

MINUTES OF THE MEETING OF THE GOLDSBORO CITY COUNCIL
NOVEMBER 15, 2021

WORK SESSION

The City Council of the City of Goldsboro, North Carolina, met in a Work Session in the Council Chambers, City Hall, 214 North Center Street, at 5:30 p.m. on November 15, 2021.

Call to Order. Mayor Ham called the meeting to order at 5:00 p.m.

Roll Call.

Present: Mayor David Ham, Presiding
Mayor Pro Tem Taj Polack
Councilmember Hiawatha Jones
Councilmember Bill Broadaway
Councilmember Brandi Matthews
Councilmember Charles Gaylor, IV
Councilmember Gene Aycock
Ron Lawrence, City Attorney
Tim Salmon, City Manager
Laura Getz, City Clerk

Adoption of the Agenda. Mayor Pro Tem Polack made a motion to approve the agenda, seconded by Councilmember Broadaway and unanimously carried the agenda was adopted.

New Business.

2022 NC Freedom Fest Presentation. Doug McGrath, President of the NC Freedom Fest Board shared the following information.



Military & 1st Responders
Appreciation Festival

Military & 1st Responders
Appreciation Festival

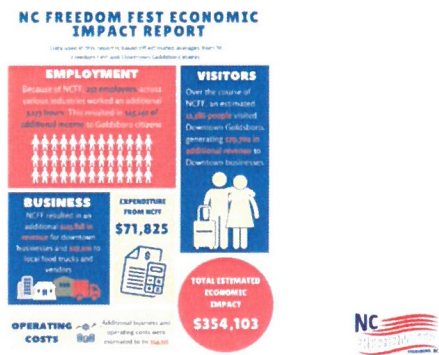
- Successfully, brought the base and community together in a family-friendly setting downtown Goldsboro
 - One community...
- With strategic partnerships with the City of Goldsboro, SJAFB, Goldsboro Elks, DGDC, Downtown Merchants Association, the Arts Council, the History Museum, the Chamber of Commerce & the Military Affairs Committee



NC FREEDOM FEST

• 2021 Sponsors...





NC FREEDOM FEST

- NC Freedom Fest 2022 event elements –
 - Thurs, 5/19/22
 - NC FF / Center Street Jam
 - Saturday, 5/21/22
 - NC FF
 - Car & Bike Show
 - Craft Vendors
 - Static Displays
 - Kids Activities
 - Food Trucks
 - Live Music



NC FREEDOM FEST

- Site...
 - Center Street
 - From Ash St. to Spruce St.
 - Main events
 - The Hub
 - The empty lot (City Field) @ 207 S. Center Street



NC FREEDOM FEST

- Requesting City of Goldsboro support again for the 2022 event



Mayor Ham discussed Freedom Fest and shared that Council was in support of the Freedom Fest in 2022. Mr. Salmon asked if there was general council support for the city to assist in the event in 2022, there were no comments in opposition.

FY20-21 Fiscal Update. Catherine Gwynn, Finance Director shared the following information and stated that these are unaudited numbers but thinks they are good estimates.

FY2020-21 FINANCIAL UPDATE

Catherine Gwynn, Finance Director

November 22, 2021



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General Fund – Collections

Comparison Actual Current and Prior (unaudited)

	<i>FY 2020-21</i>	<i>FY 2019-20</i>	<i>Incr/(Decr over Prior Year</i>
Taxes	\$ 17,275,552	\$ 16,894,382	\$381,170
Sales Tax	10,643,638	9,301,152	\$1,342,485
Refuse	3,841,188	3,747,521	\$93,667
Utility Franchise	2,031,608	2,658,959	(\$627,351)
Golf Course	603,113	559,686	\$43,427
Permits	381,515	360,564	\$20,951
Paramount	164,707	289,124	(\$124,416)
Recreation Fees	138,637	158,436	(\$19,799)
Investment Earnings	9,861	89,109	(\$79,248)
Other Revenues	6,893,282	6,256,755	\$636,527
Total	<u>\$ 41,983,101</u>	<u>\$ 40,315,689</u>	<u>\$ 1,667,412</u>

