expires 12-31-2028
-----------------	-------------------------

**Filling an Unexpired Term (Alt)**

Rebecca Dunn	Term Expires 12-31-2026
--------------	-------------------------

**Parks and Recreation Advisory Commission**

**First Term Appointees**

LaToya Stallings	Term Expires 12-31-2028
Darrell Smith	Term Expires 06-30-2026

**Mayor's Committee for Persons with Disabilities**

**First Term Appointees**

Janet Baber	Term Expires 12-31-2028
Rhonda Vick	Term Expires 12-31-2028
Kenneth Coley	Term Expires 12-31-2028

**Second Term Appointees**

Tamara Wilder	Term Expires 12-31-2028
Cory Remsburg	Term Expires 12-31-2028
Lauren Wood	Term Expires 12-31-2028

**Goldsboro Planning Commission**

**First Term Appointee**

Kevin Woodard	Term Expires 12-31-2028
---------------	-------------------------

**Goldsboro Tourism Council**

**Filling Unexpired Term**

Earl Moore	Term Expires 12-31-2026
Alicia Frizzell	Term Expires 12-31-2027

**GWTA**

**Second Term Appointee**

Felicia Brown	Term Expires 12-31-2026
---------------	-------------------------

This Resolution shall be in full force and effect from and after January 5, 2026.

---

Charles Gaylor, IV  
Mayor

Attested by:

---

Laura Getz  
City Clerk

**RESOLUTION NO. 2026 -**

**RESOLUTION COMMENDING INDIVIDUALS WHO HAVE SERVED ON ADVISORY  
BOARDS AND COMMISSIONS OF THE CITY OF GOLDSBORO**

**WHEREAS**, citizen participation is vital to responsible government; and

**WHEREAS**, the following individuals have served the local citizenry by their service upon the advisory Boards and Commissions of the City of Goldsboro; and

**WHEREAS**, the Mayor and City Council wish to commend these civic-minded citizens for their voluntary contributions to the City of Goldsboro.

**NOW, THEREFORE BE IT RESOLVED** by the Mayor and the City Council of the City of Goldsboro, North Carolina, that:

1. The following individuals are recognized for their service on the City’s advisory Boards and Commissions and are commended for their contributions to the operation of Goldsboro’s municipal government:

**Commission on Community Relations and Development**

Carole Battle  
Rodney Robinson

**Historic District Commission**

Terry Cottle

**Recreation Advisory Commission**

Larry Gerrard

**Mayor’s Committee for Persons with Disabilities**

Wanda Becton  
Althea Brooks

**Planning Commission**

Kevin Brown

**Goldsboro Tourism Council**

Shelia Exum  
Summer Deyton

2. Certificates of Appreciation signed by the Mayor, City Manager, and Chairperson will be sent to the individuals by the liaison of the various Boards and Commissions.
3. This Resolution shall be in full force and effect from and after this 5<sup>th</sup> day of January, 2026.

\_\_\_\_\_  
Charles Gaylor, IV  
Mayor

**CITY OF GOLDSBORO  
AGENDA MEMORANDUM  
JANUARY 5, 2026 CITY COUNCIL MEETING**

---

**TITLE:** Presentation of the Capital Improvement Plan and the City's Financial Position

**DEPARTMENT:** City Manager's Office

---

**BACKGROUND:**

In order to provide additional perspective on the City's financial position, Davenport has compiled Discussion materials for Credit Rating Overview, General Fund Operations and Fund Balance, Existing Tax Supported Debt Profile, FY 2026 CIP Budget and Capital Improvement Plan Overview. The City is in the process of updating its Capital Improvement Plan ("CIP"). As a long-range plan, the CIP reflects the City's policy regarding long-range physical and economic development. By providing a planned schedule of public improvements, the CIP outlines present and future public needs and priorities.

**DISCUSSION:**

The Fiscal Policy Guidelines for the City of Goldsboro that was adopted April 19, 2010; adopted UF Revision on February 15, 2012, city staff recommends revising the proposed GF Fund Balance Policy and Proposed UF Liquidity Policy. City staff and consultants have designed metrics to track and measure the outcomes for General Fund Balance, Utility Fund Liquidity, and City Bond Rating. These Finance Department metrics demonstrate the city's commitment to achieving the Council's goals.

**BUDGET RELATIONSHIP:**

General Fund Balance Policy

- The City of Goldsboro strives to maintain the unassigned fund balance in the General Fund at a level sufficient to meet its objectives.
  - The City will target an unassigned fund balance at the close of each fiscal year equal to at least 15% of General Fund operating expenditures and transfers out; at no time shall the unassigned fund balance fall below 10% of General Fund operating expenditures and transfers out without Council approval.
- The City Council may, from time-to-time, appropriate fund balances that will reduce unassigned fund balances below the 10% policy for the purposes of a declared fiscal emergency or other such global purpose as to protect the long-term fiscal security of the City of Goldsboro.
  - In such circumstances, the Council will adopt a plan to restore the unassigned fund balances to the policy level within 36 months from the date of the appropriation. If restoration cannot be accomplished within such a time period without severe hardship for the City, then the Council will establish a different but appropriate time period.

- Based on preliminary discussions with City Staff, the may City consider amending the current Unassigned Fund Balance policy.

**STRATEGIC PLAN RELATIONSHIP:**

**STAFF RECOMMENDATION:**

City staff, working with Davenport, continues to track and measure outcomes related to the City's financial position: General Fund balance, Utility Fund Liquidity, and City Bond Rating. Each metric has clearly defined Targets, Organizational Effects, Target Data, and Significance to support the City Council's goals.

**MANAGER'S RECOMMENDATION:**

---

**APPROVERS**

Sakeithia Reece  
Laura Getz  
Kelly Arnold  
Matthew Livingston

# Discussion Materials

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City of Goldsboro, North Carolina



January 5, 2026



# Contents / Agenda

**3** Credit Rating Overview

**5** General Fund Operations and Fund Balance

**7** Existing Tax Supported Debt Profile

**11** FY 2026 CIP Budget

**14** Capital Improvement Plan Overview

## Appendix

**A** Appendix A: General Fund Proposed Capital Improvement Plan Detail

**B** Appendix B: Total Existing Debt Detail

**C** Appendix C: City's Financial Policies

# Credit Rating Overview

# Credit Overview

## Credit Rating Overview

- The City currently has the following ratings:
  - Moody's: **Aa2**
    - Last Rating Report: 3/13/2025
    - Last Annual Issuer Comment Report: 11/13/2019
    - Last Rating Change: Upgraded to 'Aa2' (5/7/2012)
  - S&P: **AA**
    - Last Rating Report: 7/1/2021
    - Last Review Date: 2/20/2025
    - Last Rating Change: Upgraded to 'AA' (7/10/2018)


Moody's Investors Service	Standard & Poor's	Fitch Ratings
Aaa	AAA	AAA
Aa1	AA+	AA+
<b>Aa2</b>	<b>AA</b>	AA
Aa3	AA-	AA-
A1	A+	A+
A2	A	A
A3	A-	A-
Baa1	BBB+	BBB+
Baa2	BBB	BBB
Baa3	BBB-	BBB-
Non Investment Grade		

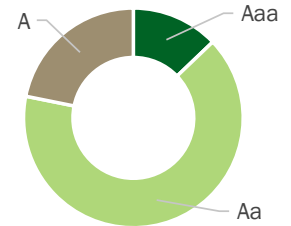
- The City has adopted a Bond Rating Policy that states the City will maintain a very strong/high bond rating to be considered a “low-risk” borrower when obtaining funding for projects. The City will target the Moody's Aa1 / S&P AA+ rating; at no time shall the rating drop below Aa2/AA without Council notification.

## Rating Peer Comparatives


- The following pages contain peer comparatives based on the Moody's rating categories below:

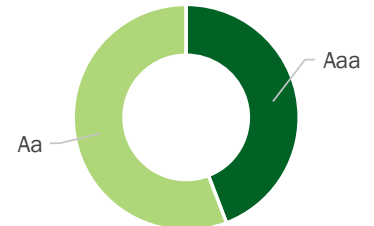
### National Moody's Rated Cities and Towns

	Number of Credits	Percentage of Credits
		
<b>Aaa</b>	259	13%
<b>Aa</b>	1316	65%
<b>A</b>	440	22%
<b>Total</b>	<b>2,015</b>	<b>100%</b>



### North Carolina Moody's Rated Cities and Towns

	Number of Credits	Percentage of Credits
		
<b>Aaa</b>	19	44%
<b>Aa</b>	24	56%
<b>A</b>	0	0%
<b>Total</b>	<b>43</b>	<b>100%</b>



NC 'Aaa': Apex, Asheville, Cary, Chapel Hill, Charlotte, Concord, Davidson, Durham, Fuquay-Varina, Greensboro, Holly Springs, Huntersville, Matthews, Mooresville, Morrisville, Raleigh, Wake Forest, Wilmington, Winston-Salem

NC 'Aa': Burlington, Carrboro, Clayton, Fayetteville, Garner, Gastonia, Goldsboro, Greenville, Hickory, High Point, Indian Trail, Jacksonville, Kannapolis, Knightdale, Leland, Monroe, Mount Holly, Nags Head, River Bend, Rocky Mount, Sanford, Thomasville, Wilson, Zebulon

NC 'A': None.

Note: Peer Comp / Rating info as of December 2025. Sourced to Moody's MFRA database. FY 2024 Data in most cases.

# General Fund Operations and Fund Balance

# Current General Fund Balance (“GFB”) Policy

## Unassigned Fund Balance

### General Fund Balance Policy

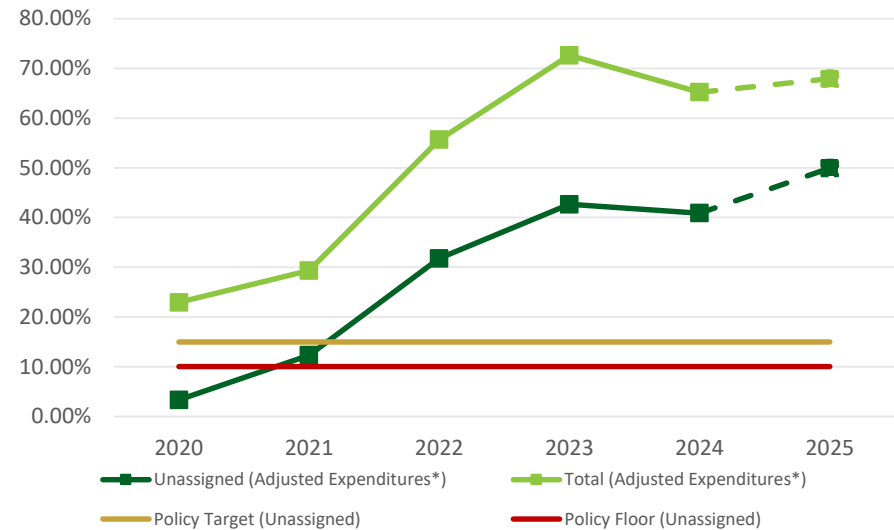
- The City of Goldsboro will strive to maintain the unassigned fund balance in the General Fund at a level sufficient to meet its objectives.
  - The City will target an unassigned fund balance at the close of each fiscal year equal to at least **15%** of General Fund operating expenditures and transfers out; at no time shall the unassigned fund balance fall below **10%** of General Fund operating expenditures and transfers out without Council approval.
- The City Council may, from time-to-time, appropriate fund balances that will reduce unassigned fund balances below the 10% policy for the purposes of a declared fiscal emergency or other such global purpose as to protect the long-term fiscal security of the City of Goldsboro.
  - In such circumstances, the Council will adopt a plan to restore the unassigned fund balances to the policy level within 36 months from the date of the appropriation. If restoration cannot be accomplished within such time period without severe hardship to the City, then the Council will establish a different but appropriate time period.
- *Based on preliminary discussions with City Staff, the may City consider amending the current Unassigned Fund Balance policy.*

Unassigned GFB Target %	FY 25 GF Expenditures *	Unassigned GFB Target (\$)	FY 25 Unassigned GFB	Unassigned GFB over Target
20%	49,638,699	9,927,740	24,785,737	14,857,997
30%	49,638,699	14,891,610	24,785,737	9,894,127
40%	49,638,699	19,855,480	24,785,737	4,930,257

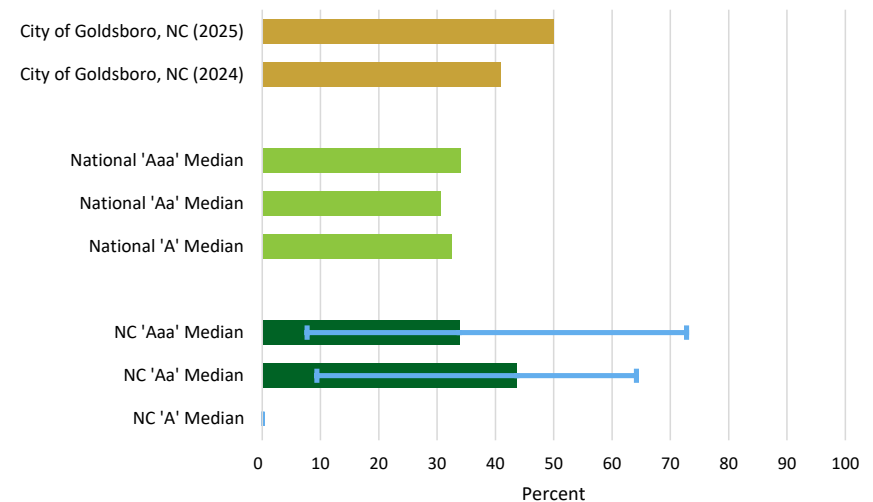
\* Includes General Fund Expenditures and Transfers Out per the City Policy.

\*FY 2022 Adjusted Expenditures inclusive of General Fund Personnel Expenses paid from one-time ARPA Revenue.

### General Fund Balance as a % of Expenditures and Transfers Out



### Unassigned Fund Balance as % of Expenditures

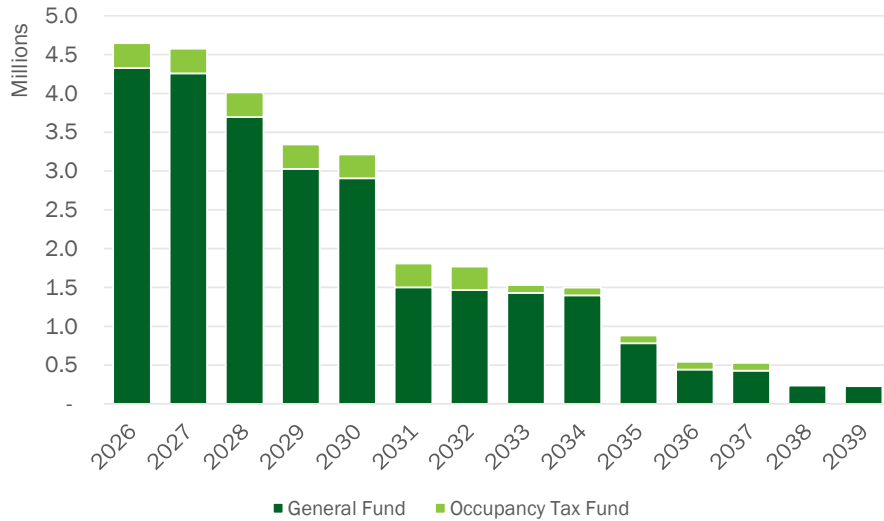


Source: City Audits

# Existing Tax Supported Debt Profile

# Existing Tax Supported Debt

## Tax Supported Debt Service



## Tax Supported Debt Service

FY	General Fund	Occupancy Tax Fund	Total
<b>Total</b>	<b>26,128,750</b>	<b>2,684,000</b>	<b>28,812,750</b>
2026	4,327,054	321,000	4,648,054
2027	4,260,282	318,000	4,578,282
2028	3,696,604	315,000	4,011,604
2029	3,029,723	312,000	3,341,723
2030	2,906,176	309,000	3,215,176
2031	1,500,859	306,000	1,806,859
2032	1,465,348	303,000	1,768,348
2033	1,430,476	100,000	1,530,476
2034	1,396,149	100,000	1,496,149
2035	780,907	100,000	880,907
2036	443,328	100,000	543,328
2037	427,219	100,000	527,219
2038	235,969	-	235,969
2039	228,656	-	228,656

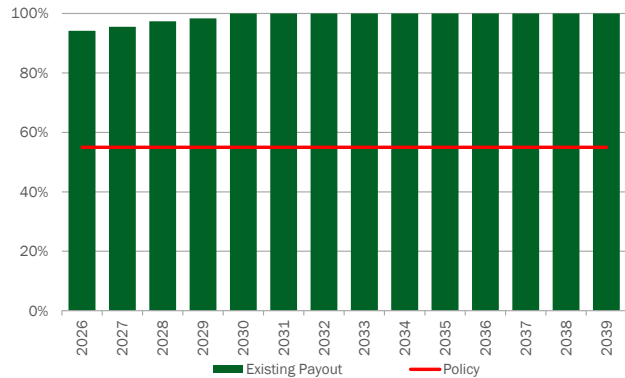
## Par Outstanding – Estimated as of 6/30/2025

Type	Par Amount
General Fund	\$22,418,585
Occupancy Tax Fund	\$2,600,000
<b>Total</b>	<b>\$25,018,585</b>

■ The City's Tax Supported Debt consists of obligations paid for from the General Fund and from Occupancy Tax.

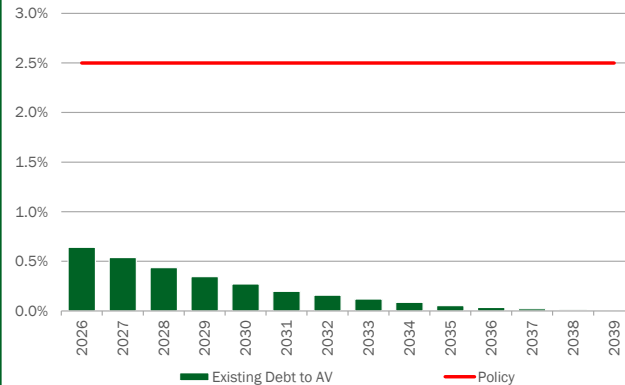
# Existing Tax-Supported Debt Policies

## 10-Year Payout

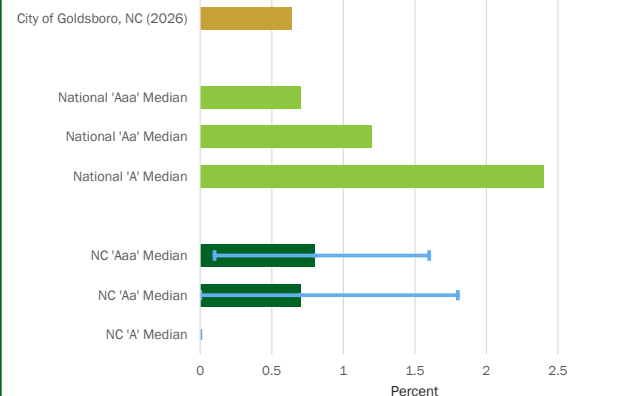


- FY 26 Existing 10-year Payout: **94.2%**
- The 10-Year Payout Ratio measures the amount of principal to be retired in the next 10 years.
- The Ratio is an important metric that indicates whether or not a locality is back-loading its debt.
- The City has a policy in place establishing a minimum 10-year payout ratio of 55%.

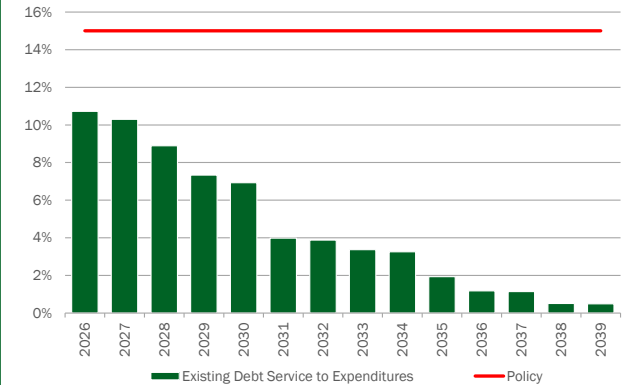
## Debt to Assessed Value



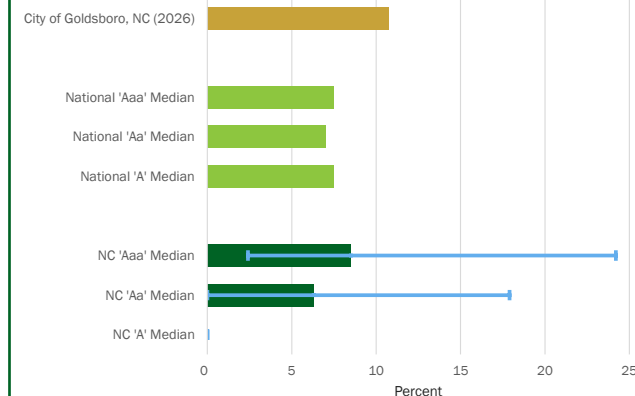
- FY 26 Existing Debt to Assessed Value: **0.64%**
- Assumed Future Growth Rates
  - FY 26 Assessed Value: \$3,900,000,000
  - FY 26 & Beyond: 1.00%
- The City has a policy in place establishing a maximum debt to assessed value ratio of 2.5%.



## Debt Service to Expenditures



- FY 26 Existing D.S. to Exp.: **10.73%**
- Assumed Future Growth Rates
  - FY 24 Adj. Exp: \$37,922,542
  - FY 24 & Beyond: 1.00%
- The City has a policy in place establishing a maximum debt service to expenditures ratio of 15%.



# Debt Affordability Analysis

## Existing General Fund Debt Only

A Fiscal Year	B C D E F Capital Funding Requirements					G H I J Revenue Available for DS				K L Cash Flow Surplus (Deficit)	
	Existing Debt Service	Existing Vehicle & Equipment Debt Service	Proposed Debt Service	CIP Pay-Go Cash	Total Requirements	General Fund Budgeted Debt Service	Powell Bill	Other Revenue Available	Total Revenues Available	Annual Surplus/ (Deficit)	Capital Reserve (Unadjusted)
2025											\$0
2026	\$ 2,124,971	\$ 2,202,083	\$ -	\$ -	\$ 4,327,054	\$ 4,055,736	\$ -	\$ 271,318	\$ 4,327,054	\$0	0
2027	2,059,605	2,200,677	-	-	4,260,282	4,055,736	-	204,546	4,260,282	0	0
2028	1,989,239	1,707,365	-	-	3,696,604	4,055,736	-	-	4,055,736	359,132	359,132
2029	1,766,823	1,262,900	-	-	3,029,723	4,055,736	-	-	4,055,736	1,026,013	1,385,145
2030	1,713,057	1,193,119	-	-	2,906,176	4,055,736	-	-	4,055,736	1,149,560	2,534,705
2031	1,179,291	321,567	-	-	1,500,859	4,055,736	-	-	4,055,736	2,554,877	5,089,582
2032	1,143,639	321,709	-	-	1,465,348	4,055,736	-	-	4,055,736	2,590,388	7,679,970
2033	1,109,019	321,457	-	-	1,430,476	4,055,736	-	-	4,055,736	2,625,260	10,305,230
2034	1,074,400	321,749	-	-	1,396,149	4,055,736	-	-	4,055,736	2,659,587	12,964,817
2035	459,297	321,610	-	-	780,907	4,055,736	-	-	4,055,736	3,274,829	16,239,646
2036	443,328	-	-	-	443,328	4,055,736	-	-	4,055,736	3,612,408	19,852,054
2037	427,219	-	-	-	427,219	4,055,736	-	-	4,055,736	3,628,517	23,480,571
2038	235,969	-	-	-	235,969	4,055,736	-	-	4,055,736	3,819,767	27,300,338
2039	228,656	-	-	-	228,656	4,055,736	-	-	4,055,736	3,827,080	31,127,418
2040	-	-	-	-	-	4,055,736	-	-	4,055,736	4,055,736	35,183,154
2041	-	-	-	-	-	4,055,736	-	-	4,055,736	4,055,736	39,238,890
2042	-	-	-	-	-	4,055,736	-	-	4,055,736	4,055,736	43,294,626
2043	-	-	-	-	-	4,055,736	-	-	4,055,736	4,055,736	47,350,362
2044	-	-	-	-	-	4,055,736	-	-	4,055,736	4,055,736	51,406,098
2045	-	-	-	-	-	4,055,736	-	-	4,055,736	4,055,736	55,461,834
2046	-	-	-	-	-	4,055,736	-	-	4,055,736	4,055,736	59,517,570
2047	-	-	-	-	-	4,055,736	-	-	4,055,736	4,055,736	63,573,306
2048	-	-	-	-	-	4,055,736	-	-	4,055,736	4,055,736	67,629,042
2049	-	-	-	-	-	4,055,736	-	-	4,055,736	4,055,736	71,684,778
2050	-	-	-	-	-	4,055,736	-	-	4,055,736	4,055,736	75,740,514
2051	-	-	-	-	-	4,055,736	-	-	4,055,736	4,055,736	79,796,250
2052	-	-	-	-	-	4,055,736	-	-	4,055,736	4,055,736	83,851,986
2053	-	-	-	-	-	4,055,736	-	-	4,055,736	4,055,736	87,907,722
2054	-	-	-	-	-	4,055,736	-	-	4,055,736	4,055,736	91,963,458
2055	-	-	-	-	-	4,055,736	-	-	4,055,736	4,055,736	96,019,194
<b>Totals</b>	<b>\$ 15,954,514</b>	<b>\$ 10,174,236</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 26,128,750</b>			<b>\$ 475,864</b>			

Note 1: Represents outstanding payments for long term debt service (column B) and Vehicle and Equipment debt service (column C). Does not include debt paid from Occupancy Tax Fund.  
 Note 2: Per City Staff, the City can make available annually recurring revenues equal to the FY 2025 Debt Service Budget of \$4,055,736.  
 Note 3: The City has dedicated \$1.2 million of Powell Bill Revenue for future projects.  
 Note 4: Represents Additional General Fund Revenue and/or Fund Balance the City has committed to spend related to the 2025 Vehicle/Equipment Financing.  
 Additional Note: Value of a Penny in FY 2026 equal to \$385,675, per FY 2026 Budget. Assumed to grow at 1.00% in future years.

# FY 2026 CIP Budget

# FY 2026 Budgeted Projects to be Funded

## FY 2026 Projects

A	B	C
Uses of Funds	2026	Funding Source
1 Radios	400,000	Pay-Go
2 16 Ton Tandem Dump Truck -1	190,000	Pay-Go
3 Open Body Dump Truck (T827)	120,000	Pay-Go
4 Storage Expansion	120,000	Pay-Go
5 Staff/Response Vehicle Replacement (A-979)	70,000	Pay-Go
6 Annual Street Resurfacing Project - Pay-Go	1,212,700	Pay-Go
7 Police Fleet Replacement (Patrol)-1	573,305	Pay-Go
8 Fire Truck Replacement (Pumper) F- 746	912,216	Pay-Go
9 In Park Walking Paths (Grant Funded)	50,000	Grants/Outside Funding
10 Kubota Backhoe Attachment with Bucket	29,357	Pay-Go
11 Remote Cameras for Police and Parks and Recreation	50,000	Pay-Go
12 2025 Mack New Way Rotopac	430,000	Pay-Go
13 Integrated Ballistic Identification System and NIBIN Cartiridge Cases Acquisition & Triage Package	177,004	Pay-Go
14 (25) Portable Radios & Equipment for Officers @\$5,163.07	129,077	Pay-Go
15 2025 F250 Crew Cab Pickup	52,316	Pay-Go
16 Kubota Tractor with Front End Loader	60,848	Pay-Go
17 Greens Mower	57,000	Pay-Go
18 Loan Costs FY26 Debt Borrowing	-	Pay-Go
19 F3111 Fire Capital Equipment Fund (Insurance / General Fund)	938,518	Insurance Proceeds / GF
20 Union Station Stabilization (Grant Funded)	1,300,000	Grants/Outside Funding
21 Public Safety Facility (Grant Funded)	1,625,000	Grants/Outside Funding
<b>22 General Fund 2026 Total Uses of Funds</b>	<b>8,497,341</b>	
23		
24 Sources of Funds	2026	
25 Insurance Proceeds/General Fund	938,518	
26 Grant Funds	2,975,000	
27 Powell Bill (Pay-Go)	1,212,700	
28 Pay-Go/Fund Balance	3,371,123	
29 2026 Debt Financing Amount	-	
<b>30 General Fund 2026 Total Sources of Funds</b>	<b>8,497,341</b>	

Note: The CIP shown here does not include operating capital (typically projects \$50,000 or less). For example, this does not include the Firehose/Appliance Project (\$25,000) and the Self-Contained Breathing Apparatus (SCBA) Project (\$55,000).

# Debt Affordability Analysis

## Existing and Proposed City Capital | FY 2026 Projects Only

A	B C D E F Capital Funding Requirements					G H I J Revenue Available for DS				K L Cash Flow Surplus (Deficit)		M Additional Revenue	N O Adj. Surplus/ (Deficit)		
Fiscal Year	Existing Debt Service	Existing Vehicle & Equipment Debt Service	Proposed Debt Service	CIP Pay-Go Cash	Total Requirements	General Fund Budgeted Debt Service	Powell Bill	Other Revenue Available	Total Revenues Available	Annual Surplus/ (Deficit)	Capital Reserve (Unadjusted)	Additional Equivalent Revenue Impact	Adjusted Surplus/ (Deficit)	Adjusted Capital Reserve	
										(J - F)				(K + L + M)	
										\$0				\$0	
2025															
2026	\$ 2,124,971	\$ 2,202,083	\$ -	\$ 4,583,823	\$ 8,910,877	\$ 4,055,736	\$ 1,200,000	\$ 271,318	\$ 5,527,054	(\$3,383,823)	(3,383,823)	3,383,823	\$0	0	
2027	2,059,605	2,200,677	-	1,200,000	5,460,282	4,055,736	1,200,000	204,546	5,460,282	0	(3,383,823)		0	0	
2028	1,989,239	1,707,365	-	1,200,000	4,896,604	4,055,736	1,200,000	-	5,255,736	359,132	(3,024,691)		359,132	359,132	
2029	1,766,823	1,262,900	-	1,200,000	4,229,723	4,055,736	1,200,000	-	5,255,736	1,026,013	(1,998,678)		1,026,013	1,385,145	
2030	1,713,057	1,193,119	-	1,200,000	4,106,176	4,055,736	1,200,000	-	5,255,736	1,149,560	(849,118)		1,149,560	2,534,705	
2031	1,179,291	321,567	-	1,200,000	2,700,859	4,055,736	1,200,000	-	5,255,736	2,554,877	1,705,759		2,554,877	5,089,582	
2032	1,143,639	321,709	-	1,200,000	2,665,348	4,055,736	1,200,000	-	5,255,736	2,590,388	4,296,147		2,590,388	7,679,970	
2033	1,109,019	321,457	-	1,200,000	2,630,476	4,055,736	1,200,000	-	5,255,736	2,625,260	6,921,407		2,625,260	10,305,230	
2034	1,074,400	321,749	-	1,200,000	2,596,149	4,055,736	1,200,000	-	5,255,736	2,659,587	9,580,994		2,659,587	12,964,817	
2035	459,297	321,610	-	1,200,000	1,980,907	4,055,736	1,200,000	-	5,255,736	3,274,829	12,855,823		3,274,829	16,239,646	
2036	443,328	-	-	1,200,000	1,643,328	4,055,736	1,200,000	-	5,255,736	3,612,408	16,468,231		3,612,408	19,852,054	
2037	427,219	-	-	1,200,000	1,627,219	4,055,736	1,200,000	-	5,255,736	3,628,517	20,096,748		3,628,517	23,480,571	
2038	235,969	-	-	1,200,000	1,435,969	4,055,736	1,200,000	-	5,255,736	3,819,767	23,916,515		3,819,767	27,300,338	
2039	228,656	-	-	1,200,000	1,428,656	4,055,736	1,200,000	-	5,255,736	3,827,080	27,743,595		3,827,080	31,127,418	
2040	-	-	-	1,200,000	1,200,000	4,055,736	1,200,000	-	5,255,736	4,055,736	31,799,331		4,055,736	35,183,154	
2041	-	-	-	1,200,000	1,200,000	4,055,736	1,200,000	-	5,255,736	4,055,736	35,855,067		4,055,736	39,238,890	
2042	-	-	-	1,200,000	1,200,000	4,055,736	1,200,000	-	5,255,736	4,055,736	39,910,803		4,055,736	43,294,626	
2043	-	-	-	1,200,000	1,200,000	4,055,736	1,200,000	-	5,255,736	4,055,736	43,966,539		4,055,736	47,350,362	
2044	-	-	-	1,200,000	1,200,000	4,055,736	1,200,000	-	5,255,736	4,055,736	48,022,275		4,055,736	51,406,098	
2045	-	-	-	1,200,000	1,200,000	4,055,736	1,200,000	-	5,255,736	4,055,736	52,078,011		4,055,736	55,461,834	
2046	-	-	-	1,200,000	1,200,000	4,055,736	1,200,000	-	5,255,736	4,055,736	56,133,747		4,055,736	59,517,570	
2047	-	-	-	1,200,000	1,200,000	4,055,736	1,200,000	-	5,255,736	4,055,736	60,189,483		4,055,736	63,573,306	
2048	-	-	-	1,200,000	1,200,000	4,055,736	1,200,000	-	5,255,736	4,055,736	64,245,219		4,055,736	67,629,042	
2049	-	-	-	1,200,000	1,200,000	4,055,736	1,200,000	-	5,255,736	4,055,736	68,300,955		4,055,736	71,684,778	
2050	-	-	-	1,200,000	1,200,000	4,055,736	1,200,000	-	5,255,736	4,055,736	72,356,691		4,055,736	75,740,514	
2051	-	-	-	1,200,000	1,200,000	4,055,736	1,200,000	-	5,255,736	4,055,736	76,412,427		4,055,736	79,796,250	
2052	-	-	-	1,200,000	1,200,000	4,055,736	1,200,000	-	5,255,736	4,055,736	80,468,163		4,055,736	83,851,986	
2053	-	-	-	1,200,000	1,200,000	4,055,736	1,200,000	-	5,255,736	4,055,736	84,523,899		4,055,736	87,907,722	
2054	-	-	-	1,200,000	1,200,000	4,055,736	1,200,000	-	5,255,736	4,055,736	88,579,635		4,055,736	91,963,458	
2055	-	-	-	1,200,000	1,200,000	4,055,736	1,200,000	-	5,255,736	4,055,736	92,635,371		4,055,736	96,019,194	
<b>Totals</b>	<b>\$ 15,954,514</b>	<b>\$ 10,174,236</b>	<b>\$ -</b>	<b>\$ 60,983,823</b>	<b>\$ 87,112,573</b>			<b>\$ 475,864</b>				<b>\$3,383,823</b>			
	(Note 1)					(Note 2)	(Note 3)	(Note 4)							

Note 1: Represents outstanding payments for long term debt service (column B) and Vehicle and Equipment debt service (column C). Does not include debt paid from Occupancy Tax Fund.

Note 2: Per City Staff, the City can make available annually recurring revenues equal to the FY 2025 Debt Service Budget of \$4,055,736.

Note 3: The City has dedicated \$1.2 million of Powell Bill Revenue for future projects.

Note 4: Represents Additional General Fund Revenue and/or Fund Balance the City has committed to spend related to the 2025 Vehicle/Equipment Financing.

Additional Note: Value of a Penny in FY 2026 equal to \$385,675, per FY 2026 Budget. Assumed to grow at 1.00% in future years.

Annual surpluses represent future funding affordability for Capital.

# Capital Improvement Plan Overview

# Capital Improvement Plan Overview

- The City is in the process of updating its Capital Improvement Plan (“CIP”). As a long-range plan, the CIP reflects the City’s policy regarding long range physical and economic development. By providing a planned schedule of public improvements, the CIP outlines present and future public needs and priorities.
- As part of the CIP process, a Prioritization Matrix System is implemented in order to assist in the setting of priorities for capital projects.
  - The Prioritization Matrix includes **Priority** (High, Medium or Low) and **Criteria** (1, 2, 3 or 4). Within the Matrix there are associated **Funding Levels** (A, B or C), as shown in the graphic below.

Prioritization Matrix		Priority		
		High	Medium	Low
Criteria	1	<b>Funding Level A</b>		
	2		<b>Funding Level B</b>	
	3			<b>Funding Level C</b>
	4			

## Funding Levels

<b>Level A:</b>	Highest consideration for funding resources
<b>Level B:</b>	Moderate consideration for funding resources
<b>Level C:</b>	Least consideration for funding resources

## Priority Categories

<b>High:</b>	Project mandated by local, state, or federal regulations, or Project is a high priority of the Town Board, or Project substantially reduces losses or increases revenues.
<b>Medium:</b>	Project maintains existing service levels, or Project results in better efficiency or service delivery, or Project reduces operational costs, or Project improves work force morale.
<b>Low:</b>	Project is not mandated, or Project improves service levels, or Project improves quality of life.

## Criteria Categories

<b>1:</b>	Health/Safety/Welfare - projects that protect the health, safety and welfare of the community and the employees serving it.
<b>2:</b>	Maintenance/Replacement - projects that provide for the maintenance of existing systems and equipment.
<b>3:</b>	Expansion of Existing Programs - projects which enhance the existing systems and programs allowing for expansion of existing services.
<b>4:</b>	Expansion of New Programs - projects that allow for expansion into new programs and services.

# Proposed Capital Improvement Plan Summary

## All City Funds

	A	B	C	D	E	F	G	H
<b>Capital Improvement Plan Summary</b>								
<b>FY 2027 - 2032 Proposed CIP</b>								
1	<b>Fiscal Year</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>FY 27-32 Total</b>
2	<b>General Fund</b>							
3	Funding Level A	5,320,600	6,965,600	6,965,600	3,200,000	3,800,000	3,200,000	29,451,800
4	Funding Level B	5,783,920	4,153,520	2,534,920	2,478,800	4,678,800	2,393,800	22,023,760
5	Funding Level C	25,000	350,000	-	210,000	-	-	585,000
6	<b>Total</b>	<b>11,129,520</b>	<b>11,469,120</b>	<b>9,500,520</b>	<b>5,888,800</b>	<b>8,478,800</b>	<b>5,593,800</b>	<b>52,060,560</b>
7								
8	<b>Utility Fund</b>							
9	Funding Level A	13,840,000	16,839,833	11,265,000	128,587,154	109,055,526	30,499,011	310,086,524
10	Funding Level B	3,750,176	1,840,000	2,372,000	20,882,582	9,487,771	10,455,965	48,788,494
11	Funding Level C	-	-	-	-	-	-	-
12	<b>Total</b>	<b>17,590,176</b>	<b>18,679,833</b>	<b>13,637,000</b>	<b>149,469,736</b>	<b>118,543,297</b>	<b>40,954,976</b>	<b>358,875,018</b>
13								
14	<b>Stormwater Fund</b>							
15	Funding Level A	1,400,000	1,000,000	-	-	-	-	2,400,000
16	Funding Level B	1,100,000	300,000	225,000	240,000	500,000	140,000	2,505,000
17	Funding Level C	-	-	-	-	-	-	-
18	<b>Total</b>	<b>2,500,000</b>	<b>1,300,000</b>	<b>225,000</b>	<b>240,000</b>	<b>500,000</b>	<b>140,000</b>	<b>4,905,000</b>
19								
20	<b>Occupancy Tax Fund</b>							
21	Funding Level A	-	-	-	-	-	-	-
22	Funding Level B	550,000	-	-	-	-	-	550,000
23	Funding Level C	-	-	-	-	-	95,000	95,000
24	<b>Total</b>	<b>550,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>95,000</b>	<b>645,000</b>
25								
26	<b>Grant Total</b>	<b>31,769,696</b>	<b>31,448,953</b>	<b>23,362,520</b>	<b>155,598,536</b>	<b>127,522,097</b>	<b>46,783,776</b>	<b>416,485,578</b>

Note: The CIP shown here does not include operating capital (typically projects \$50,000 or less). For example, this does not include the Firehose/Appliance Project (\$25,000) and the Self-Contained Breathing Apparatus (SCBA) Project (\$55,000).

# FY 2027-2032 Proposed General Fund CIP by Project

## General Fund - Funding Level A Only

A	B	C	D	E	F	G	H	I
Uses of Funds	Category	2027	2028	2029	2030	2031	2032	FY 27-32 Total
1 Boiler and Controls Replacement	Heavy Equipment (10)	345,000	-	-	-	-	-	345,000
2 Computer Replacement Plan-1	Vehicles/IT (5)	600,000	-	-	-	-	-	600,000
3 Computer Replacement Plan-2	Vehicles/IT (5)	-	-	-	-	600,000	-	600,000
4 Joint Public Safety Complex	Facilities (20)	-	3,000,000	3,000,000	-	-	-	6,000,000
5 Police Fleet Replacement (Patrol)-2	Vehicles/IT (5)	765,600	-	-	-	-	-	765,600
6 Police Fleet Replacement (Patrol)-3	Vehicles/IT (5)	-	765,600	-	-	-	-	765,600
7 Police Fleet Replacement (Patrol)-4	Vehicles/IT (5)	-	-	765,600	-	-	-	765,600
8 Front Loader Refuge Truck	Heavy Equipment (10)	410,000	-	-	-	-	-	410,000
9 Annual Street Resurfacing Project - Pay-Go	Streets (10)	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	7,200,000
10 Annual Street Resurfacing Project - Financing Tranche 1	Streets (10)	2,000,000	2,000,000	-	-	-	-	4,000,000
11 Annual Street Resurfacing Project - Financing Tranche 2	Streets (10)	-	-	2,000,000	2,000,000	-	-	4,000,000
12 Annual Street Resurfacing Project - Financing Tranche 3	Streets (10)	-	-	-	-	2,000,000	2,000,000	4,000,000
<b>13 Total Uses of Funds</b>		<b>5,320,600</b>	<b>6,965,600</b>	<b>6,965,600</b>	<b>3,200,000</b>	<b>3,800,000</b>	<b>3,200,000</b>	<b>29,451,800</b>
14								
<b>15 Sources of Funds</b>		<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>FY 27-32 Total</b>
16 Powell Bill (Pay-Go)		1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	7,200,000
17 Financing Proceeds		4,120,600	5,765,600	5,765,600	2,000,000	2,600,000	2,000,000	22,251,800
<b>18 Total Sources of Funds</b>		<b>5,320,600</b>	<b>6,965,600</b>	<b>6,965,600</b>	<b>3,200,000</b>	<b>3,800,000</b>	<b>3,200,000</b>	<b>29,451,800</b>

Note: The CIP shown here does not include operating capital (typically projects \$50,000 or less).