General Fund Collections

FY 2020-21 Budget to Actual

	<i>Adjusted Budget</i>	<i>Actual Collections</i>	<i>YTD% % of Budget</i>
Taxes	\$ 17,131,830	\$ 17,275,552	100.84%
Licenses & Permits	375,525	381,515	101.60%
Revenues Other Agencies:			
Local Option Tax	9,813,576	10,643,638	108.46%
Utility Franchise Tax	2,903,873	2,031,608	69.96%
ABC Revenues	93,000	93,060	100.06%
Beer & Wine Taxes	146,300	141,873	96.97%
Powell Bill	909,163	868,303	95.51%
Other Agency Revenues	1,582,262	1,468,352	92.80%
Service Fees from UF	3,046,957	3,046,957	100.00%
Charges for Services	4,985,581	4,977,596	99.84%
Capital Returns	1,438,908	195,736	13.60%
Other Revenue	1,200,099	858,912	71.57%
Total Taxes & Shared Revenues	<u>43,627,075</u>	<u>41,983,101</u>	<u>96.23%</u>

Stormwater Fund – Collections

Comparison Actual Current and Prior (unaudited)
and
Budget to Actual FY2020-21

	<i>FY 2020-21</i>	<i>FY 2019-20</i>	<i>Incr/(Decr over Prior Year</i>
Stormwater Fe	\$1,581,954	\$1,594,767	(\$12,813)
Loan Proceeds	-	-	\$0
Other Revenue	9,358	8,568	\$789
Total	<u>\$1,591,312</u>	<u>\$1,603,336</u>	<u>(\$12,024)</u>

	<i>Adjusted Budget</i>	<i>Actual Collections</i>	<i>YTD% Collections</i>
Stormwater Fee	\$ 1,500,000	\$ 1,581,954	105.46%
Other Revenues	460,600	9,358	
Stormwater Fund Totals	<u>\$ 1,960,600</u>	<u>\$ 1,591,312</u>	<u>105.46%</u>

Utility Fund – Collections

Comparison Actual Current and Prior (unaudited)

	<i>FY 2020-21</i>	<i>FY 2019-20</i>	<i>Difference</i>
Current Water	\$ 7,500,775	\$ 7,273,021	\$ 227,754
Current Sewer	9,549,728	9,073,973	475,755
Late Payment Fees	332,549	309,334	23,215
Tap Fees	35,150	34,125	1,025
Compost Fees	62,718	48,617	14,101
Investment Earnings	3,858	40,936	(37,078)
Other Revenues	3,421,317	3,553,511	(132,194)
Total	<u>\$ 20,906,095</u>	<u>\$ 20,333,517</u>	<u>\$ 572,578</u>

Utility Fund Collections

FY 2020-21 Budget to Actual

	<i>Adjusted Budget</i>	<i>Actual Collections</i>	<i>YTD % Collections</i>
Charges for Services:			
Current Water Charges	\$ 7,539,101	\$ 7,500,775	99.49%
UF-SJAFB	766,771	1,222,197	159.40%
Current Sewer Charges	9,106,051	9,549,728	104.87%
Late Payment/Svc. Fees	351,170	343,648	97.86%
Applied Deposits	203,633	50,204	24.65%
Reconnections Fees	15,195	1,956	12.87%
Water/Sewer Taps	35,794	35,150	98.20%
Compost Revenues	44,403	62,718	141.25%
BFP Fees/Insufficient Ck Penalty	6,700	1,819	27.15%
Total Charges	<u>\$ 18,068,818</u>	<u>\$ 18,768,195</u>	<u>103.87%</u>
Capital Returns & Misc. Revenue			
Investment Earnings	\$ 20,801	\$ 3,858	18.55%
Other Misc. Revenue	72,059	72,562	100.70%
Total Capital Returns	<u>\$ 92,860</u>	<u>\$ 76,420</u>	<u>82.30%</u>
Other Revenues	559,647	2,061,480	368.35%
Utility Fund Revenue Totals	<u>\$ 18,721,325</u>	<u>\$ 20,906,095</u>	<u>111.67%</u>