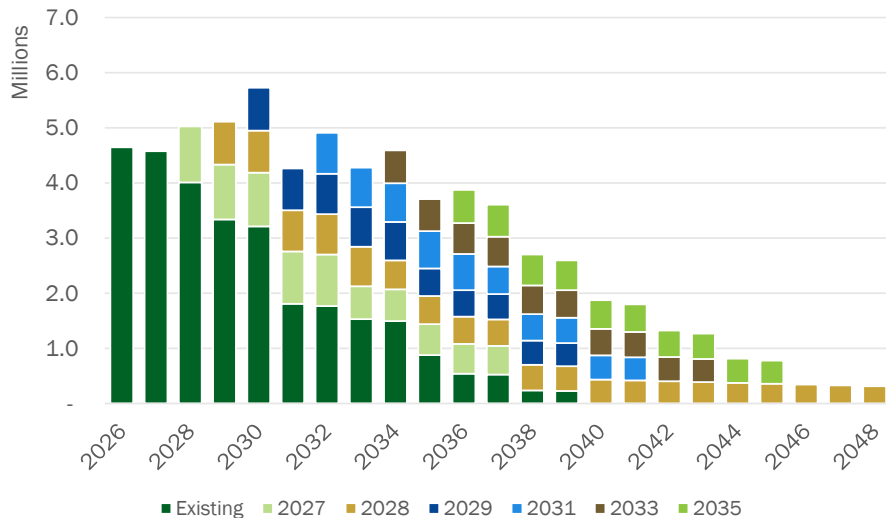
Note: The City is considering implementing a Street Resurfacing/Maintenance Plan to fund a total of \$32 million over a 10-year period funded with \$12 million of Pay-Go Powell Bill funds and \$20 million of financing proceeds. An additional \$12.8 million of Street Resurfacing projects are assumed to be funded through FY 2036, including \$1.2 million of Powell Bill Pay-Go per year and \$8 million of financing sources (\$4 million in FY 2033, \$4 million in FY 2035).

In addition to Funding Level A, the CIP includes an additional \$22.02 million of Funding Level B projects and \$0.585 million of Funding Level C projects. Funding Level B includes \$7,202,760 of Rolling Stock and \$11,840,000 of Heavy Equipment that has typically been funded on an annual basis. These expenditures are not factored into this analysis of Funding Level A Only.

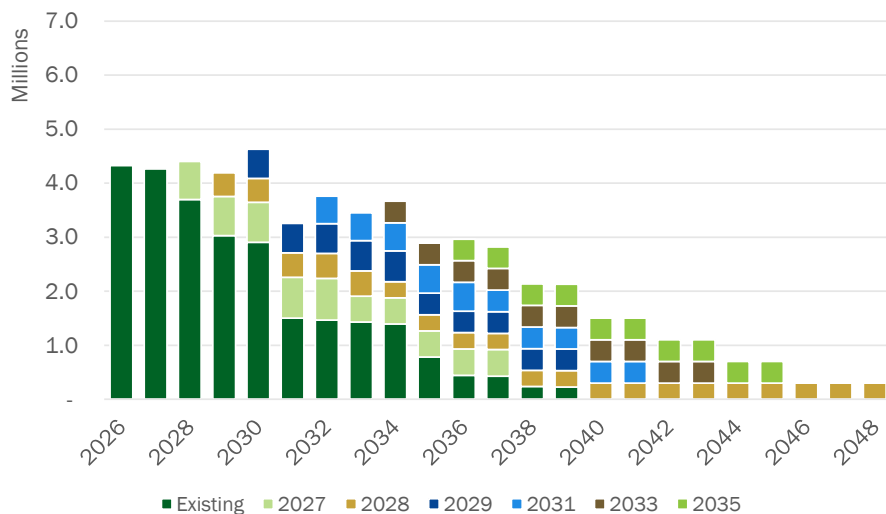
# Proposed Debt Service

## General Fund Projects | Funding Level A

### Proposed Debt Service



### Proposed Principal



### Financing Summary

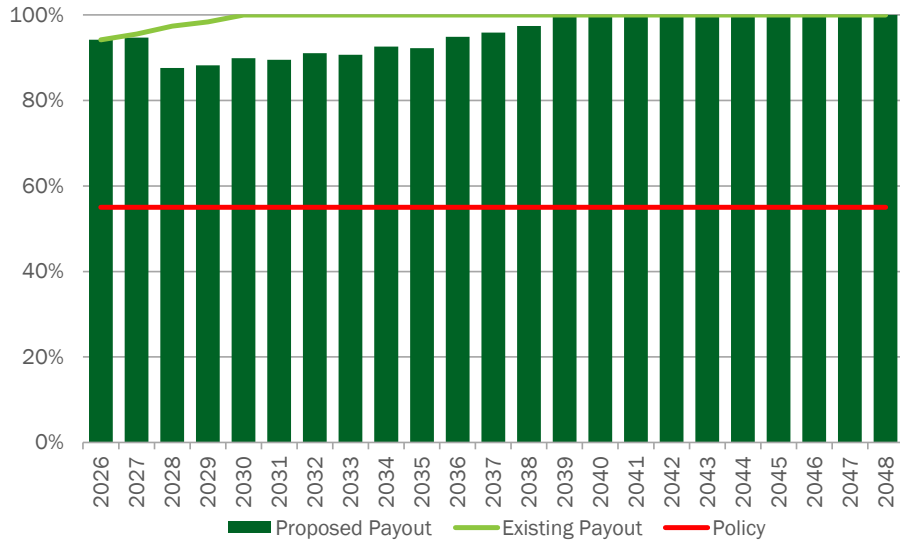
■ Financing Assumptions:	
— Interest Rate:	5.00%
— <u>Term:</u>	
— Vehicles/IT:	5 Years
— Heavy Equipment/Streets:	10 Years
— Joint Public Safety Complex:	20 Years
— <u>Amortization:</u>	
— Vehicles/IT/Equipment:	Level Debt Service
— Other Projects/Streets:	Level Principal
— First Principal:	FY after Issuance
— First Interest:	FY after Issuance
■ Debt Issued:	
— FY 2027:	\$6,120,600
— FY 2028:	\$6,765,600
— FY 2029:	\$4,765,600
— FY 2030:	\$0
— FY 2031:	\$4,600,000
— FY 2032:	\$0
— <b>CIP Period Subtotal:</b>	<b>\$22,251,800</b>
— FY 2033:	\$4,000,000
— FY 2034:	\$0
— FY 2035:	\$4,000,000
— <b>Grand Total:</b>	<b>\$30,251,800</b>
— Total Debt Service:	\$39,666,123

Note: The additional years beyond the CIP period include \$8 million of financing for the street resurfacing / maintenance plan (\$4 million in FY 2033, \$4 million in FY 2035).

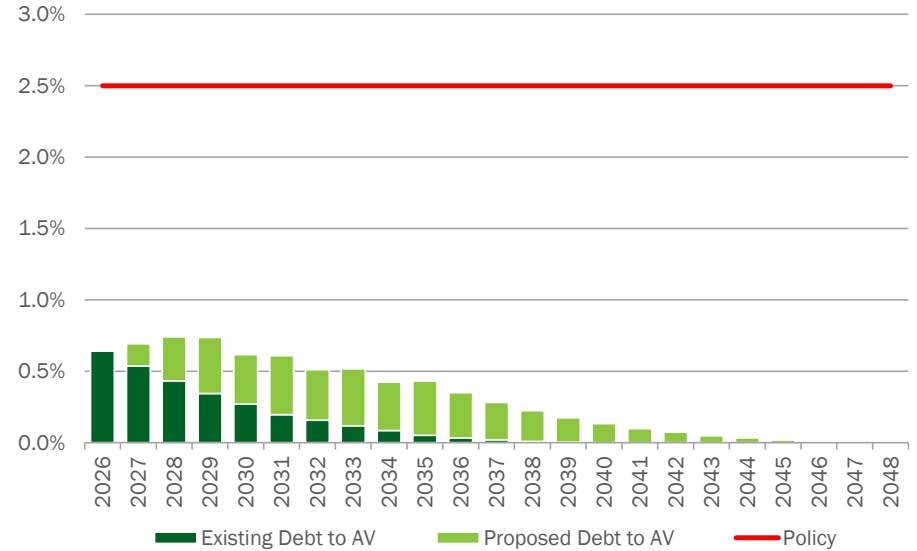
# Key Debt Ratios

## General Fund Projects | Funding Level A

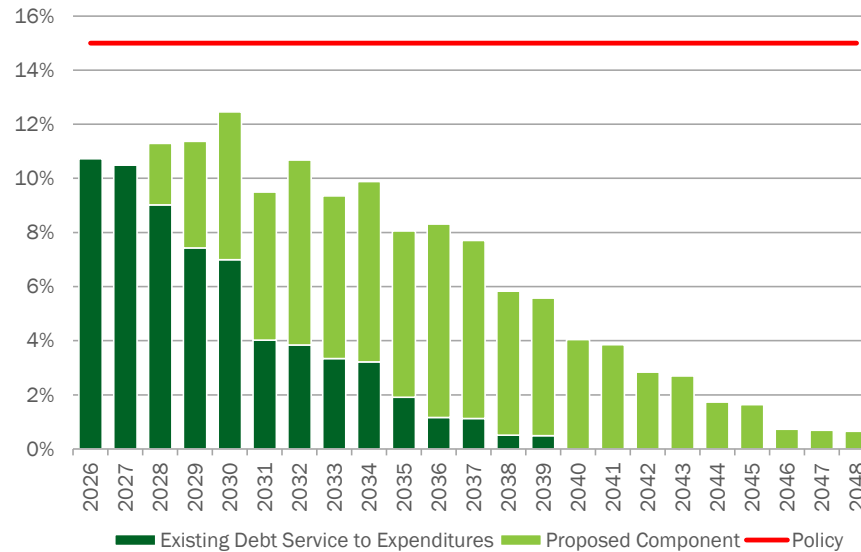
### 10-Year Payout



### Debt to Assessed Value



### Debt Service to Expenditures



# Debt Affordability Analysis

## Existing and Proposed City Capital | Funding Level A

### Option A: Additional Equivalent Revenues/Reserves Required

A Fiscal Year	B Capital Funding Requirements					G Revenue Available for DS				K Cash Flow Surplus (Deficit)		M Additional Revenue	N Adj. Surplus/ (Deficit)	
	B Existing Debt Service	C Existing Vehicle & Equipment Debt Service	D Proposed Debt Service	E CIP Pay-Go Cash	F Total Requirements	G General Fund Budgeted Debt Service	H Powell Bill	I Other Revenue Available	J Total Revenues Available	L Annual Surplus/ (Deficit)	L Capital Reserve (Unadjusted)	M Additional Equivalent Revenue Impact	N Adjusted Surplus/ (Deficit)	O Adjusted Capital Reserve
2025										\$0			\$0	
2026	\$ 2,124,971	\$ 2,202,083	\$ -	\$ 4,583,823	\$ 8,910,877	\$ 4,055,736	\$ 1,200,000	\$ 271,318	\$ 5,527,054	(\$3,383,823)	(3,383,823)	3,383,823	\$0	0
2027	2,059,605	2,200,677	-	1,200,000	5,460,282	4,055,736	1,200,000	204,546	5,460,282	0	(3,383,823)	0	0	0
2028	1,989,239	1,707,365	1,013,195	1,200,000	5,909,799	4,055,736	1,200,000	-	5,255,736	(654,063)	(4,037,886)	654,063	0	0
2029	1,766,823	1,262,900	1,770,029	1,200,000	5,999,753	4,055,736	1,200,000	-	5,255,736	(744,017)	(4,781,903)	744,017	0	0
2030	1,713,057	1,193,119	2,511,864	1,200,000	6,618,040	4,055,736	1,200,000	-	5,255,736	(1,362,304)	(6,144,207)	1,362,304	0	0
2031	1,179,291	321,567	2,456,864	1,200,000	5,157,722	4,055,736	1,200,000	-	5,255,736	98,014	(6,046,193)	0	98,014	98,014
2032	1,143,639	321,709	3,140,449	1,200,000	5,805,797	4,055,736	1,200,000	-	5,255,736	(550,061)	(6,596,253)	452,047	(98,014)	0
2033	1,109,019	321,457	2,750,029	1,200,000	5,380,506	4,055,736	1,200,000	-	5,255,736	(124,770)	(6,721,023)	124,770	0	0
2034	1,074,400	321,749	3,098,195	1,200,000	5,694,344	4,055,736	1,200,000	-	5,255,736	(438,608)	(7,159,631)	438,608	0	0
2035	459,297	321,610	2,826,361	1,200,000	4,807,268	4,055,736	1,200,000	-	5,255,736	448,468	(6,711,163)	0	448,468	448,468
2036	443,328	-	3,331,361	1,200,000	4,974,689	4,055,736	1,200,000	-	5,255,736	281,047	(6,430,116)	0	281,047	729,515
2037	427,219	-	3,077,776	1,200,000	4,704,995	4,055,736	1,200,000	-	5,255,736	550,741	(5,879,375)	0	550,741	1,280,257
2038	235,969	-	2,465,000	1,200,000	3,900,969	4,055,736	1,200,000	-	5,255,736	1,354,767	(4,524,608)	0	1,354,767	2,635,024
2039	228,656	-	2,370,000	1,200,000	3,798,656	4,055,736	1,200,000	-	5,255,736	1,457,080	(3,067,528)	0	1,457,080	4,092,124
2040	-	-	1,875,000	1,200,000	3,075,000	4,055,736	1,200,000	-	5,255,736	2,180,736	(886,792)	0	2,180,736	6,272,840
2041	-	-	1,800,000	1,200,000	3,000,000	4,055,736	1,200,000	-	5,255,736	2,255,736	1,368,944	0	2,255,736	8,528,576
2042	-	-	1,325,000	1,200,000	2,525,000	4,055,736	1,200,000	-	5,255,736	2,730,736	4,099,680	0	2,730,736	11,259,312
2043	-	-	1,270,000	1,200,000	2,470,000	4,055,736	1,200,000	-	5,255,736	2,785,736	6,885,416	0	2,785,736	14,045,048
2044	-	-	815,000	1,200,000	2,015,000	4,055,736	1,200,000	-	5,255,736	3,240,736	10,126,152	0	3,240,736	17,285,784
2045	-	-	780,000	1,200,000	1,980,000	4,055,736	1,200,000	-	5,255,736	3,275,736	13,401,888	0	3,275,736	20,561,520
2046	-	-	345,000	1,200,000	1,545,000	4,055,736	1,200,000	-	5,255,736	3,710,736	17,112,624	0	3,710,736	24,272,256
2047	-	-	330,000	1,200,000	1,530,000	4,055,736	1,200,000	-	5,255,736	3,725,736	20,838,360	0	3,725,736	27,997,992
2048	-	-	315,000	1,200,000	1,515,000	4,055,736	1,200,000	-	5,255,736	3,740,736	24,579,096	0	3,740,736	31,738,728
2049	-	-	-	1,200,000	1,200,000	4,055,736	1,200,000	-	5,255,736	4,055,736	28,634,832	0	4,055,736	35,794,464
2050	-	-	-	1,200,000	1,200,000	4,055,736	1,200,000	-	5,255,736	4,055,736	32,690,568	0	4,055,736	39,850,200
2051	-	-	-	1,200,000	1,200,000	4,055,736	1,200,000	-	5,255,736	4,055,736	36,746,304	0	4,055,736	43,905,936
2052	-	-	-	1,200,000	1,200,000	4,055,736	1,200,000	-	5,255,736	4,055,736	40,802,040	0	4,055,736	47,961,672
2053	-	-	-	1,200,000	1,200,000	4,055,736	1,200,000	-	5,255,736	4,055,736	44,857,776	0	4,055,736	52,017,408
2054	-	-	-	1,200,000	1,200,000	4,055,736	1,200,000	-	5,255,736	4,055,736	48,913,512	0	4,055,736	56,073,144
2055	-	-	-	1,200,000	1,200,000	4,055,736	1,200,000	-	5,255,736	4,055,736	52,969,248	0	4,055,736	60,128,880
<b>Totals</b>	<b>\$ 15,954,514</b>	<b>\$ 10,174,236</b>	<b>\$ 39,666,123</b>	<b>\$ 60,983,823</b>	<b>\$ 126,778,696</b>			<b>\$ 475,864</b>				<b>\$7,159,631</b>		

Note 1: Represents outstanding payments for long term debt service (column B) and Vehicle and Equipment debt service (column C). Does not include debt paid from Occupancy Tax Fund.

Note 2: Per City Staff, the City can make available annually recurring revenues equal to the FY 2025 Debt Service Budget of \$4,055,736.

Note 3: The City has dedicated \$1.2 million of Powell Bill Revenue for future projects.

Note 4: Represents Additional General Fund Revenue and/or Fund Balance the City has committed to spend related to the 2025 Vehicle/Equipment Financing.

Additional Note: Value of a Penny in FY 2026 equal to \$385,675, per FY 2026 Budget. Assumed to grow at 1.00% in future years.

Annual surpluses represent future funding affordability for Capital.

# Observations and Next Steps

- The City has managed itself well in recent years and has re-established a healthy fund balance position. The City may consider revisiting its fund balance policy, providing an opportunity to utilize some fund balance towards the Capital Plan:
  - Based on FY 2025 Unaudited figures, the City could consider using \$4.9 million - \$9.9 million of General Fund Balance to supplement the capital plan, based on revised target levels of 30% - 40% of expenditures.
  
- The City has developed a comprehensive capital planning process to rank / prioritize capital projects. The current proposed FY 2027 – 2032 General Fund CIP totals \$52,060,560, including:
  - Funding Level A - \$29,451,800
  - Funding Level B - \$22,023,760
  - Funding Level C - \$585,000
  
- Based on the current recurring revenues available for the Capital Plan, a shortfall of \$7,159,631 of revenue has been identified for only the Funding Level A projects
  - The City would need to either defer projects, utilize existing fund balance, increase revenues, and/or reduce expenditures (or some combination thereof) to fully fund these top ranked projects.
  
- Funding Level B projects in the current CIP priorities include rolling stock and heavy equipment typically funded annually. Additional resources over and above the amount described above for funding level A would be required to fund some or all of these projects.
  
- City staff will continue to review the proposed CIP and funding level categorizations / funding strategies as part of the FY 2027 Budget process.

# Appendix A

## General Fund Proposed Capital Improvement Plan Detail

# Proposed Capital Improvement Plan Detail

## General Fund Only | Funding Level A, B and C

Project Name	A	B	C	D	E	F	G	H	I	J	K	L	M
	Fund	Department	Funding Level	Criteria	Priority	2027	2028	2029	2030	2031	2032	2027 - 2032 Total	
1 Annual Street Resurfacing Project - Financing Tranche 1	GF	Eng	Level A	1. Health/Safety/Welfare	H	2,000,000	2,000,000	-	-	-	-	4,000,000	
2 Annual Street Resurfacing Project - FinancingTranche 2	GF	Eng	Level A	1. Health/Safety/Welfare	H	-	-	2,000,000	2,000,000	-	-	4,000,000	
3 Annual Street Resurfacing Project - Financing Tranche 3	GF	Eng	Level A	1. Health/Safety/Welfare	H	-	-	-	-	2,000,000	2,000,000	4,000,000	
4 Annual Street Resurfacing Project - Pay-Go	GF	Eng	Level A	2. Maintenance/Replacement		1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	7,200,000	
5 Joint Public Safety Complex	GF	FD	Level A	1. Health/Safety/Welfare	H	-	3,000,000	3,000,000	-	-	-	6,000,000	
6 Boiler and Controls Replacement	GF	IT	Level A	1. Health/Safety/Welfare		345,000	-	-	-	-	-	345,000	
7 Computer Replacement Plan-1	GF	IT	Level A	2. Maintenance/Replacement	H	600,000	-	-	-	-	-	600,000	
8 Computer Replacement Plan-2	GF	IT	Level A	2. Maintenance/Replacement	H	-	-	-	-	600,000	-	600,000	
9 Police Fleet Replacement (Patrol)-2	GF	PD	Level A	1. Health/Safety/Welfare	H	765,600	-	-	-	-	-	765,600	
10 Police Fleet Replacement (Patrol)-3	GF	PD	Level A	1. Health/Safety/Welfare	H	-	765,600	-	-	-	-	765,600	
11 Police Fleet Replacement (Patrol)-4	GF	PD	Level A	1. Health/Safety/Welfare	H	-	-	765,600	-	-	-	765,600	
12 Front Loader Refuge Truck	GF	PW	Level A	1. Health/Safety/Welfare		410,000	-	-	-	-	-	410,000	
13 Kitchen Station 1	GF	FD	Level B	2. Maintenance/Replacement	M	-	-	70,000	-	-	-	70,000	
14 Bay floor station1	GF	FD	Level B	2. Maintenance/Replacement	M	-	75,000	-	-	-	-	75,000	
15 Bathroom Station 1	GF	FD	Level B	2. Maintenance/Replacement	M	-	-	-	100,000	-	-	100,000	
16 Station 2 Roof	GF	FD	Level B	2. Maintenance/Replacement	M	-	70,000	-	-	-	-	70,000	
17 Station 5 Roof Replacement	GF	FD	Level B	2. Maintenance/Replacement		60,000	-	-	-	-	-	60,000	
18 Fire Engine F-1276	GF	FD	Level B	2. Maintenance/Replacement		-	-	-	-	2,000,000	-	2,000,000	
19 Staff Vehicle A-925	GF	FD	Level B	2. Maintenance/Replacement	M	60,000	-	-	-	-	-	60,000	
20 Staff Vehicle P-1223	GF	FD	Level B	2. Maintenance/Replacement	M	80,000	-	-	-	-	-	80,000	
21 Staff Vehicle B-1190	GF	FD	Level B	2. Maintenance/Replacement	M	-	75,000	-	-	-	-	75,000	
22 Staff Vehicle B-1204	GF	FD	Level B	2. Maintenance/Replacement	M	-	-	80,000	-	-	-	80,000	
23 Staff Vehicle P-1285	GF	FD	Level B	2. Maintenance/Replacement	M	-	-	-	75,000	-	-	75,000	
24 Staff Vehicle B-1362	GF	FD	Level B	2. Maintenance/Replacement		-	-	-	-	-	75,000	75,000	
25 Training Ground Expansion	GF	FD	Level B	3. Exiting Program Expansion		130,000	-	-	-	-	-	130,000	
26 Server/Storage Replacement Plan	GF	IT	Level B	2. Maintenance/Replacement	M	450,000	-	-	-	-	450,000	900,000	
27 Network Update	GF	IT	Level B	2. Maintenance/Replacement		-	-	-	-	600,000	600,000	1,200,000	
28 MDT Replacement	GF	IT	Level B	2. Maintenance/Replacement		-	-	-	-	600,000	-	600,000	
29 UPS Unit Replacement	GF	IT	Level B	2. Maintenance/Replacement		-	-	-	-	120,000	-	120,000	
30 Phone System Upgrade	GF	IT	Level B	2. Maintenance/Replacement	M	200,000	-	-	-	-	200,000	400,000	
31 IT Vehicles	GF	IT	Level B	2. Maintenance/Replacement	M	470,000	-	-	-	-	-	470,000	
32 Fairview Park Parking Lot Paving	GF	P&R	Level B	2. Maintenance/Replacement		-	-	500,000	-	-	-	500,000	
33 Golf Carts	GF	P&R	Level B	3. Exiting Program Expansion		-	51,600	-	-	-	-	51,600	
34 Shelter Construction- Herman Park	GF	P&R	Level B	2. Maintenance/Replacement		-	-	-	120,000	-	-	120,000	
35 Shelter Construction- HV Brown Park	GF	P&R	Level B	2. Maintenance/Replacement		150,000	-	-	-	-	-	150,000	
36 Berkley Park Parking Lot Paving	GF	P&R	Level B	2. Maintenance/Replacement		-	500,000	-	-	-	-	500,000	
37 Golf Cart Replacement	GF	P&R	Level B	2. Maintenance/Replacement		-	-	300,000	-	-	-	300,000	
38 HV Brown Park Playground	GF	P&R	Level B	2. Maintenance/Replacement		400,000	-	-	-	-	-	400,000	
39 Berkley Park Playgroud	GF	P&R	Level B	2. Maintenance/Replacement		-	300,000	-	-	-	-	300,000	
40 Herman Park Gazebo Replacement	GF	P&R	Level B	2. Maintenance/Replacement		61,000	-	-	-	-	-	61,000	
41 Administrative Vehicle (SUV) + Enclosed Trailer	GF	P&R	Level B	2. Maintenance/Replacement	L	55,000	-	-	-	-	-	55,000	
42 Toro 4500 Mower	GF	P&R	Level B	2. Maintenance/Replacement	M	82,000	-	-	-	-	-	82,000	
43 Utility Vehicle/Gator	GF	P&R	Level B	2. Maintenance/Replacement	M	18,000	-	-	-	-	-	18,000	
44 Ventrac	GF	P&R	Level B	2. Maintenance/Replacement	M	-	67,000	-	-	-	-	67,000	
45 MRAP Tires (4)	GF	PD	Level B	2. Maintenance/Replacement	M	-	-	50,000	-	-	-	50,000	
46 (20) In Car Camera	GF	PD	Level B	2. Maintenance/Replacement		92,800	92,800	92,800	92,800	92,800	92,800	556,800	
47 (20) Body Cameras	GF	PD	Level B	2. Maintenance/Replacement		61,000	61,000	61,000	61,000	61,000	61,000	366,000	
48 Police Fleet Replacement (Admin)	GF	PD	Level B	2. Maintenance/Replacement		141,120	141,120	141,120	-	-	-	423,360	
49 CASE Backhoe (E-1440)	GF	PW	Level B	2. Maintenance/Replacement	M	-	-	-	-	140,000	-	140,000	
50 Volvo 5T Asphalt Roller (E-1263)	GF	PW	Level B	2. Maintenance/Replacement	M	-	-	-	-	-	65,000	65,000	
51 Ford F-250 Utility Truck (P-1330)	GF	PW	Level B	2. Maintenance/Replacement	M	-	-	-	60,000	-	-	60,000	
52 2019 Ford F-250 Crew Cab (P-1422)	GF	PW	Level B	2. Maintenance/Replacement	M	-	-	-	-	65,000	-	65,000	
53 2001 Open Body Dump Truck (T-881)	GF	PW	Level B	2. Maintenance/Replacement	M	-	400,000	-	-	-	-	400,000	
54 Transfer Trailer (E-433)	GF	PW	Level B	2. Maintenance/Replacement		100,000	-	-	-	-	-	100,000	
55 Road Tractor (K-1505)	GF	PW	Level B	2. Maintenance/Replacement		-	-	-	-	250,000	-	250,000	
56 Dumpster Carrier Truck (T-1539)	GF	PW	Level B	2. Maintenance/Replacement		-	-	-	-	100,000	-	100,000	
57 Rear Loader Refuse Truck (G-1567)	GF	PW	Level B	2. Maintenance/Replacement		-	-	-	-	-	250,000	250,000	

# Proposed Capital Improvement Plan Detail

## General Fund Only | Funding Level A, B and C

Project Name	A	B	C	D	E	F	G	H	I	J	K	L	M
	Fund	Department	Funding Level	Criteria	Priority	2027	2028	2029	2030	2031	2032	2027 - 2032 Total	
1 Pickup Truck (P-1405)	GF	PW	Level B	2. Maintenance/Replacement		-	-	-	-	-	45,000	45,000	
2 Side Loader Refuse Truck (W-1565)	GF	PW	Level B	2. Maintenance/Replacement		-	-	-	-	-	400,000	400,000	
3 Recycle Compactor Transfer Station	GF	PW	Level B	2. Maintenance/Replacement	M	-	650,000	-	-	-	-	650,000	
4 Salt Spreader (E-1036)	GF	PW	Level B	2. Maintenance/Replacement		26,000	-	-	-	-	-	26,000	
5 Utility Pickup Truck (P-1330)	GF	PW	Level B	2. Maintenance/Replacement	M	-	-	-	55,000	-	-	55,000	
6 Public Works Building Expansion	GF	PW	Level B	2. Maintenance/Replacement	M	250,000	-	-	-	-	-	250,000	
7 Kubota Backhoe (E-1147)	GF	PW	Level B	2. Maintenance/Replacement	M	50,000	-	-	-	-	-	50,000	
8 Bucket Truck (K-1404)	GF	PW	Level B	2. Maintenance/Replacement		-	-	-	-	150,000	-	150,000	
9 10 Ton Dump Truck	GF	PW	Level B	2. Maintenance/Replacement		145,000	-	-	-	-	-	145,000	
10 16 Ton Tandem Dump Truck -2	GF	PW	Level B	2. Maintenance/Replacement		225,000	-	-	-	-	-	225,000	
11 Compact Skidsteer Loader (E-1318)	GF	PW	Level B	2. Maintenance/Replacement	M	-	75,000	-	-	-	-	75,000	
12 Front End Loader (wheeled) (E-1377)	GF	PW	Level B	2. Maintenance/Replacement		-	-	330,000	-	-	-	330,000	
13 Pothole Patcher (E-1494)	GF	PW	Level B	2. Maintenance/Replacement	M	-	-	-	225,000	-	-	225,000	
14 Rear Loader (G788)	GF	PW	Level B	2. Maintenance/Replacement	M	275,000	-	-	-	-	-	275,000	
15 Side Loader Refuse Truck (W1269)	GF	PW	Level B	2. Maintenance/Replacement		430,000	-	-	-	-	-	430,000	
16 Kunkle Boom (T1149)	GF	PW	Level B	2. Maintenance/Replacement	M	250,000	-	-	-	-	-	250,000	
17 Open Body Dump Truck (T881)	GF	PW	Level B	2. Maintenance/Replacement	M	-	180,000	-	-	-	-	180,000	
18 Side Loader Refuse Truck (W1270)	GF	PW	Level B	2. Maintenance/Replacement	M	-	-	-	430,000	-	-	430,000	
19 Side Loader Refuse Truck (W1279)	GF	PW	Level B	2. Maintenance/Replacement	M	-	400,000	-	-	-	-	400,000	
20 Automated Leaf Truck (T1176/Machine E-1202)	GF	PW	Level B	2. Maintenance/Replacement	M	-	300,000	-	-	-	-	300,000	
21 Road Tractor (K1019)	GF	PW	Level B	2. Maintenance/Replacement	M	-	250,000	-	-	-	-	250,000	
22 Rear Loader Refuse Truck (G1057)	GF	PW	Level B	2. Maintenance/Replacement	M	-	275,000	-	-	-	-	275,000	
23 Knuckle Boom Truck (T1357)	GF	PW	Level B	2. Maintenance/Replacement	M	-	-	-	250,000	-	-	250,000	
24 Automated Leaf Truck (T1401/Machine E-1238)	GF	PW	Level B	2. Maintenance/Replacement	M	-	-	-	300,000	-	-	300,000	
25 Rear Loader Refuse Truck (G1173)	GF	PW	Level B	2. Maintenance/Replacement	M	-	-	275,000	-	-	-	275,000	
26 Rear Loader Mini Refuse Truck - SJAFB (G1432)	GF	PW	Level B	2. Maintenance/Replacement	M	-	-	-	200,000	-	-	200,000	
27 Front Loader Refuse Truck - SJAFB (W1430)	GF	PW	Level B	2. Maintenance/Replacement		-	-	-	400,000	-	-	400,000	
28 Roll Off Truck- SJAFB (T1435)	GF	PW	Level B	2. Maintenance/Replacement		-	-	-	-	250,000	-	250,000	
29 Transfer Trailer (E977)	GF	PW	Level B	2. Maintenance/Replacement		-	-	-	-	-	100,000	100,000	
30 Rear Loader Refuse Truck (G1200)	GF	PW	Level B	2. Maintenance/Replacement		-	-	-	-	250,000	-	250,000	
31 Utility Pickup Truck (P-1372)	GF	PW	Level B	2. Maintenance/Replacement	M	-	-	-	60,000	-	-	60,000	
32 Front Loader Refuse Truck (W-1566)	GF	PW	Level B	2. Maintenance/Replacement	M	-	-	400,000	-	-	-	400,000	
33 Rear Loader Refuse Truck (G-689)	GF	PW	Level B	2. Maintenance/Replacement		275,000	-	-	-	-	-	275,000	
34 Pickup Truck (P- 1120)	GF	PW	Level B	2. Maintenance/Replacement	M	-	50,000	-	-	-	-	50,000	
35 Pickup Truck (P-1197)	GF	PW	Level B	2. Maintenance/Replacement	M	-	-	50,000	-	-	-	50,000	
36 Utility Pickup Truck	GF	PW	Level B	2. Maintenance/Replacement	M	-	-	80,000	-	-	-	80,000	
37 Crew Cab Pickup Truck (P-1334)	GF	PW	Level B	2. Maintenance/Replacement	M	-	-	-	50,000	-	-	50,000	
38 Crew Cab Pickup Truck (P1267 Signs-Traffic)	GF	PW	Level B	2. Maintenance/Replacement		60,000	-	-	-	-	-	60,000	
39 Mini Excavator (E-999)	GF	PW	Level B	2. Maintenance/Replacement	L	160,000	-	-	-	-	-	160,000	
40 Extended Cab Pickup Truck (P-1287)	GF	PW	Level B	2. Maintenance/Replacement	M	-	55,000	-	-	-	-	55,000	
41 4 x 4 Utility Pickup Truck (P-1574)	GF	PW	Level B	2. Maintenance/Replacement		-	-	-	-	-	55,000	55,000	
42 Crew Cab Pickup (P-1170)	GF	PW	Level B	2. Maintenance/Replacement		-	-	55,000	-	-	-	55,000	
43 Add 4 Large Bays to Garage	GF	PW	Level B	3. Exiting Program Expansion		750,000	-	-	-	-	-	750,000	
44 Tractor (E-1165)	GF	PW	Level B	2. Maintenance/Replacement		-	85,000	-	-	-	-	85,000	
45 Crew Cab Pickup (P-1171)	GF	PW	Level B	2. Maintenance/Replacement		-	-	50,000	-	-	-	50,000	
46 Automatic Security Gates and Fence at Public Works Centralized	GF	PW	Level B	2. Maintenance/Replacement	M	60,000	-	-	-	-	-	60,000	
47 Salt Spreader (E-1018)	GF	PW	Level B	2. Maintenance/Replacement		26,000	-	-	-	-	-	26,000	
48 Sprayer	GF	PW	Level B	2. Maintenance/Replacement	M	15,000	-	-	-	-	-	15,000	
49 Heavy Equipment Power Lifts	GF	PW	Level B	0		76,000	-	-	-	-	-	76,000	
50 Maintenance Equipment Storage Building	GF	PW	Level B	2. Maintenance/Replacement	M	35,000	-	-	-	-	-	35,000	
51 2025 Chevy Silverado 4x4 Crew Cab	GF	PW	Level B	2. Maintenance/Replacement	M	50,000	-	-	-	-	-	50,000	
52 60" Mower Replacement - (E-1431)	GF	PW	Level B	2. Maintenance/Replacement	M	15,000	-	-	-	-	-	15,000	
53 Park House Restoration	GF	P&R	Level C	2. Maintenance/Replacement		-	-	-	210,000	-	-	210,000	
54 Bryan Multi-Sports Complex Walking Path	GF	P&R	Level C	3. Exiting Program Expansion		-	250,000	-	-	-	-	250,000	
55 Bryan Multi-Sports Complex Playground Equipment	GF	P&R	Level C	3. Exiting Program Expansion		-	100,000	-	-	-	-	100,000	
56 Heavy Duty Tire Changer	GF	PW	Level C	4. New Programs	M	25,000	-	-	-	-	-	25,000	
<b>General Fund Subtotal</b>						<b>11,129,520</b>	<b>11,469,120</b>	<b>9,500,520</b>	<b>5,888,800</b>	<b>8,478,800</b>	<b>5,593,800</b>	<b>52,060,560</b>	

# Appendix B

## Total Existing Debt Detail

# Total Existing Debt Summary

Series	Par Outstanding	Credit Type	Call Date	Call Price	Coupon Range	Tax Status	General Fund	Utility Fund	Stormwater Fund	Occupancy Tax Fund
1 2011 Revolving Loan	2,351,770	Revolving Loans	Current*	n/a	2.500%	Tax-Exempt	-	2,351,770	-	-
2 2013 Revolving Loan	1,176,746	Revolving Loans	Current*	n/a	0.000%	Tax-Exempt	-	1,176,746	-	-
3 2014 IFA	2,049,000	IPCs / LOBs / COPs	Current	100%	3.340%	Tax-Exempt	2,049,000	-	-	-
4 2015 IFA	2,425,000	IPCs / LOBs / COPs	Current	102%   101% after 11/1/25	2.910%	Tax-Exempt	2,425,000	-	-	-
5 2016 Revolving Loan	2,017,025	Revolving Loans	Current*	n/a	1.800%	Tax-Exempt	-	2,017,025	-	-
6 2017 ILA (Wayne County)	1,400,000	IPCs / LOBs / COPs	Current	1/1/1900	1.500%	Tax-Exempt	-	-	-	1,400,000
7 2017 IFA	2,724,000	IPCs / LOBs / COPs	Current	1/1/1900	2.362%	Tax-Exempt	-	2,724,000	-	-
8 2017 GO (NM)	3,300,000	General Obligation Bonds	5/1/2027	100%	3.00% - 5.00%	Tax-Exempt	2,100,000	-	-	1,200,000
9 2017 GO (Refunding)	3,475,000	General Obligation Bonds	5/1/2027	100%	2.00% - 4.00%	Tax-Exempt	490,000	2,985,000	-	-
10 2018 GO	3,150,000	General Obligation Bonds	8/1/2026	100%	3.00% - 5.00%	Tax-Exempt	3,150,000	-	-	-
11 2018 IFA	3,177,000	IPCs / LOBs / COPs	Current	100%	3.410%	Tax-Exempt	3,177,000	-	-	-
12 2019 IFA	257,000	IPCs / LOBs / COPs	Current	100%	2.680%	Tax-Exempt	257,000	-	-	-
13 2019 Revolving Loan	5,749,840	Revolving Loans	Current*	n/a	0.000%	Tax-Exempt	-	5,749,840	-	-
14 2021B Revolving Loan	1,187,927	Revolving Loans	Current*	n/a	1.820%	Tax-Exempt	-	1,187,927	-	-
15 2021A Revolving Loan	555,127	Revolving Loans	Current*	n/a	1.820%	Tax-Exempt	-	555,127	-	-
16 2021A IFA	671,852	IPCs / LOBs / COPs	Unknown	N/A	1.180%	Tax-Exempt	562,945	-	108,907	-
17 2021B IFA	410,000	IPCs / LOBs / COPs	Current	1/1/1900	0.940%	Tax-Exempt	410,000	-	-	-
18 2022 IFA	1,476,000	IPCs / LOBs / COPs	Current	1/1/1900	3.090%	Tax-Exempt	1,254,600	-	221,400	-
19 2025 IFA	6,715,000	IPCs / LOBs / COPs	3/1/2026	100%	3.820%	Tax-Exempt	6,543,040	-	171,960	-
<b>Total</b>	<b>\$ 44,268,287</b>						<b>\$ 22,418,585</b>	<b>\$ 18,747,435</b>	<b>\$ 502,267</b>	<b>\$ 2,600,000</b>

\*Note: Typical Revolving Loans are prepayable anytime without penalty, subject to state approval.