Downtown MSD & Occupancy Tax Collections

Comparison Actual Current and Prior (unaudited)

	<i>FY 2020-21</i>	<i>FY 2019-20</i>	<i>Difference</i>
Downtown MSD			
Taxes	\$ 94,941	\$ 92,325	\$ 2,616
Investment Earnings	38	686	(648)
Other Revenues			
Total	<u>\$ 94,979</u>	<u>\$ 93,011</u>	<u>\$ 1,968</u>
Occupancy Tax			
Tax Collections	\$ 1,034,175	\$ 995,009	\$ 39,166
Investment Earnings/Misc. Revenues	274	4,487	(4,213)
Other Revenues	8,923	13,615	(4,692)
Total	<u>\$ 1,043,372</u>	<u>\$ 1,013,111</u>	<u>\$ 30,261</u>

Downtown MSD & Occupancy Tax Collections

FY 2020-21 Budget to Actual

	<i>Adjusted Budget</i>	<i>Actual Collections</i>	<i>YTD% Collections</i>
Downtown MSD			
Taxes	\$ 97,075	\$ 94,941	97.80%
Investments/Misc.	20,823	38	0.18%
Total	<u>\$ 117,898</u>	<u>\$ 94,979</u>	<u>80.56%</u>
Occupancy Tax			
Occupancy Tax - Civic Ctr.	\$ 686,100	\$ 684,806	99.81%
Occupancy Tax - T & T	175,700	174,993	99.60%
County of Wayne Occ Tx	170,000	174,376	102.57%
Invest. Earnings/Misc.	172,578	9,197	5.33%
Total	<u>\$ 1,204,378</u>	<u>\$ 1,043,372</u>	<u>86.63%</u>

Actual Collections Comparison Actual Current & Prior (unaudited)

	<i>FY 2020-21</i>	<i>FY 2019-20</i>	<i>Difference</i>
General Fund	\$ 41,983,101	\$ 40,315,689	\$1,667,412
Utility Fund	20,906,095	20,333,517	572,578
Downtown Development	94,979	93,011	1,968
Occupancy Tax	1,043,372	1,013,113	30,259
Stormwater Fund	1,591,312	1,603,336	(12,024)
Total	<u>\$ 65,618,859</u>	<u>\$ 63,358,666</u>	<u>\$2,260,193</u>

Summary – FY2020-21 Budget to Actual Expenditures

	<i>Budget</i>	<i>Actual</i>	<i>Under/(Over)</i> <i>Budget</i>
General Fund	\$ 43,627,075	\$ 39,458,713	\$ 4,168,362
Utility Fund	18,721,325	16,283,133	2,438,192
Stormwater Fund	1,960,600	1,782,721	177,879
Downtown MSD Fund	117,898	36,988	80,910
Occupancy Tax Fund	1,204,378	1,109,152	95,226
Total	<u>\$ 65,631,276</u>	<u>\$ 58,670,707</u>	<u>\$ 6,960,569</u>

Fund Balance Appropriations FY 2020-21

General Fund	\$450,661
PO rollover	
Utility Fund	\$142,937
PO rollover	
Downtown MSD	\$ 20,000
PO rollover	
Occupancy Tax Fund	\$155,963
(Lighting & Advertising)	
Stormwater Fund	\$185,000
(TIGER – stormwater work)	
Total	<u>\$954,560</u>

FY2020-21 Net Operating Results (Modified Accrual - unaudited)