# Total Existing Debt Summary by Credit

## Total Debt Service

Year (6/30)	Principal	Interest	Total
2026	\$ 6,083,324	\$ 1,128,389	\$ 7,211,713
2027	6,142,265	962,409	7,104,674
2028	5,658,368	786,753	6,445,122
2029	5,026,368	617,752	5,644,120
2030	4,998,368	477,811	5,476,179
2031	3,113,368	343,225	3,456,593
2032	3,133,368	271,607	3,404,976
2033	2,191,401	199,367	2,390,768
2034	2,056,308	147,953	2,204,261
2035	1,488,308	95,596	1,583,904
2036	1,158,308	61,916	1,220,224
2037	1,158,308	40,701	1,199,009
2038	715,223	19,345	734,568
2039	715,223	10,087	725,310
2040	490,223	4,486	494,708
2041	106,900	2,540	109,440
2042	32,655	594	33,249
<b>Total</b>	<b>\$ 44,268,287</b>	<b>\$ 5,170,531</b>	<b>\$ 49,438,818</b>

## General Obligation Bonds

Year (6/30)	Principal	Interest	Total
2026	\$ 1,270,000	\$ 354,331	\$ 1,624,331
2027	1,270,000	298,531	1,568,531
2028	1,265,000	242,731	1,507,731
2029	1,090,000	189,881	1,279,881
2030	1,080,000	152,181	1,232,181
2031	500,000	119,781	619,781
2032	500,000	104,781	604,781
2033	500,000	89,781	589,781
2034	500,000	74,781	574,781
2035	500,000	59,297	559,297
2036	500,000	43,328	543,328
2037	500,000	27,219	527,219
2038	225,000	10,969	235,969
2039	225,000	3,656	228,656
2040	-	-	-
2041	-	-	-
2042	-	-	-
<b>Total</b>	<b>\$ 9,925,000</b>	<b>\$ 1,771,250</b>	<b>\$ 11,696,250</b>

## IPCs / LOBs / COPs

Year (6/30)	Principal	Interest	Total
2026	\$ 3,671,956	\$ 645,620	\$ 4,317,576
2027	3,730,896	548,945	4,279,841
2028	3,252,000	442,594	3,694,594
2029	2,795,000	339,947	3,134,947
2030	2,777,000	251,211	3,028,211
2031	1,472,000	162,529	1,634,529
2032	1,492,000	119,417	1,611,417
2033	886,000	75,681	961,681
2034	898,000	44,373	942,373
2035	330,000	12,606	342,606
2036	-	-	-
2037	-	-	-
2038	-	-	-
2039	-	-	-
2040	-	-	-
2041	-	-	-
2042	-	-	-
<b>Total</b>	<b>\$ 21,304,852</b>	<b>\$ 2,642,921</b>	<b>\$ 23,947,773</b>

## Revolving Loans

Year (6/30)	Principal	Interest	Total
2026	\$ 1,141,368	\$ 128,438	\$ 1,269,806
2027	1,141,368	114,933	1,256,302
2028	1,141,368	101,428	1,242,797
2029	1,141,368	87,924	1,229,292
2030	1,141,368	74,419	1,215,787
2031	1,141,368	60,914	1,202,282
2032	1,141,368	47,409	1,188,778
2033	805,401	33,905	839,306
2034	658,308	28,799	687,107
2035	658,308	23,693	682,001
2036	658,308	18,588	676,896
2037	658,308	13,482	671,790
2038	490,223	8,377	498,599
2039	490,223	6,431	496,654
2040	490,223	4,486	494,708
2041	106,900	2,540	109,440
2042	32,655	594	33,249
<b>Total</b>	<b>\$ 13,038,435</b>	<b>\$ 756,360</b>	<b>\$ 13,794,795</b>

# Total Existing Debt Summary by Fund

## Total Debt Service

Year (6/30)	Principal	Interest	Total
2026	\$ 6,083,324	\$ 1,128,389	\$ 7,211,713
2027	6,142,265	962,409	7,104,674
2028	5,658,368	786,753	6,445,122
2029	5,026,368	617,752	5,644,120
2030	4,998,368	477,811	5,476,179
2031	3,113,368	343,225	3,456,593
2032	3,133,368	271,607	3,404,976
2033	2,191,401	199,367	2,390,768
2034	2,056,308	147,953	2,204,261
2035	1,488,308	95,596	1,583,904
2036	1,158,308	61,916	1,220,224
2037	1,158,308	40,701	1,199,009
2038	715,223	19,345	734,568
2039	715,223	10,087	725,310
2040	490,223	4,486	494,708
2041	106,900	2,540	109,440
2042	32,655	594	33,249
<b>Total</b>	<b>\$ 44,268,287</b>	<b>\$ 5,170,531</b>	<b>\$ 49,438,818</b>

## General Fund

Year (6/30)	Principal	Interest	Total
2026	\$ 3,534,625	\$ 792,429	\$ 4,327,054
2027	3,581,370	678,911	4,260,282
2028	3,140,384	556,219	3,696,604
2029	2,589,883	439,841	3,029,723
2030	2,562,270	343,906	2,906,176
2031	1,247,596	253,263	1,500,859
2032	1,256,922	208,426	1,465,348
2033	1,267,247	163,229	1,430,476
2034	1,278,512	117,637	1,396,149
2035	709,777	71,130	780,907
2036	400,000	43,328	443,328
2037	400,000	27,219	427,219
2038	225,000	10,969	235,969
2039	225,000	3,656	228,656
2040	-	-	-
2041	-	-	-
2042	-	-	-
<b>Total</b>	<b>\$ 22,418,585</b>	<b>\$ 3,710,165</b>	<b>\$ 26,128,750</b>

## Utility Fund

Year (6/30)	Principal	Interest	Total
2026	\$ 2,108,368	\$ 300,465	\$ 2,408,834
2027	2,117,368	254,212	2,371,580
2028	2,126,368	207,746	2,334,114
2029	2,120,368	161,067	2,281,436
2030	2,119,368	120,676	2,240,045
2031	1,548,368	80,373	1,628,741
2032	1,558,368	57,257	1,615,625
2033	805,401	33,905	839,306
2034	658,308	28,799	687,107
2035	658,308	23,693	682,001
2036	658,308	18,588	676,896
2037	658,308	13,482	671,790
2038	490,223	8,377	498,599
2039	490,223	6,431	496,654
2040	490,223	4,486	494,708
2041	106,900	2,540	109,440
2042	32,655	594	33,249
<b>Total</b>	<b>\$ 18,747,435</b>	<b>\$ 1,322,691</b>	<b>\$ 20,070,125</b>

## Stormwater Fund

Year (6/30)	Principal	Interest	Total
2026	\$ 140,331	\$ 14,495	\$ 154,825
2027	143,526	11,286	154,812
2028	91,616	7,788	99,404
2029	16,117	4,844	20,961
2030	16,730	4,228	20,958
2031	17,404	3,589	20,993
2032	18,078	2,924	21,002
2033	18,753	2,233	20,986
2034	19,488	1,517	21,005
2035	20,223	773	20,996
2036	-	-	-
2037	-	-	-
2038	-	-	-
2039	-	-	-
2040	-	-	-
2041	-	-	-
2042	-	-	-
<b>Total</b>	<b>\$ 502,267</b>	<b>\$ 53,676</b>	<b>\$ 555,943</b>

## Occupancy Tax Fund

Year (6/30)	Principal	Interest	Total
2026	\$ 300,000	\$ 21,000	\$ 321,000
2027	300,000	18,000	318,000
2028	300,000	15,000	315,000
2029	300,000	12,000	312,000
2030	300,000	9,000	309,000
2031	300,000	6,000	306,000
2032	300,000	3,000	303,000
2033	100,000	-	100,000
2034	100,000	-	100,000
2035	100,000	-	100,000
2036	100,000	-	100,000
2037	100,000	-	100,000
2038	-	-	-
2039	-	-	-
2040	-	-	-
2041	-	-	-
2042	-	-	-
<b>Total</b>	<b>\$ 2,600,000</b>	<b>\$ 84,000</b>	<b>\$ 2,684,000</b>

# General Obligation Bonds

## Total Existing Debt

### \$5,500,000

#### General Obligation Public Improvement Bonds, Series 2017

Year (6/30)	Coupon	Principal	Interest	Total
2026	5.000%	\$ 275,000	\$ 117,906	\$ 392,906
2027	5.000%	275,000	104,156	379,156
2028	4.000%	275,000	90,406	365,406
2029	4.000%	275,000	79,406	354,406
2030	3.000%	275,000	68,406	343,406
2031	3.000%	275,000	60,156	335,156
2032	3.000%	275,000	51,906	326,906
2033	3.000%	275,000	43,656	318,656
2034	3.000%	275,000	35,406	310,406
2035	3.125%	275,000	26,813	301,813
2036	3.250%	275,000	17,875	292,875
2037	3.250%	275,000	8,938	283,938
2038	-	-	-	-
2039	-	-	-	-
2040	-	-	-	-
2041	-	-	-	-
2042	-	-	-	-
<b>Total</b>		<b>\$ 3,300,000</b>	<b>\$ 705,031</b>	<b>\$ 4,005,031</b>

#### Series Detail

Original Issue Amount	5500000
Detailed Series Name	General Obligation Public Improvement Bonds, Series 2017
Underwriter/Bank	Citigroup Global Markets Inc.
Dated Date	May 23, 2017
Principal Payment Date	5/1
Interest Payment Date(s)	5/1, 11/1
Call Date	May 1, 2027
Call Price	100%
Tax Status	Tax-Exempt
Purpose	Parks & Rec. / Streets

### \$7,425,000

#### General Obligation Refunding Bonds, Series 2017

Year (6/30)	Coupon	Principal	Interest	Total
2026	4.000%	\$ 770,000	\$ 127,300	\$ 897,300
2027	4.000%	770,000	96,500	866,500
2028	4.000%	765,000	65,700	830,700
2029	3.000%	590,000	35,100	625,100
2030	3.000%	580,000	17,400	597,400
2031	-	-	-	-
2032	-	-	-	-
2033	-	-	-	-
2034	-	-	-	-
2035	-	-	-	-
2036	-	-	-	-
2037	-	-	-	-
2038	-	-	-	-
2039	-	-	-	-
2040	-	-	-	-
2041	-	-	-	-
2042	-	-	-	-
<b>Total</b>		<b>\$ 3,475,000</b>	<b>\$ 342,000</b>	<b>\$ 3,817,000</b>

#### Series Detail

Original Issue Amount	7425000
Detailed Series Name	General Obligation Refunding Bonds, Series 2017
Underwriter/Bank	Stifel Nicolaus & Company, Inc.
Dated Date	May 23, 2017
Principal Payment Date	5/1
Interest Payment Date(s)	5/1, 11/1
Call Date	May 1, 2027
Call Price	100%
Tax Status	Tax-Exempt
Purpose	Refunding; Streets / Sewer

# General Obligation Bonds

## Total Existing Debt

### \$4,500,000

#### General Obligation Steet Improvement Bonds, Series 2018

Year (6/30)	Coupon	Principal	Interest	Total
2026	5.000%	\$ 225,000	\$ 109,125	\$ 334,125
2027	5.000%	225,000	97,875	322,875
2028	5.000%	225,000	86,625	311,625
2029	5.000%	225,000	75,375	300,375
2030	3.000%	225,000	66,375	291,375
2031	3.000%	225,000	59,625	284,625
2032	3.000%	225,000	52,875	277,875
2033	3.000%	225,000	46,125	271,125
2034	3.000%	225,000	39,375	264,375
2035	3.125%	225,000	32,484	257,484
2036	3.125%	225,000	25,453	250,453
2037	3.250%	225,000	18,281	243,281
2038	3.250%	225,000	10,969	235,969
2039	3.250%	225,000	3,656	228,656
2040		-	-	-
2041		-	-	-
2042		-	-	-
<b>Total</b>		<b>\$ 3,150,000</b>	<b>\$ 724,219</b>	<b>\$ 3,874,219</b>

#### Series Detail

Original Issue Amount	4500000
Detailed Series Name	General Obligation Steet Improvement Bonds, Series 2018
Underwriter/Bank	Robert W. Baird & Co., Inc.
Dated Date	August 14, 2018
Principal Payment Date	8/1
Interest Payment Date(s)	2/1, 8/1
Call Date	August 1, 2026
Call Price	100%
Tax Status	Tax-Exempt
Purpose	Streets

# IPCs / LOBs / COPs

## Total Existing Debt

**\$4,558,000**

**2014A Installment Purchase Contract**

Year (6/30)	Coupon	Principal	Interest	Total
2026	3.340%	\$ 228,000	\$ 68,437	\$ 296,437
2027	3.340%	228,000	60,821	288,821
2028	3.340%	228,000	53,206	281,206
2029	3.340%	228,000	45,591	273,591
2030	3.340%	228,000	37,976	265,976
2031	3.340%	228,000	30,361	258,361
2032	3.340%	227,000	22,745	249,745
2033	3.340%	227,000	15,164	242,164
2034	3.340%	227,000	7,582	234,582
2035		-	-	-
2036		-	-	-
2037		-	-	-
2038		-	-	-
2039		-	-	-
2040		-	-	-
2041		-	-	-
2042		-	-	-
<b>Total</b>		<b>\$ 2,049,000</b>	<b>\$ 341,882</b>	<b>\$ 2,390,882</b>

Series Detail	
Original Issue Amount	4558000
Detailed Series Name	2014A Installment Purchase Contract
Underwriter/Bank	Capital One
Dated Date	July 10, 2014
Principal Payment Date	5/1
Interest Payment Date(s)	5/1, 11/1
Call Date	Current
Call Price	100%
Tax Status	Tax-Exempt
Purpose	Gateway Transit Building, HVAC Police, Streets

**\$7,280,000**

**2015 Installment Financing Contract**

Year (6/30)	Coupon	Principal	Interest	Total
2026	2.910%	\$ 485,000	\$ 70,568	\$ 555,568
2027	2.910%	485,000	56,454	541,454
2028	2.910%	485,000	42,341	527,341
2029	2.910%	485,000	28,227	513,227
2030	2.910%	485,000	14,114	499,114
2031		-	-	-
2032		-	-	-
2033		-	-	-
2034		-	-	-
2035		-	-	-
2036		-	-	-
2037		-	-	-
2038		-	-	-
2039		-	-	-
2040		-	-	-
2041		-	-	-
2042		-	-	-
<b>Total</b>		<b>\$ 2,425,000</b>	<b>\$ 211,703</b>	<b>\$ 2,636,703</b>

Series Detail	
Original Issue Amount	7280000
Detailed Series Name	2015 Installment Financing Contract
Underwriter/Bank	Sterling National Bank
Dated Date	June 26, 2015
Principal Payment Date	5/1
Interest Payment Date(s)	5/1, 11/1
Call Date	Current
Call Price	102%   101% after 11/1/25
Tax Status	Tax-Exempt
Purpose	W.A. Fost Center / Goldsboro Events Center

# IPCs / LOBs / COPs

## Total Existing Debt

### \$3,000,000

#### 2017 Interlocal Agreement

Year (6/30)	Coupon	Principal	Interest	Total
2026	1.500%	\$ 200,000	\$ 21,000	\$ 221,000
2027	1.500%	200,000	18,000	218,000
2028	1.500%	200,000	15,000	215,000
2029	1.500%	200,000	12,000	212,000
2030	1.500%	200,000	9,000	209,000
2031	1.500%	200,000	6,000	206,000
2032	1.500%	200,000	3,000	203,000
2033	-	-	-	-
2034	-	-	-	-
2035	-	-	-	-
2036	-	-	-	-
2037	-	-	-	-
2038	-	-	-	-
2039	-	-	-	-
2040	-	-	-	-
2041	-	-	-	-
2042	-	-	-	-
<b>Total</b>		<b>\$ 1,400,000</b>	<b>\$ 84,000</b>	<b>\$ 1,484,000</b>

Series Detail	
Original Issue Amount	3000000
Detailed Series Name	2017 Interlocal Agreement
Underwriter/Bank	Wayne County
Dated Date	March 16, 2017
Principal Payment Date	3/1
Interest Payment Date(s)	3/1
Call Date	Current
Call Price	100%
Tax Status	Tax-Exempt
Purpose	Bryan Multisports Complex

### \$7,532,000

#### 2017 Installment Financing Agreement

Year (6/30)	Coupon	Principal	Interest	Total
2026	2.362%	\$ 362,000	\$ 64,327	\$ 426,327
2027	2.362%	371,000	55,779	426,779
2028	2.362%	380,000	47,017	427,017
2029	2.362%	389,000	38,044	427,044
2030	2.362%	398,000	28,858	426,858
2031	2.362%	407,000	19,459	426,459
2032	2.362%	417,000	9,847	426,847
2033	-	-	-	-
2034	-	-	-	-
2035	-	-	-	-
2036	-	-	-	-
2037	-	-	-	-
2038	-	-	-	-
2039	-	-	-	-
2040	-	-	-	-
2041	-	-	-	-
2042	-	-	-	-
<b>Total</b>		<b>\$ 2,724,000</b>	<b>\$ 263,331</b>	<b>\$ 2,987,331</b>

Series Detail	
Original Issue Amount	7532000
Detailed Series Name	2017 Installment Financing Agreement
Underwriter/Bank	BAPCC
Dated Date	March 23, 2017
Principal Payment Date	3/1
Interest Payment Date(s)	3/1
Call Date	Current
Call Price	100%
Tax Status	Tax-Exempt
Purpose	Advanced Metering Infrastructure

# IPCs / LOBs / COPs

## Total Existing Debt

### \$5,300,000

#### 2018 Installment Financing Agreement

Year (6/30)	Coupon	Principal	Interest	Total
2026	3.410%	\$ 353,000	\$ 108,336	\$ 461,336
2027	3.410%	353,000	96,298	449,298
2028	3.410%	353,000	84,261	437,261
2029	3.410%	353,000	72,224	425,224
2030	3.410%	353,000	60,187	413,187
2031	3.410%	353,000	48,149	401,149
2032	3.410%	353,000	36,112	389,112
2033	3.410%	353,000	24,075	377,075
2034	3.410%	353,000	12,037	365,037
2035		-	-	-
2036		-	-	-
2037		-	-	-
2038		-	-	-
2039		-	-	-
2040		-	-	-
2041		-	-	-
2042		-	-	-
<b>Total</b>		<b>\$ 3,177,000</b>	<b>\$ 541,679</b>	<b>\$ 3,718,679</b>

#### Series Detail

Original Issue Amount	5300000
Detailed Series Name	2018 Installment Financing Agreement
Underwriter/Bank	Zions Bank
Dated Date	September 13, 2018
Principal Payment Date	8/1
Interest Payment Date(s)	8/1
Call Date	Current
Call Price	100%
Tax Status	Tax-Exempt
Purpose	Police Evidence Room / Fire Station #4 Reno.

### \$596,000

#### 2019 Installment Financing Agreement

Year (6/30)	Coupon	Principal	Interest	Total
2026	2.680%	\$ 62,000	\$ 6,888	\$ 68,888
2027	2.680%	63,000	5,226	68,226
2028	2.680%	65,000	3,538	68,538
2029	2.680%	67,000	1,796	68,796
2030		-	-	-
2031		-	-	-
2032		-	-	-
2033		-	-	-
2034		-	-	-
2035		-	-	-
2036		-	-	-
2037		-	-	-
2038		-	-	-
2039		-	-	-
2040		-	-	-
2041		-	-	-
2042		-	-	-
<b>Total</b>		<b>\$ 257,000</b>	<b>\$ 17,447</b>	<b>\$ 274,447</b>

#### Series Detail

Original Issue Amount	596000
Detailed Series Name	2019 Installment Financing Agreement
Underwriter/Bank	Zions Bank
Dated Date	June 6, 2019
Principal Payment Date	5/1
Interest Payment Date(s)	5/1
Call Date	Current
Call Price	100%
Tax Status	Tax-Exempt
Purpose	Commercial Refuse Equipment

# IPCs / LOBs / COPs

## Total Existing Debt

### \$1,650,532

#### 2021A Installment Financing Agreement

Year (6/30)	Coupon	Principal	Interest	Total
2026	1.180%	\$ 333,956	\$ 7,928	\$ 341,884
2027	1.180%	337,896	3,987	341,884
2028	-	-	-	-
2029	-	-	-	-
2030	-	-	-	-
2031	-	-	-	-
2032	-	-	-	-
2033	-	-	-	-
2034	-	-	-	-
2035	-	-	-	-
2036	-	-	-	-
2037	-	-	-	-
2038	-	-	-	-
2039	-	-	-	-
2040	-	-	-	-
2041	-	-	-	-
2042	-	-	-	-
<b>Total</b>		<b>\$ 671,852</b>	<b>\$ 11,915</b>	<b>\$ 683,767</b>

Series Detail	
Original Issue Amount	1650532
Detailed Series Name	2021A Installment Financing Agreement
Underwriter/Bank	Truist
Dated Date	July 9, 2021
Principal Payment Date	7/9
Interest Payment Date(s)	7/9
Call Date	Unknown
Call Price	N/A
Tax Status	Tax-Exempt
Purpose	Vehicles/Equipment

### \$1,886,000

#### 2021B Installment Financing Agreement

Year (6/30)	Coupon	Principal	Interest	Total
2026	0.940%	\$ 204,000	\$ 3,854	\$ 207,854
2027	0.940%	206,000	1,936	207,936
2028	-	-	-	-
2029	-	-	-	-
2030	-	-	-	-
2031	-	-	-	-
2032	-	-	-	-
2033	-	-	-	-
2034	-	-	-	-
2035	-	-	-	-
2036	-	-	-	-
2037	-	-	-	-
2038	-	-	-	-
2039	-	-	-	-
2040	-	-	-	-
2041	-	-	-	-
2042	-	-	-	-
<b>Total</b>		<b>\$ 410,000</b>	<b>\$ 5,790</b>	<b>\$ 415,790</b>

Series Detail	
Original Issue Amount	1886000
Detailed Series Name	2021B Installment Financing Agreement
Underwriter/Bank	Sterling National Bank
Dated Date	December 14, 2021
Principal Payment Date	9/1
Interest Payment Date(s)	9/1
Call Date	Current
Call Price	100%
Tax Status	Tax-Exempt
Purpose	Technology Equipment/Vehicles

# IPCs / LOBs / COPs

## Total Existing Debt

### \$2,398,000

#### 2022 Installment Financing Agreement

Year (6/30)	Coupon	Principal	Interest	Total
2026	3.090%	\$ 477,000	\$ 45,608	\$ 522,608
2027	3.090%	492,000	30,869	522,869
2028	3.090%	507,000	15,666	522,666
2029	-	-	-	-
2030	-	-	-	-
2031	-	-	-	-
2032	-	-	-	-
2033	-	-	-	-
2034	-	-	-	-
2035	-	-	-	-
2036	-	-	-	-
2037	-	-	-	-
2038	-	-	-	-
2039	-	-	-	-
2040	-	-	-	-
2041	-	-	-	-
2042	-	-	-	-
<b>Total</b>		<b>\$ 1,476,000</b>	<b>\$ 92,144</b>	<b>\$ 1,568,144</b>

Series Detail	
Original Issue Amount	2398000
Detailed Series Name	2022 Installment Financing Agreement
Underwriter/Bank	Truist
Dated Date	September 22, 2022
Principal Payment Date	8/1
Interest Payment Date(s)	8/1
Call Date	Current
Call Price	100%
Tax Status	Tax-Exempt
Purpose	City Vehicles / Equipment / Fire Truck

### \$6,715,000

#### 2025 Installment Financing Agreement

Year (6/30)	Coupon	Principal	Interest	Total
2026	3.820%	\$ 967,000	\$ 248,675	\$ 1,215,675
2027	3.820%	995,000	219,574	1,214,574
2028	3.820%	1,034,000	181,565	1,215,565
2029	3.820%	1,073,000	142,066	1,215,066
2030	3.820%	1,113,000	101,077	1,214,077
2031	3.820%	284,000	58,561	342,561
2032	3.820%	295,000	47,712	342,712
2033	3.820%	306,000	36,443	342,443
2034	3.820%	318,000	24,754	342,754
2035	3.820%	330,000	12,606	342,606
2036	-	-	-	-
2037	-	-	-	-
2038	-	-	-	-
2039	-	-	-	-
2040	-	-	-	-
2041	-	-	-	-
2042	-	-	-	-
<b>Total</b>		<b>\$ 6,715,000</b>	<b>\$ 1,073,031</b>	<b>\$ 7,788,031</b>

Series Detail	
Original Issue Amount	6715000
Detailed Series Name	2025 Installment Financing Agreement
Underwriter/Bank	PNC Public Finance
Dated Date	March 12, 2025
Principal Payment Date	3/1/2026
Interest Payment Date(s)	3/1/2026
Call Date	March 1, 2026
Call Price	Make Whole
Tax Status	Tax-Exempt
Purpose	Vehicles & Equipment

# Revolving Loans

## Total Existing Debt

**\$6,719,343**

### 2011 Revolving Loan

Year (6/30)	Coupon	Principal	Interest	Total
2026	2.500%	\$ 335,967	\$ 58,794	\$ 394,761
2027	2.500%	335,967	50,395	386,362
2028	2.500%	335,967	41,996	377,963
2029	2.500%	335,967	33,597	369,564
2030	2.500%	335,967	25,198	361,165
2031	2.500%	335,967	16,798	352,766
2032	2.500%	335,967	8,399	344,366
2033	-	-	-	-
2034	-	-	-	-
2035	-	-	-	-
2036	-	-	-	-
2037	-	-	-	-
2038	-	-	-	-
2039	-	-	-	-
2040	-	-	-	-
2041	-	-	-	-
2042	-	-	-	-
<b>Total</b>		<b>\$ 2,351,770</b>	<b>\$ 235,177</b>	<b>\$ 2,586,947</b>

### Series Detail

Original Issue Amount	6719343
Detailed Series Name	2011 Revolving Loan
Underwriter/Bank	DENR
Dated Date	November 3, 2011
Principal Payment Date	5/1
Interest Payment Date(s)	5/1, 11/1
Call Date	Current*
Call Price	n/a
Tax Status	Tax-Exempt
Purpose	Drinking Water

**\$2,941,864**

### 2013 Revolving Loan

Year (6/30)	Coupon	Principal	Interest	Total
2026	0.000%	\$ 147,093	\$ -	\$ 147,093
2027	0.000%	147,093	-	147,093
2028	0.000%	147,093	-	147,093
2029	0.000%	147,093	-	147,093
2030	0.000%	147,093	-	147,093
2031	0.000%	147,093	-	147,093
2032	0.000%	147,093	-	147,093
2033	0.000%	147,093	-	147,093
2034	-	-	-	-
2035	-	-	-	-
2036	-	-	-	-
2037	-	-	-	-
2038	-	-	-	-
2039	-	-	-	-
2040	-	-	-	-
2041	-	-	-	-
2042	-	-	-	-
<b>Total</b>		<b>\$ 1,176,746</b>	<b>\$ -</b>	<b>\$ 1,176,746</b>

### Series Detail

Original Issue Amount	2941864
Detailed Series Name	2013 Revolving Loan
Underwriter/Bank	DENR
Dated Date	February 21, 2013
Principal Payment Date	5/1
Interest Payment Date(s)	5/1
Call Date	Current*
Call Price	n/a
Tax Status	Tax-Exempt
Purpose	Drinking Water

# Revolving Loans

## Total Existing Debt

**\$3,361,708**

### 2016 Revolving Loan

Year (6/30)	Coupon	Principal	Interest	Total
2026	1.880%	\$ 168,085	\$ 37,920	\$ 206,005
2027	1.880%	168,085	34,760	202,845
2028	1.880%	168,085	31,600	199,685
2029	1.880%	168,085	28,440	196,525
2030	1.880%	168,085	25,280	193,365
2031	1.880%	168,085	22,120	190,205
2032	1.880%	168,085	18,960	187,045
2033	1.880%	168,085	15,800	183,885
2034	1.880%	168,085	12,640	180,725
2035	1.880%	168,085	9,480	177,565
2036	1.880%	168,085	6,320	174,405
2037	1.880%	168,085	3,160	171,245
2038	-	-	-	-
2039	-	-	-	-
2040	-	-	-	-
2041	-	-	-	-
2042	-	-	-	-
<b>Total</b>		<b>\$ 2,017,025</b>	<b>\$ 246,480</b>	<b>\$ 2,263,505</b>

Series Detail	
Original Issue Amount	3361708
Detailed Series Name	2016 Revolving Loan
Underwriter/Bank	DENR
Dated Date	December 23, 2016
Principal Payment Date	5/1
Interest Payment Date(s)	5/1, 11/1
Call Date	Current*
Call Price	n/a
Tax Status	Tax-Exempt
Purpose	Stoney Creek Sanitary Water

**\$7,777,337**

### 2019 Revolving Loan

Year (6/30)	Coupon	Principal	Interest	Total
2026	0.000%	\$ 383,323	\$ -	\$ 383,323
2027	0.000%	383,323	-	383,323
2028	0.000%	383,323	-	383,323
2029	0.000%	383,323	-	383,323
2030	0.000%	383,323	-	383,323
2031	0.000%	383,323	-	383,323
2032	0.000%	383,323	-	383,323
2033	0.000%	383,323	-	383,323
2034	0.000%	383,323	-	383,323
2035	0.000%	383,323	-	383,323
2036	0.000%	383,323	-	383,323
2037	0.000%	383,323	-	383,323
2038	0.000%	383,323	-	383,323
2039	0.000%	383,323	-	383,323
2040	0.000%	383,323	-	383,323
2041	-	-	-	-
2042	-	-	-	-
<b>Total</b>		<b>\$ 5,749,840</b>	<b>\$ -</b>	<b>\$ 5,749,840</b>

Series Detail	
Original Issue Amount	7777337
Detailed Series Name	2019 Revolving Loan
Underwriter/Bank	DENR
Dated Date	November 26, 2019
Principal Payment Date	5/1
Interest Payment Date(s)	5/1
Call Date	Current*
Call Price	n/a
Tax Status	Tax-Exempt
Purpose	Phase IV Sewer Rehab

# Revolving Loans

## Total Existing Debt

**\$682,191**

### 2021 Revolving Loan

Year (6/30)	Coupon	Principal	Interest	Total
2026	1.820%	\$ 32,655	\$ 10,103	\$ 42,758
2027	1.820%	32,655	9,509	42,164
2028	1.820%	32,655	8,915	41,569
2029	1.820%	32,655	8,320	40,975
2030	1.820%	32,655	7,726	40,381
2031	1.820%	32,655	7,132	39,786
2032	1.820%	32,655	6,537	39,192
2033	1.820%	32,655	5,943	38,598
2034	1.820%	32,655	5,349	38,003
2035	1.820%	32,655	4,755	37,409
2036	1.820%	32,655	4,160	36,815
2037	1.820%	32,655	3,566	36,220
2038	1.820%	32,655	2,972	35,626
2039	1.820%	32,655	2,377	35,032
2040	1.820%	32,655	1,783	34,437
2041	1.820%	32,655	1,189	33,843
2042	1.820%	32,655	594	33,249
<b>Total</b>		<b>\$ 555,127</b>	<b>\$ 90,930</b>	<b>\$ 646,057</b>

#### Series Detail

Original Issue Amount	682191
Detailed Series Name	2021 Revolving Loan
Underwriter/Bank	DENR
Dated Date	March 24, 2021
Principal Payment Date	5/1
Interest Payment Date(s)	5/1, 11/1
Call Date	Current*
Call Price	n/a
Tax Status	Tax-Exempt
Purpose	Gravity Sewer Rehab

**\$1,484,909**

### 2021 Revolving Loan

Year (6/30)	Coupon	Principal	Interest	Total
2026	1.820%	\$ 74,245	\$ 21,620	\$ 95,866
2027	1.820%	74,245	20,269	94,514
2028	1.820%	74,245	18,918	93,163
2029	1.820%	74,245	17,566	91,812
2030	1.820%	74,245	16,215	90,461
2031	1.820%	74,245	14,864	89,109
2032	1.820%	74,245	13,513	87,758
2033	1.820%	74,245	12,161	86,407
2034	1.820%	74,245	10,810	85,056
2035	1.820%	74,245	9,459	83,704
2036	1.820%	74,245	8,108	82,353
2037	1.820%	74,245	6,756	81,002
2038	1.820%	74,245	5,405	79,651
2039	1.820%	74,245	4,054	78,299
2040	1.820%	74,245	2,703	76,948
2041	1.820%	74,245	1,351	75,597
2042		-	-	-
<b>Total</b>		<b>\$ 1,187,927</b>	<b>\$ 183,772</b>	<b>\$ 1,371,700</b>

#### Series Detail

Original Issue Amount	1484909
Detailed Series Name	2021 Revolving Loan
Underwriter/Bank	DENR
Dated Date	March 7, 2021
Principal Payment Date	5/1
Interest Payment Date(s)	5/1, 11/1
Call Date	Current*
Call Price	n/a
Tax Status	Tax-Exempt
Purpose	Plate Settlers Project

# Existing Tax Supported Debt Detail

# General Obligation Bonds

## Tax Supported Debt | General Fund

### \$5,500,000

#### General Obligation Public Improvement Bonds, Series 2017

Year (6/30)	Coupon	Principal	Interest	Total
2026	5.000%	\$ 175,000	\$ 117,906	\$ 292,906
2027	5.000%	175,000	104,156	279,156
2028	4.000%	175,000	90,406	265,406
2029	4.000%	175,000	79,406	254,406
2030	3.000%	175,000	68,406	243,406
2031	3.000%	175,000	60,156	235,156
2032	3.000%	175,000	51,906	226,906
2033	3.000%	175,000	43,656	218,656
2034	3.000%	175,000	35,406	210,406
2035	3.125%	175,000	26,813	201,813
2036	3.250%	175,000	17,875	192,875
2037	3.250%	175,000	8,938	183,938
2038	-	-	-	-
2039	-	-	-	-
2040	-	-	-	-
2041	-	-	-	-
2042	-	-	-	-
<b>Total</b>		<b>\$ 2,100,000</b>	<b>\$ 705,031</b>	<b>\$ 2,805,031</b>

Series Detail	
Original Issue Amount	5500000
Detailed Series Name	General Obligation Public Improvement Bonds, Series 2017
Underwriter/Bank	Citigroup Global Markets Inc.
Dated Date	May 23, 2017
Principal Payment Date	5/1
Interest Payment Date(s)	5/1, 11/1
Call Date	May 1, 2027
Call Price	100%
Tax Status	Tax-Exempt
Purpose	Parks & Rec. / Streets

### \$7,425,000

#### General Obligation Refunding Bonds, Series 2017

Year (6/30)	Coupon	Principal	Interest	Total
2026	4.000%	\$ 165,000	\$ 19,600	\$ 184,600
2027	4.000%	165,000	13,000	178,000
2028	4.000%	160,000	6,400	166,400
2029	-	-	-	-
2030	-	-	-	-
2031	-	-	-	-
2032	-	-	-	-
2033	-	-	-	-
2034	-	-	-	-
2035	-	-	-	-
2036	-	-	-	-
2037	-	-	-	-
2038	-	-	-	-
2039	-	-	-	-
2040	-	-	-	-
2041	-	-	-	-
2042	-	-	-	-
<b>Total</b>		<b>\$ 490,000</b>	<b>\$ 39,000</b>	<b>\$ 529,000</b>

Series Detail	
Original Issue Amount	7425000
Detailed Series Name	General Obligation Refunding Bonds, Series 2017
Underwriter/Bank	Stifel Nicolaus & Company, Inc.
Dated Date	May 23, 2017
Principal Payment Date	5/1
Interest Payment Date(s)	5/1, 11/1
Call Date	May 1, 2027
Call Price	100%
Tax Status	Tax-Exempt
Purpose	Refunding; Streets / Sewer

# General Obligation Bonds

## Tax Supported Debt | General Fund

**\$4,500,000**

### General Obligation Steet Improvement Bonds, Series 2018

Year (6/30)	Coupon	Principal	Interest	Total
2026	5.000%	\$ 225,000	\$ 109,125	\$ 334,125
2027	5.000%	225,000	97,875	322,875
2028	5.000%	225,000	86,625	311,625
2029	5.000%	225,000	75,375	300,375
2030	3.000%	225,000	66,375	291,375
2031	3.000%	225,000	59,625	284,625
2032	3.000%	225,000	52,875	277,875
2033	3.000%	225,000	46,125	271,125
2034	3.000%	225,000	39,375	264,375
2035	3.125%	225,000	32,484	257,484
2036	3.125%	225,000	25,453	250,453
2037	3.250%	225,000	18,281	243,281
2038	3.250%	225,000	10,969	235,969
2039	3.250%	225,000	3,656	228,656
2040		-	-	-
2041		-	-	-
2042		-	-	-
<b>Total</b>		<b>\$ 3,150,000</b>	<b>\$ 724,219</b>	<b>\$ 3,874,219</b>

#### Series Detail

Original Issue Amount	4500000
Detailed Series Name	General Obligation Steet Improvement Bonds, Series 2018
Underwriter/Bank	Robert W. Baird & Co., Inc.
Dated Date	August 14, 2018
Principal Payment Date	8/1
Interest Payment Date(s)	2/1, 8/1
Call Date	August 1, 2026
Call Price	100%
Tax Status	Tax-Exempt
Purpose	Streets

# IPCs / LOBs / COPs

## Tax Supported Debt | General Fund

**\$4,558,000**

**2014A Installment Purchase Contract**

Year (6/30)	Coupon	Principal	Interest	Total
2026	3.340%	\$ 228,000	\$ 68,437	\$ 296,437
2027	3.340%	228,000	60,821	288,821
2028	3.340%	228,000	53,206	281,206
2029	3.340%	228,000	45,591	273,591
2030	3.340%	228,000	37,976	265,976
2031	3.340%	228,000	30,361	258,361
2032	3.340%	227,000	22,745	249,745
2033	3.340%	227,000	15,164	242,164
2034	3.340%	227,000	7,582	234,582
2035	-	-	-	-
2036	-	-	-	-
2037	-	-	-	-
2038	-	-	-	-
2039	-	-	-	-
2040	-	-	-	-
2041	-	-	-	-
2042	-	-	-	-
<b>Total</b>		<b>\$ 2,049,000</b>	<b>\$ 341,882</b>	<b>\$ 2,390,882</b>

Series Detail	
Original Issue Amount	4558000
Detailed Series Name	2014A Installment Purchase Contract
Underwriter/Bank	Capital One
Dated Date	July 10, 2014
Principal Payment Date	5/1
Interest Payment Date(s)	5/1, 11/1
Call Date	Current
Call Price	100%
Tax Status	Tax-Exempt
Purpose	Gateway Transit Building, HVAC Police, Streets

**\$7,280,000**

**2015 Installment Financing Contract**

Year (6/30)	Coupon	Principal	Interest	Total
2026	2.910%	\$ 485,000	\$ 70,568	\$ 555,568
2027	2.910%	485,000	56,454	541,454
2028	2.910%	485,000	42,341	527,341
2029	2.910%	485,000	28,227	513,227
2030	2.910%	485,000	14,114	499,114
2031	-	-	-	-
2032	-	-	-	-
2033	-	-	-	-
2034	-	-	-	-
2035	-	-	-	-
2036	-	-	-	-
2037	-	-	-	-
2038	-	-	-	-
2039	-	-	-	-
2040	-	-	-	-
2041	-	-	-	-
2042	-	-	-	-
<b>Total</b>		<b>\$ 2,425,000</b>	<b>\$ 211,703</b>	<b>\$ 2,636,703</b>

Series Detail	
Original Issue Amount	7280000
Detailed Series Name	2015 Installment Financing Contract
Underwriter/Bank	Sterling National Bank
Dated Date	June 26, 2015
Principal Payment Date	5/1
Interest Payment Date(s)	5/1, 11/1
Call Date	Current
Call Price	102%   101% after 11/1/25
Tax Status	Tax-Exempt
Purpose	W.A. Fost Center / Goldsboro Events Center

# IPCs / LOBs / COPs

## Tax Supported Debt | General Fund

### \$5,300,000

#### 2018 Installment Financing Agreement

Year (6/30)	Coupon	Principal	Interest	Total
2026	3.410%	\$ 353,000	\$ 108,336	\$ 461,336
2027	3.410%	353,000	96,298	449,298
2028	3.410%	353,000	84,261	437,261
2029	3.410%	353,000	72,224	425,224
2030	3.410%	353,000	60,187	413,187
2031	3.410%	353,000	48,149	401,149
2032	3.410%	353,000	36,112	389,112
2033	3.410%	353,000	24,075	377,075
2034	3.410%	353,000	12,037	365,037
2035	-	-	-	-
2036	-	-	-	-
2037	-	-	-	-
2038	-	-	-	-
2039	-	-	-	-
2040	-	-	-	-
2041	-	-	-	-
2042	-	-	-	-
<b>Total</b>		<b>\$ 3,177,000</b>	<b>\$ 541,679</b>	<b>\$ 3,718,679</b>

#### Series Detail

Original Issue Amount	5300000
Detailed Series Name	2018 Installment Financing Agreement
Underwriter/Bank	Zions Bank
Dated Date	September 13, 2018
Principal Payment Date	8/1
Interest Payment Date(s)	8/1
Call Date	Current
Call Price	100%
Tax Status	Tax-Exempt
Purpose	Police Evidence Room / Fire Station #4 Reno.

### \$596,000

#### 2019 Installment Financing Agreement

Year (6/30)	Coupon	Principal	Interest	Total
2026	2.680%	\$ 62,000	\$ 6,888	\$ 68,888
2027	2.680%	63,000	5,226	68,226
2028	2.680%	65,000	3,538	68,538
2029	2.680%	67,000	1,796	68,796
2030	-	-	-	-
2031	-	-	-	-
2032	-	-	-	-
2033	-	-	-	-
2034	-	-	-	-
2035	-	-	-	-
2036	-	-	-	-
2037	-	-	-	-
2038	-	-	-	-
2039	-	-	-	-
2040	-	-	-	-
2041	-	-	-	-
2042	-	-	-	-
<b>Total</b>		<b>\$ 257,000</b>	<b>\$ 17,447</b>	<b>\$ 274,447</b>

#### Series Detail

Original Issue Amount	596000
Detailed Series Name	2019 Installment Financing Agreement
Underwriter/Bank	Zions Bank
Dated Date	June 6, 2019
Principal Payment Date	5/1
Interest Payment Date(s)	5/1
Call Date	Current
Call Price	100%
Tax Status	Tax-Exempt
Purpose	Commercial Refuse Equipment

# IPCs / LOBs / COPs

## Tax Supported Debt | General Fund

**\$1,650,532**

**2021A Installment Financing Agreement**

Year (6/30)	Coupon	Principal	Interest	Total
2026	1.180%	\$ 279,821	\$ 6,643	\$ 286,464
2027	1.180%	283,123	3,341	286,464
2028	-	-	-	-
2029	-	-	-	-
2030	-	-	-	-
2031	-	-	-	-
2032	-	-	-	-
2033	-	-	-	-
2034	-	-	-	-
2035	-	-	-	-
2036	-	-	-	-
2037	-	-	-	-
2038	-	-	-	-
2039	-	-	-	-
2040	-	-	-	-
2041	-	-	-	-
2042	-	-	-	-
<b>Total</b>		<b>\$ 562,945</b>	<b>\$ 9,984</b>	<b>\$ 572,928</b>

Series Detail	
Original Issue Amount	1650532
Detailed Series Name	2021A Installment Financing Agreement
Underwriter/Bank	Truist
Dated Date	July 9, 2021
Principal Payment Date	7/9
Interest Payment Date(s)	7/9
Call Date	Unknown
Call Price	N/A
Tax Status	Tax-Exempt
Purpose	Vehicles/Equipment

**\$1,886,000**

**2021B Installment Financing Agreement**

Year (6/30)	Coupon	Principal	Interest	Total
2026	0.940%	\$ 204,000	\$ 3,854	\$ 207,854
2027	0.940%	206,000	1,936	207,936
2028	-	-	-	-
2029	-	-	-	-
2030	-	-	-	-
2031	-	-	-	-
2032	-	-	-	-
2033	-	-	-	-
2034	-	-	-	-
2035	-	-	-	-
2036	-	-	-	-
2037	-	-	-	-
2038	-	-	-	-
2039	-	-	-	-
2040	-	-	-	-
2041	-	-	-	-
2042	-	-	-	-
<b>Total</b>		<b>\$ 410,000</b>	<b>\$ 5,790</b>	<b>\$ 415,790</b>

Series Detail	
Original Issue Amount	1886000
Detailed Series Name	2021B Installment Financing Agreement
Underwriter/Bank	Sterling National Bank
Dated Date	December 14, 2021
Principal Payment Date	9/1
Interest Payment Date(s)	9/1
Call Date	Current
Call Price	100%
Tax Status	Tax-Exempt
Purpose	Technology Equipment/Vehicles

# IPCs / LOBs / COPs

## Tax Supported Debt | General Fund

### \$2,398,000

#### 2022 Installment Financing Agreement

Year (6/30)	Coupon	Principal	Interest	Total
2026	3.090%	\$ 405,450	\$ 38,767	\$ 444,217
2027	3.090%	418,200	26,239	444,439
2028	3.090%	430,950	13,316	444,266
2029	-	-	-	-
2030	-	-	-	-
2031	-	-	-	-
2032	-	-	-	-
2033	-	-	-	-
2034	-	-	-	-
2035	-	-	-	-
2036	-	-	-	-
2037	-	-	-	-
2038	-	-	-	-
2039	-	-	-	-
2040	-	-	-	-
2041	-	-	-	-
2042	-	-	-	-
<b>Total</b>		<b>\$ 1,254,600</b>	<b>\$ 78,322</b>	<b>\$ 1,332,922</b>

Series Detail	
Original Issue Amount	2398000
Detailed Series Name	2022 Installment Financing Agreement
Underwriter/Bank	Truist
Dated Date	September 22, 2022
Principal Payment Date	8/1
Interest Payment Date(s)	8/1
Call Date	Current
Call Price	100%
Tax Status	Tax-Exempt
Purpose	City Vehicles / Equipment / Fire Truck

### \$6,715,000

#### 2025 Installment Financing Agreement

Year (6/30)	Coupon	Principal	Interest	Total
2026	3.820%	\$ 952,353	\$ 242,307	\$ 1,194,660
2027	3.820%	980,047	213,564	1,193,611
2028	3.820%	1,018,434	176,126	1,194,561
2029	3.820%	1,056,883	137,222	1,194,105
2030	3.820%	1,096,270	96,849	1,193,119
2031	3.820%	266,596	54,972	321,567
2032	3.820%	276,922	44,788	321,709
2033	3.820%	287,247	34,209	321,457
2034	3.820%	298,512	23,237	321,749
2035	3.820%	309,777	11,833	321,610
2036	-	-	-	-
2037	-	-	-	-
2038	-	-	-	-
2039	-	-	-	-
2040	-	-	-	-
2041	-	-	-	-
2042	-	-	-	-
<b>Total</b>		<b>\$ 6,543,040</b>	<b>\$ 1,035,108</b>	<b>\$ 7,578,148</b>

Series Detail	
Original Issue Amount	6715000
Detailed Series Name	2025 Installment Financing Agreement
Underwriter/Bank	PNC Public Finance
Dated Date	March 12, 2025
Principal Payment Date	3/1/2026
Interest Payment Date(s)	3/1/2026
Call Date	March 1, 2026
Call Price	Make Whole
Tax Status	Tax-Exempt
Purpose	Vehicles & Equipment

# General Obligation Bonds & IPCs / LOBs / COPs

## Tax Supported Debt | Occupancy Tax Fund

### \$5,500,000

#### General Obligation Public Improvement Bonds, Series 2017

Year (6/30)	Coupon	Principal	Interest	Total
2026	5.000%	\$ 100,000	\$ -	\$ 100,000
2027	5.000%	100,000	-	100,000
2028	4.000%	100,000	-	100,000
2029	4.000%	100,000	-	100,000
2030	3.000%	100,000	-	100,000
2031	3.000%	100,000	-	100,000
2032	3.000%	100,000	-	100,000
2033	3.000%	100,000	-	100,000
2034	3.000%	100,000	-	100,000
2035	3.125%	100,000	-	100,000
2036	3.250%	100,000	-	100,000
2037	3.250%	100,000	-	100,000
2038		-	-	-
2039		-	-	-
2040		-	-	-
2041		-	-	-
2042		-	-	-
<b>Total</b>		<b>\$ 1,200,000</b>	<b>\$ -</b>	<b>\$ 1,200,000</b>

Series Detail	
Original Issue Amount	5500000
Detailed Series Name	General Obligation Public Improvement Bonds, Series 2017
Underwriter/Bank	Citigroup Global Markets Inc.
Dated Date	May 23, 2017
Principal Payment Date	5/1
Interest Payment Date(s)	5/1, 11/1
Call Date	May 1, 2027
Call Price	100%
Tax Status	Tax-Exempt
Purpose	Parks & Rec. / Streets

### \$3,000,000

#### 2017 Interlocal Agreement

Year (6/30)	Coupon	Principal	Interest	Total
2026	1.500%	\$ 200,000	\$ 21,000	\$ 221,000
2027	1.500%	200,000	18,000	218,000
2028	1.500%	200,000	15,000	215,000
2029	1.500%	200,000	12,000	212,000
2030	1.500%	200,000	9,000	209,000
2031	1.500%	200,000	6,000	206,000
2032	1.500%	200,000	3,000	203,000
2033		-	-	-
2034		-	-	-
2035		-	-	-
2036		-	-	-
2037		-	-	-
2038		-	-	-
2039		-	-	-
2040		-	-	-
2041		-	-	-
2042		-	-	-
<b>Total</b>		<b>\$ 1,400,000</b>	<b>\$ 84,000</b>	<b>\$ 1,484,000</b>

Series Detail	
Original Issue Amount	3000000
Detailed Series Name	2017 Interlocal Agreement
Underwriter/Bank	Wayne County
Dated Date	March 16, 2017
Principal Payment Date	3/1
Interest Payment Date(s)	3/1
Call Date	Current
Call Price	100%
Tax Status	Tax-Exempt
Purpose	Bryan Multisports Complex

# Existing Utility Debt Detail

# General Obligation Bonds

## Utility Supported Debt

**\$7,425,000**

### General Obligation Refunding Bonds, Series 2017

Year (6/30)	Coupon	Principal	Interest	Total
2026	4.000%	\$ 605,000	\$ 107,700	\$ 712,700
2027	4.000%	605,000	83,500	688,500
2028	4.000%	605,000	59,300	664,300
2029	3.000%	590,000	35,100	625,100
2030	3.000%	580,000	17,400	597,400
2031		-	-	-
2032		-	-	-
2033		-	-	-
2034		-	-	-
2035		-	-	-
2036		-	-	-
2037		-	-	-
2038		-	-	-
2039		-	-	-
2040		-	-	-
2041		-	-	-
2042		-	-	-
<b>Total</b>		<b>\$ 2,985,000</b>	<b>\$ 303,000</b>	<b>\$ 3,288,000</b>

### Series Detail

Original Issue Amount	7425000
Detailed Series Name	General Obligation Refunding Bonds, Series 2017
Underwriter/Bank	Stifel Nicolaus & Company, Inc.
Dated Date	May 23, 2017
Principal Payment Date	5/1
Interest Payment Date(s)	5/1, 11/1
Call Date	May 1, 2027
Call Price	100%
Tax Status	Tax-Exempt
Purpose	Refunding; Streets / Sewer

# IPCs / LOBs / COPs

## Utility Supported Debt

**\$7,532,000**

### 2017 Installment Financing Agreement

Year (6/30)	Coupon	Principal	Interest	Total
2026	2.362%	\$ 362,000	\$ 64,327	\$ 426,327
2027	2.362%	371,000	55,779	426,779
2028	2.362%	380,000	47,017	427,017
2029	2.362%	389,000	38,044	427,044
2030	2.362%	398,000	28,858	426,858
2031	2.362%	407,000	19,459	426,459
2032	2.362%	417,000	9,847	426,847
2033		-	-	-
2034		-	-	-
2035		-	-	-
2036		-	-	-
2037		-	-	-
2038		-	-	-
2039		-	-	-
2040		-	-	-
2041		-	-	-
2042		-	-	-
<b>Total</b>		<b>\$ 2,724,000</b>	<b>\$ 263,331</b>	<b>\$ 2,987,331</b>

### Series Detail

Original Issue Amount	7532000
Detailed Series Name	2017 Installment Financing Agreement
Underwriter/Bank	BAPCC
Dated Date	March 23, 2017
Principal Payment Date	3/1
Interest Payment Date(s)	3/1
Call Date	Current
Call Price	100%
Tax Status	Tax-Exempt
Purpose	Advanced Metering Infrastructure

# Revolving Loans

## Utility Supported Debt

**\$6,719,343**

### 2011 Revolving Loan

Year (6/30)	Coupon	Principal	Interest	Total
2026	2.500%	\$ 335,967	\$ 58,794	\$ 394,761
2027	2.500%	335,967	50,395	386,362
2028	2.500%	335,967	41,996	377,963
2029	2.500%	335,967	33,597	369,564
2030	2.500%	335,967	25,198	361,165
2031	2.500%	335,967	16,798	352,766
2032	2.500%	335,967	8,399	344,366
2033	-	-	-	-
2034	-	-	-	-
2035	-	-	-	-
2036	-	-	-	-
2037	-	-	-	-
2038	-	-	-	-
2039	-	-	-	-
2040	-	-	-	-
2041	-	-	-	-
2042	-	-	-	-
<b>Total</b>		<b>\$ 2,351,770</b>	<b>\$ 235,177</b>	<b>\$ 2,586,947</b>

### Series Detail

Original Issue Amount	6719343
Detailed Series Name	2011 Revolving Loan
Underwriter/Bank	DENR
Dated Date	November 3, 2011
Principal Payment Date	5/1
Interest Payment Date(s)	5/1, 11/1
Call Date	Current*
Call Price	n/a
Tax Status	Tax-Exempt
Purpose	Drinking Water

**\$2,941,864**

### 2013 Revolving Loan

Year (6/30)	Coupon	Principal	Interest	Total
2026	0.000%	\$ 147,093	\$ -	\$ 147,093
2027	0.000%	147,093	-	147,093
2028	0.000%	147,093	-	147,093
2029	0.000%	147,093	-	147,093
2030	0.000%	147,093	-	147,093
2031	0.000%	147,093	-	147,093
2032	0.000%	147,093	-	147,093
2033	0.000%	147,093	-	147,093
2034	-	-	-	-
2035	-	-	-	-
2036	-	-	-	-
2037	-	-	-	-
2038	-	-	-	-
2039	-	-	-	-
2040	-	-	-	-
2041	-	-	-	-
2042	-	-	-	-
<b>Total</b>		<b>\$ 1,176,746</b>	<b>\$ -</b>	<b>\$ 1,176,746</b>

### Series Detail

Original Issue Amount	2941864
Detailed Series Name	2013 Revolving Loan
Underwriter/Bank	DENR
Dated Date	February 21, 2013
Principal Payment Date	5/1
Interest Payment Date(s)	5/1
Call Date	Current*
Call Price	n/a
Tax Status	Tax-Exempt
Purpose	Drinking Water

# Revolving Loans

## Utility Supported Debt

**\$3,361,708**

**2016 Revolving Loan**

Year (6/30)	Coupon	Principal	Interest	Total
2026	1.880%	\$ 168,085	\$ 37,920	\$ 206,005
2027	1.880%	168,085	34,760	202,845
2028	1.880%	168,085	31,600	199,685
2029	1.880%	168,085	28,440	196,525
2030	1.880%	168,085	25,280	193,365
2031	1.880%	168,085	22,120	190,205
2032	1.880%	168,085	18,960	187,045
2033	1.880%	168,085	15,800	183,885
2034	1.880%	168,085	12,640	180,725
2035	1.880%	168,085	9,480	177,565
2036	1.880%	168,085	6,320	174,405
2037	1.880%	168,085	3,160	171,245
2038	-	-	-	-
2039	-	-	-	-
2040	-	-	-	-
2041	-	-	-	-
2042	-	-	-	-
<b>Total</b>		<b>\$ 2,017,025</b>	<b>\$ 246,480</b>	<b>\$ 2,263,505</b>

Series Detail	
Original Issue Amount	3361708
Detailed Series Name	2016 Revolving Loan
Underwriter/Bank	DENR
Dated Date	December 23, 2016
Principal Payment Date	5/1
Interest Payment Date(s)	5/1, 11/1
Call Date	Current*
Call Price	n/a
Tax Status	Tax-Exempt
Purpose	Stoney Creek Sanitary Water

**\$7,777,337**

**2019 Revolving Loan**

Year (6/30)	Coupon	Principal	Interest	Total
2026	0.000%	\$ 383,323	\$ -	\$ 383,323
2027	0.000%	383,323	-	383,323
2028	0.000%	383,323	-	383,323
2029	0.000%	383,323	-	383,323
2030	0.000%	383,323	-	383,323
2031	0.000%	383,323	-	383,323
2032	0.000%	383,323	-	383,323
2033	0.000%	383,323	-	383,323
2034	0.000%	383,323	-	383,323
2035	0.000%	383,323	-	383,323
2036	0.000%	383,323	-	383,323
2037	0.000%	383,323	-	383,323
2038	0.000%	383,323	-	383,323
2039	0.000%	383,323	-	383,323
2040	0.000%	383,323	-	383,323
2041	-	-	-	-
2042	-	-	-	-
<b>Total</b>		<b>\$ 5,749,840</b>	<b>\$ -</b>	<b>\$ 5,749,840</b>

Series Detail	
Original Issue Amount	7777337
Detailed Series Name	2019 Revolving Loan
Underwriter/Bank	DENR
Dated Date	November 26, 2019
Principal Payment Date	5/1
Interest Payment Date(s)	5/1
Call Date	Current*
Call Price	n/a
Tax Status	Tax-Exempt
Purpose	Phase IV Sewer Rehab

# Revolving Loans

## Utility Supported Debt

**\$682,191**

### 2021 Revolving Loan

Year (6/30)	Coupon	Principal	Interest	Total
2026	1.820%	\$ 32,655	\$ 10,103	\$ 42,758
2027	1.820%	32,655	9,509	42,164
2028	1.820%	32,655	8,915	41,569
2029	1.820%	32,655	8,320	40,975
2030	1.820%	32,655	7,726	40,381
2031	1.820%	32,655	7,132	39,786
2032	1.820%	32,655	6,537	39,192
2033	1.820%	32,655	5,943	38,598
2034	1.820%	32,655	5,349	38,003
2035	1.820%	32,655	4,755	37,409
2036	1.820%	32,655	4,160	36,815
2037	1.820%	32,655	3,566	36,220
2038	1.820%	32,655	2,972	35,626
2039	1.820%	32,655	2,377	35,032
2040	1.820%	32,655	1,783	34,437
2041	1.820%	32,655	1,189	33,843
2042	1.820%	32,655	594	33,249
<b>Total</b>		<b>\$ 555,127</b>	<b>\$ 90,930</b>	<b>\$ 646,057</b>

#### Series Detail

Original Issue Amount	682191
Detailed Series Name	2021 Revolving Loan
Underwriter/Bank	DENR
Dated Date	March 24, 2021
Principal Payment Date	5/1
Interest Payment Date(s)	5/1, 11/1
Call Date	Current*
Call Price	n/a
Tax Status	Tax-Exempt
Purpose	Gravity Sewer Rehab

**\$1,484,909**

### 2021 Revolving Loan

Year (6/30)	Coupon	Principal	Interest	Total
2026	1.820%	\$ 74,245	\$ 21,620	\$ 95,866
2027	1.820%	74,245	20,269	94,514
2028	1.820%	74,245	18,918	93,163
2029	1.820%	74,245	17,566	91,812
2030	1.820%	74,245	16,215	90,461
2031	1.820%	74,245	14,864	89,109
2032	1.820%	74,245	13,513	87,758
2033	1.820%	74,245	12,161	86,407
2034	1.820%	74,245	10,810	85,056
2035	1.820%	74,245	9,459	83,704
2036	1.820%	74,245	8,108	82,353
2037	1.820%	74,245	6,756	81,002
2038	1.820%	74,245	5,405	79,651
2039	1.820%	74,245	4,054	78,299
2040	1.820%	74,245	2,703	76,948
2041	1.820%	74,245	1,351	75,597
2042		-	-	-
<b>Total</b>		<b>\$ 1,187,927</b>	<b>\$ 183,772</b>	<b>\$ 1,371,700</b>

#### Series Detail

Original Issue Amount	1484909
Detailed Series Name	2021 Revolving Loan
Underwriter/Bank	DENR
Dated Date	March 7, 2021
Principal Payment Date	5/1
Interest Payment Date(s)	5/1, 11/1
Call Date	Current*
Call Price	n/a
Tax Status	Tax-Exempt
Purpose	Plate Settlers Project

# Existing Stormwater Supported Detail

# IPCs / LOBs / COPs

## Stormwater Supported Debt

### \$1,650,532

#### 2021A Installment Financing Agreement

Year (6/30)	Coupon	Principal	Interest	Total
2026	1.180%	\$ 54,134	\$ 1,285	\$ 55,419
2027	1.180%	54,773	646	55,419
2028	-	-	-	-
2029	-	-	-	-
2030	-	-	-	-
2031	-	-	-	-
2032	-	-	-	-
2033	-	-	-	-
2034	-	-	-	-
2035	-	-	-	-
2036	-	-	-	-
2037	-	-	-	-
2038	-	-	-	-
2039	-	-	-	-
2040	-	-	-	-
2041	-	-	-	-
2042	-	-	-	-
<b>Total</b>		<b>\$ 108,907</b>	<b>\$ 1,931</b>	<b>\$ 110,839</b>

Series Detail	
Original Issue Amount	1650532
Detailed Series Name	2021A Installment Financing Agreement
Underwriter/Bank	Truist
Dated Date	July 9, 2021
Principal Payment Date	7/9
Interest Payment Date(s)	7/9
Call Date	Unknown
Call Price	N/A
Tax Status	Tax-Exempt
Purpose	Vehicles/Equipment

### \$2,398,000

#### 2022 Installment Financing Agreement

Year (6/30)	Coupon	Principal	Interest	Total
2026	3.090%	\$ 71,550	\$ 6,841	\$ 78,391
2027	3.090%	73,800	4,630	78,430
2028	3.090%	76,050	2,350	78,400
2029	-	-	-	-
2030	-	-	-	-
2031	-	-	-	-
2032	-	-	-	-
2033	-	-	-	-
2034	-	-	-	-
2035	-	-	-	-
2036	-	-	-	-
2037	-	-	-	-
2038	-	-	-	-
2039	-	-	-	-
2040	-	-	-	-
2041	-	-	-	-
2042	-	-	-	-
<b>Total</b>		<b>\$ 221,400</b>	<b>\$ 13,822</b>	<b>\$ 235,222</b>

Series Detail	
Original Issue Amount	2398000
Detailed Series Name	2022 Installment Financing Agreement
Underwriter/Bank	Truist
Dated Date	September 22, 2022
Principal Payment Date	8/1
Interest Payment Date(s)	8/1
Call Date	Current
Call Price	100%
Tax Status	Tax-Exempt
Purpose	City Vehicles / Equipment / Fire Truck

# IPCs / LOBs / COPs

## Stormwater Supported Debt

**\$6,715,000**

### 2025 Installment Financing Agreement

Year (6/30)	Coupon	Principal	Interest	Total
2026	3.820%	\$ 14,647	\$ 6,368	\$ 21,015
2027	3.820%	14,953	6,009	20,962
2028	3.820%	15,566	5,438	21,004
2029	3.820%	16,117	4,844	20,961
2030	3.820%	16,730	4,228	20,958
2031	3.820%	17,404	3,589	20,993
2032	3.820%	18,078	2,924	21,002
2033	3.820%	18,753	2,233	20,986
2034	3.820%	19,488	1,517	21,005
2035	3.820%	20,223	773	20,996
2036		-	-	-
2037		-	-	-
2038		-	-	-
2039		-	-	-
2040		-	-	-
2041		-	-	-
2042		-	-	-
<b>Total</b>		<b>\$ 171,960</b>	<b>\$ 37,923</b>	<b>\$ 209,883</b>

### Series Detail

Original Issue Amount	6715000
Detailed Series Name	2025 Installment Financing Agreement
Underwriter/Bank	PNC Public Finance
Dated Date	March 12, 2025
Principal Payment Date	3/1/2026
Interest Payment Date(s)	3/1/2026
Call Date	March 1, 2026
Call Price	100%
Tax Status	Tax-Exempt
Purpose	Vehicles & Equipment

# Appendix C

## City's Financial Policies



**Subject:** Fiscal Policy Guidelines

**Department:** City Manager’s Office

**Policy #:**  
CMOP-004

**Adopted:**  
08/21/2023

**Effective:**  
08/21/2023

**Supersedes:**  
02/15/2012

**Resolution #:**  
NA

**Approved by:**  
City Council

**FISCAL POLICY GUIDELINES - OBJECTIVES**

This fiscal policy is a statement of the guidelines and goals that will influence and guide the financial management practice of the City of Goldsboro, North Carolina. A fiscal policy that is adopted, adhered to, and regularly reviewed is recognized as the cornerstone of sound financial management. Effective fiscal policy:

- Contributes significantly to the City's ability to insulate itself from fiscal crisis,
- Enhances short term and long-term financial credit ability by helping to achieve the highest credit and bond ratings possible,
- Promotes long-term financial stability by establishing clear and consistent guidelines,
- Directs attention to the total financial picture of the City rather than single issue areas,
- Promotes the view of linking long-run financial planning with day-to-day operations, and
- Provides the City Council, citizens, and the City’s professional management a framework for measuring the fiscal impact of government services against established fiscal parameters and guidelines.

To these ends, the following fiscal policy statements are presented.

**CAPITAL IMPROVEMENT BUDGET POLICIES**

The City will prioritize all capital improvements in accordance with an adopted capital improvement plan (CIP).

1. The City will develop a 10-year plan for capital improvements and review and update the plan annually. Additional projects can be added to the CIP at any time, but funding for projects added in this manner are subject to normal operating budget constraints.
2. The City will coordinate development of the CIP with development of the operating budget.
3. The City will maintain all its assets at a level adequate to protect the City's capital investment and to minimize future maintenance and replacement costs.
4. The City will identify the estimated costs and potential funding sources for each capital project proposal before it is submitted for approval.
5. The City will attempt to determine the least costly and most flexible financing method for all new projects.

**DEBT POLICIES**

**General**

1. The City will confine long-term borrowing to capital improvements or projects that cannot be financed from current revenues except where approved justification is provided.



**Subject:** Fiscal Policy Guidelines

**Department:** City Manager’s Office

**Policy #:**

CMOP-004

**Adopted:**

08/21/2023

**Effective:**

08/21/2023

**Supersedes:**

02/15/2012

**Resolution #:**

NA

**Approved by:**

City Council

2. The City will utilize a balanced approach to capital funding utilizing debt financing, draws on capital reserves and/or fund balances in excess of policy targets, and current-year (pay-as-you-go) appropriations.
3. When the City finances capital improvements or other projects by issuing bonds or entering into capital leases, it will repay the debt within a period not to exceed the expected useful life of the project. Target debt ratios will be calculated annually and included in the review of financial trends.
4. Where feasible, the City will explore the usage of special assessment, revenue, or other self-supporting bonds instead of general obligation bonds.
5. The City will retire tax anticipation debt, if any, annually and will retire bond anticipation debt within six months after completion of the project.

**Tax Supported Debt**

6. Direct net debt as a percentage of the total assessed value of taxable property should not exceed 2.5%. Direct net debt is defined as City-issued debt that is tax supported.
7. The ratio of direct net debt service expenditures as a percent of total governmental fund expenditures should not exceed 15% with an aggregate ten-year principal payout ratio target of 55% or better.
8. The City recognizes the importance of underlying and overlapping debt in analyzing financial condition. The City will regularly analyze total indebtedness including underlying and overlapping debt.
9. The City will target a minimum amount of equity funding of 10% of the CIP on a five-year rolling average.

**Self-Supported Debt**

10. The City will target a minimum amount of equity funding in the Water and Sewer Fund of 15% of the capital improvement plan on a five-year rolling average.
11. The City will strive to maintain a Debt Service Coverage Ratio in the Water and Sewer Fund at a minimum of 1.25x.

**RESERVE POLICIES**

The City of Goldsboro will strive to maintain the unassigned fund balance in the General Fund at a level sufficient to meet its objectives. The City will target an unassigned fund balance at the close of each fiscal year equal to at least 15% of General Fund operating expenditures and transfers out; at no time shall the unassigned fund balance fall below 10% of General Fund operating expenditures and transfers out without Council approval.

1. The City Council may, from time-to-time, appropriate fund balances that will reduce unassigned fund balances below the 10% policy for the purposes of a declared fiscal emergency or other such global purpose as to protect the long-term fiscal security of the City of Goldsboro. In such circumstances, the Council will adopt a plan to restore the unassigned fund balances to the policy level within 36 months from the date of the appropriation. If restoration



**Subject:** Fiscal Policy Guidelines

**Department:** City Manager’s Office

**Policy #:**

CMOP-004

**Adopted:**

08/21/2023

**Effective:**

08/21/2023

**Supersedes:**

02/15/2012

**Resolution #:**

NA

**Approved by:**

City Council

cannot be accomplished within such time period without severe hardship to the City, then the Council will establish a different but appropriate time period.

2. The City has adopted a comprehensive strategy for the long-term stability and financial health of the Utility Fund. The City of Goldsboro will strive to maintain Utility Fund cash and investments at the close of each fiscal year equal to at least 50% of the Utility Fund operating expenditures; at no time shall cash and investments fall below 30% of Utility Fund operating expenditures without Council approval.
3. The City Council may, from time-to-time, appropriate Utility Fund cash and investments below the 30% policy for the purposes of a declared fiscal emergency or other such global purpose as to protect the long-term fiscal security of the City of Goldsboro. In such circumstances, the Council will adopt a plan to restore cash and investments to the policy level within 36 months from the date of the appropriation. If restoration cannot be accomplished within such time period without severe hardship to the City, then the Council will establish a different but appropriate time period.

**BOND RATING POLICY.** The City will maintain a very strong/high bond rating to be considered a “low-risk” borrower when obtaining funding for projects. The City will target the Standard and Poor’s AA+/Moody’s Aa1 rating; at no time shall the rating drop below AA/Aa2 without Council notification. In such circumstances, the Council will adopt a plan to restore the bond rating to the policy level within 36 months from the date of the lower or lost bond rating. If restoration cannot be accomplished within such time period without severe hardship to the City, then Council will establish a different but appropriate time period.

**BUDGET DEVELOPMENT POLICIES**

1. The City will develop its annual budgets in such a manner so as to incorporate historic trend analysis for revenues and expenditures with an adjustment for current financial trends and developments as appropriate.
2. Utility rates will be established at the appropriate level to enable the related funds to be self-supporting.
3. One-time or other special revenues will not be used to finance continuing City operations but instead will be used for funding special projects.
4. The City will pursue an aggressive policy seeking the collection of delinquent utility, license, permit and other fees due to the City.
5. The City Council will receive a financial report at the end of each quarter showing year-to-date revenues and expenditures.
6. Budget amendments will be brought to City Council for consideration as needed.



**Subject:** Fiscal Policy Guidelines

**Department:** City Manager’s Office

**Policy #:**

CMOP-004

**Adopted:**

08/21/2023

**Effective:**

08/21/2023

**Supersedes:**

02/15/2012

**Resolution #:**

NA


**Approved by:**

City Council

**CASH MANAGEMENT AND INVESTMENT POLICIES**

1. It is the intent of the City that public funds will be invested to the extent possible to reduce the need for property tax revenues. Funds will be invested with the chief objectives of safety of principal, liquidity, and yield, in that order. All deposits and investments of City funds will be in accordance with N.C.G.S. 159.
2. The City will use a Central Depository to maximize the availability and mobility of cash for all funds that can be legally and practically combined.
3. Liquidity: No less than 20% of funds available for investment will be maintained in liquid investments at any point in time.
4. Maturity: All investments will mature in no more than thirty-six (36) months from their purchase date.
5. Custody: All investments will be purchased “payment-versus-delivery” and if certificated will be held by the Finance Officer in the name of the City. All non-certificated investment will be held in book-entry form in the name of the City with the City’s third-party Custodian (Safekeeping Agent).
6. Authorized Investments: The City may deposit City Funds into: Any Board approved Official Depository if such funds are secured in accordance with NCGS-159 (31). The City may invest City Funds in the North Carolina Capital Management Trust, US Treasury Securities, US Agency Securities specifically authorized in GS-159 and rated no lower than “AAA”, and Commercial Paper meeting the requirements of NCGS-159 plus having a national bond rating.
7. Diversification: No more than 5% of the City’s investment funds may be invested in a specific company’s commercial paper and no more than 20% of the City’s investment funds may be invested in commercial paper. No more than 25% of the City’s investments may be invested in any one US Agency’s Securities.
8. Allocation: Investment income will be allocated to each participating fund or account based on a fair and equitable formula determined by the Finance Director.
9. Reporting: The City Council will receive an investment report at the end of each quarter showing current investment holdings.

Adopted this 21<sup>st</sup> day of August, 2023.



David Ham, Mayor

# Municipal Advisor Disclosure

The enclosed information relates to an existing or potential municipal advisor engagement.

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**CITY OF GOLDSBORO  
AGENDA MEMORANDUM  
JANUARY 5, 2026 CITY COUNCIL MEETING**

---

**TITLE:** Presentation and Update of MS4 Stormwater Permit Program Update

**DEPARTMENT:** Engineering

---

**BACKGROUND:**

The National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) is a mandate from the Clean Water Act (CWA) of 1972 and is delegated to North Carolina Environmental Quality. The North Carolina Department of Environmental Quality (NCDEQ) then issues a permit to municipalities that meet the criteria allowing for stormwater discharge into surface waters. The purpose is to mitigate pollution from entering surface waters protecting both the environment and human health.

**DISCUSSION:**

The Municipal Separate Storm Sewer System has six (6) minimum criteria that must be met each year by the City of Goldsboro to stay in compliance. Public education and outreach, public involvement and participation, illicit discharge detection and elimination, construction site runoff controls, post-construction site runoff controls, pollution prevention and good housekeeping. Currently, the State has taken responsibility for the construction site runoff controls but has asked each MS4 to start their own program in order to be properly audited. Engineering is currently working with the NCDEQ and the Sedimentation Control Commission (SCC) to gain delegation for a local construction site runoff program.

**BUDGET RELATIONSHIP:**

**STRATEGIC PLAN RELATIONSHIP:**

**STAFF RECOMMENDATION:**

This is a stormwater projection for 2026 with no recommendations presented at this time.

**MANAGER'S RECOMMENDATION:**

This update provides a 2026 work program roadmap for City Council and the Stormwater Administrator.

---

**APPROVERS**

Jonathan Perry  
Sakeithia Reece  
Laura Getz

Kelly Arnold  
Matthew Livingston

# Introduction to National Discharge Elimination System Municipal Separate Storm Sewer System (MS4) Update and 2026 work projection

▶ Bobbi Barnes  
▶ Stormwater  
Administrator

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[www.goldsboronc.gov](http://www.goldsboronc.gov)

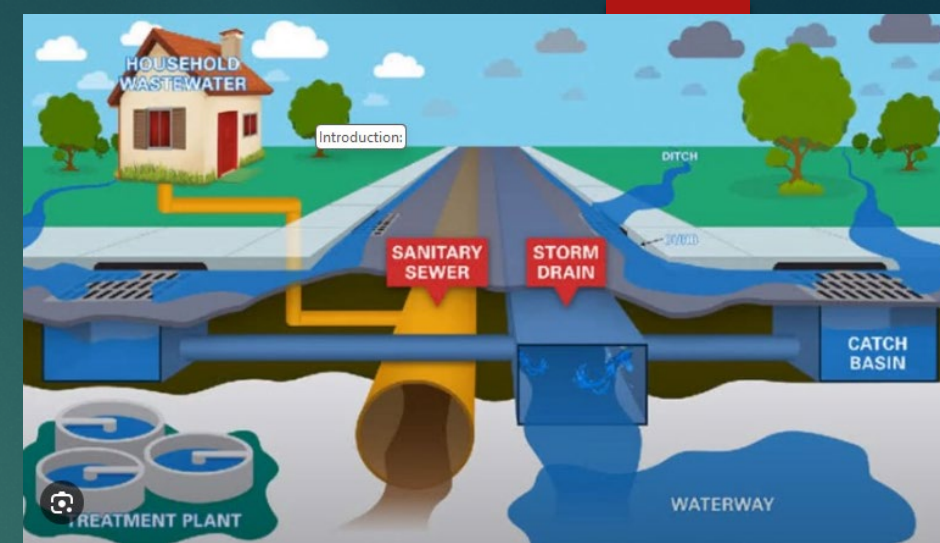
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▶ January 5, 2026

# Introduction:

The National Discharge Elimination System Municipal Separate Storm Sewer System (MS4) is a mandate from the Clean Water Act and the North Carolina Department of Environmental Quality (DEQ). There are six measures that must be met each year by the City of Goldsboro. The Storm Water Management Plan is our operating manual for the MS4. We will be updating our Stormwater Management Plan (SWMP) in 2026.

1. Public Education and Outreach
2. Public Involvement and Participation
3. Illicit Discharge Detection Elimination
4. Construction Site Runoff Control
5. Post –Construction Site Runoff Controls
6. Pollution Prevention and Good housekeeping for Municipal Operations

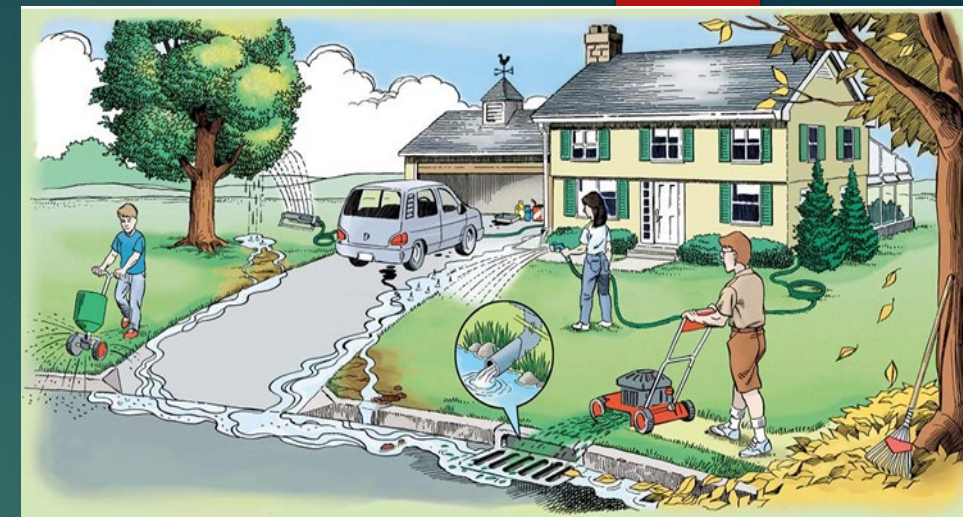


*Circa 1969*



# 1. Public Education

- Public education requires each MS4 to develop a Public Education Action Plan for our Stormwater Management Plan with the purpose of educating the public on stormwater pollution prevention tailored to specific audiences.
- Goldsboro is part of the Clean Water Education Partnership Central Pines Region.
- Engaging in community events to educate the public about stormwater pollution prevention practices.
- Preconstruction meetings with developers to provide information for erosion and sediment control and nitrogen reduction.



Pollutants	Source	Landuse Types	Target Audience	Education Methods
Nitrogen	Fertilizer Sanitary Sewer Leaks New Developments	Residential Commercial Industrial	Homeowners Businesses Public Works Landscapers Developers	New homeowner Packets Preconstruction Meeting
Petroleum	Oil/Gas Spills	Auto care facilities Fuel Station	General Public Businesses City Employees	Pamphlets In person education Classes for employees
Fecal Indicator/ Bacteria	Sanitary sewer leaks Pet waste	All	General Public Businesses City Employees	Media sources Pamphlets
Chemical	Industrial discharge Power washing Pesticide herbicide	Commercial Industry	General Public Businesses	Classes for employees Pamphlets Community events
Detergents	Car Washing Grey water discharges	All	Homeowners Businesses Landscapers	Pamphlets Community events
Litter	Trash	All	Homeowners school age children businesses	Classroom Pamphlets Community events
Sediment	New Developments	Land development landscaping	Developers Landscapers	Preconstruction meetings Community events In person Pamphlets

## 2. Public Participation

- Public participation/involvement in program developments to include the stormwater management plan through public hearings and comments.
- Formation of an appointed Watershed Stakeholders Committee.
- Hold public hearing for adoption of Erosion and Sediment Control ordinance.
- Requesting public participation in the Creek Week from the Clean Water Educational Partnership.



# Creek Week March 14-21:

- Creek Week is held every year for one week.
- Volunteers go out into the creeks and remove debris.
- Helps keep the watershed clean.
- Improve water quality/Safeguard drinking water.
- Protect Wildlife/Restore natural habitat.
- Helps reduce obstructions within stormwater control infrastructures.



# 3. Illicit Discharge Detection and Elimination

- No person shall cause or allow the discharge, emission, disposal, pouring, or pumping directly or indirectly to any stormwater conveyance, the waters of the State, or upon the land in such proximity to the same any fluid, solid, gas, or other substance, other than stormwater.
- Spills or leaks of polluting substances discharged to, or having the potential to be indirectly transported to the stormwater conveyance system, shall be contained, controlled, collected, and removed promptly. All affected areas shall be restored to their preexisting condition.
- We will be providing educational information via pamphlets, City of Goldsboro website, community events, direct communication with businesses.
- Updating Illegal Discharge Control Ordinance.



# 4. Construction Site Runoff Control

- Construction site runoff is polluted storm water that runs over disturbed land picking up harmful sediment and chemicals that discharges into rivers and streams.
- Developing, implementing and enforcing a program to reduce pollutants in stormwater runoff within the MS4 from construction activities to include erosion and sediment control, construction waste, chemicals, and litter.
- Establishing an Erosion and Sediment Control Ordinance per DEQ directive.
- Provide information to Construction Site Operators of Stormwater Control Measures to reduce erosion and prevent sedimentation.



# Erosion and Sediment Control Ordinance

- Draft from the model ordinance is finished and includes any site over .5 acres will need an Erosion and Sediment Control plan review and permit. After local ESC plan approval, a NCG01 can be requested from the DEG
- Anything under .5 acres will need to receive a land disturbance permit previously called a grading permit.
- In January 2026, the Erosion and Sediment Control draft Ordinance (ESC) will be sent to DEQ for review.
- In February 2026, the ESC draft ordinance will be sent to the Sedimentation Control Commission (SCC) for informal review and feedback.
- Before the May 7<sup>th</sup>, 2026, Sedimentation Control Commission meeting the final ESC ordinance must be passed by City Council for us to be granted delegation.
- The effective date for the ESC ordinance is July 1, 2026.



# 5. Post-Construction Runoff Control

- Developing, implementing and enforcing a program to address discharge of post-construction stormwater runoff from new developments and redevelopments.
- We have a yearly inspection for all Storm Water Control Measure to ensure they are functioning properly.



## 6. Pollution Prevention/Good housekeeping

- Developing and implementing an operation and maintenance program with the goal of preventing and reducing the pollutant runoff from municipal operations.
- Yearly staff training on pollution prevention, chemical use, spills and illicit discharges.
- Municipal good housekeeping measures includes street sweeping, catch basin cleaning and stormwater control measures maintenance.
- City wide good housekeeping measures include ensuring leaf/pine straw piles are not piled on stormwater inlets, or blown into open ditches, picking up litter and ensuring any SCM are properly maintained to reduce flooding.



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# Current projects

- We are updating Central Improvement Projects to include stormwater infrastructure repair projects.
- Updating Stormwater Management Plan.
- Updating current ordinances:
  - Illegal Discharge Control 6.6
  - Watershed Review Board 8.7
  - Administration Staff (watershed administration) 8.4.2.2
- Creating a local Erosion and Sediment Control Program.
- In the process of update zoning ordinance to add safety fencing around new retention ponds depending on depth and proximity.



[www.goldsboronc.gov](http://www.goldsboronc.gov)



Questions?

**CITY OF GOLDSBORO  
AGENDA MEMORANDUM  
JANUARY 5, 2026 CITY COUNCIL MEETING**

---

**TITLE:** Consideration of 4-Way Traffic Control for Walnut Street at Claiborne Street

**DEPARTMENT:** Engineering

---

**BACKGROUND:**

The City of Goldsboro received a request to evaluate traffic control at the intersection of Walnut Street and Claiborne Street. A site visit was made by staff on December 2nd. This evaluation is based on the guidelines adopted by the City Council on November 17, 2025. Resolution No. 2025-98 sets forth guidelines for All-Way Stop Control within the city limits.

**DISCUSSION:**

The intersection of Walnut Street and Claiborne Street does not meet the criteria for five or more reported crashes in a 12-month period or six or more reported crashes in a 36-month period that were of a type susceptible to correction by the installation of all-way stop control.

In accordance with the approved guidelines adopted by the City Council, a minimum sight distance of 50 feet shall be provided and maintained at all approaches. Based on the intersection evaluation and the measurements taken at this intersection, staff has determined that the intersection of Walnut Street and Claiborne Street warrants 4-way stop control based on conflicting sight distance and maintaining vehicle safety.

**BUDGET RELATIONSHIP:**

**STRATEGIC PLAN RELATIONSHIP:**

**STAFF RECOMMENDATION:**

It is recommended that the City Council adopt the attached Ordinance establishing 4-way traffic control for Walnut Street at Claiborne Street.

**MANAGER'S RECOMMENDATION:**

---

**APPROVERS**

Jonathan Perry  
Sakeithia Reece  
Laura Getz  
Matthew Livingston

Kelly Arnold

**ORDINANCE 2026 -**

**AN ORDINANCE ESTABLISHING 4-WAY STOP CONTROL FOR WALNUT STREET  
AT CLAIBORNE STREET**

**WHEREAS**, an intersection evaluation was made by staff for Walnut Street at Claiborne Street; and

**WHEREAS**, based on the evaluation, conflicting sight distance warrants 4-way stop control at this location; and

**WHEREAS**, the Engineering Department feels that there is sufficient justification for establishing 4-way stop control for Walnut Street at Claiborne Street.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and City Council of the City of Goldsboro, North Carolina, that:

1) 4-Way Stop Control shall be established for the following location: Walnut Street at Claiborne Street.

2) This Ordinance shall become effective immediately upon the installation of the necessary signs and pavement markings.

This Ordinance shall be in full force and effect from and after January 5, 2026.

\_\_\_\_\_  
Charles Gaylor, IV  
Mayor

Attested by:

\_\_\_\_\_  
Laura Getz  
City Clerk