	<i>Budget</i>	<i>Actual</i>	<i>Under/(Over)</i> <i>Budget</i>
General Fund			
Revenues	\$ 43,627,074	\$ 41,983,101	\$ 1,643,973
Expenditures	43,627,074	39,458,713	4,168,361
General Fund - Net	<u>\$ -</u>	<u>\$ 2,524,388</u>	<u>2,524,388</u>
Utility Fund			
Revenues	\$ 18,721,325	\$ 20,906,095	(2,184,770)
Expenditures	18,721,325	16,283,133	2,438,191
Utility Fund - Net	<u>\$ -</u>	<u>\$ 4,622,962</u>	<u>4,622,962</u>
Stormwater Fund			
Revenues	\$ 1,960,600	\$ 1,591,312	369,288
Expenditures	1,960,600	1,782,721	177,879
Stormwater Fund - Net	<u>\$ -</u>	<u>\$ (191,410)</u>	<u>(191,410)</u>
Downtown MSD Fund			
Revenues	\$ 117,898	\$ 94,980	22,918
Expenditures	117,898	36,985	80,913
Downtown MSD Fund - Net	<u>\$ -</u>	<u>\$ 57,995</u>	<u>57,995</u>
Occupancy Tax Fund			
Revenues	\$ 1,204,378	\$ 1,043,372	161,006
Expenditures	1,204,378	1,109,152	95,226
Occupancy Tax Fund - Net	<u>\$ -</u>	<u>\$ (65,780)</u>	<u>(65,780)</u>
Total - Net Change all Funds	<u>\$ -</u>	<u>\$ 6,890,159</u>	<u>\$ 6,890,159</u>

Council discussed the budget. Councilmember Aycock asked for a breakdown of how the Stormwater Fund has been used in the past year. Ms. Gwynn explained the current funds used for Stormwater. Council also discussed ARPA money, fund balance and council knowledge of the budget.

Low Income Household Water Assistance Program. Catherine Gwynn, Finance Director shared the following information:

Low Income Home Water Assistance Program (LIHWAP) is a federal funded program implemented by Administration of Children and Families. LIHWAP provides funds to assist low-income households with water and wastewater bills. Help them either reconnect or avoid disconnection.

Total of \$38M allocated to North Carolina. That will be distributed to each county by NCDHHS.

The proposed agreement between the City, as a water and sewer provider, and Wayne County through DHHS administering a program to help LMI families pay their water and sewer bills through this newly created program (LIHWAP). This was a result of the COVID-19, and trying to help families keep safe drinking water and wastewater services. There is an old program called LIHEAP (low income home energy assistance program from the 1980's) that helped families with energy bills, and the new LIHWAP program is modeled after LIHEAP. These are federal grant award funds that are being given to County DHHS to administer. As a provider of water and sewer services, the City is eligible to enter into an agreement with the County so that eligible customers can receive the LIHWAP benefits.

Part of the agreement includes a data share agreement where the City will share personal utility account information to Wayne Co DSS/NCDHHS to help the agency match customer's with assistance. This will allow DSS to notify customers that they are eligible. As I understand this information is just for those customers that are disconnected or in danger of being disconnected. This does not include all of our customers.

LIHWAP will be made available to groups on a priority basis.

Group 1 – disconnected water

Group 2 – in jeopardy of being disconnected without further action

Group 3 – current water services but need assistance to maintain service

Will work similarly to other assistance programs that the City currently participates in where by we will receive checks/direct deposit and will apply to the appropriate account. We are required to refund any credit balances on a customer's account back to DSS up to the amount of the assistance received from the program.

Councilmember Matthews made a motion to approve the Low Income Household Water Assistance Program Vendor Agreement with the Department of Social Services, Human Services. Mayor Ham added "and for the Finance Director to sign the agreement". The motion was seconded by Councilmember Jones and unanimously approved.

Council Committees Discussion. Mayor Ham and council discussed council committees. Council further discussed the GWTA board and the DGDC board. The following nominations were discussed:

- DGDC Board- Councilmember Matthews submitted her name to be considered for the board.
- Transportation Advisory Committee (TAC), alternate position-Councilmember Gaylor volunteered for the position.
- Law and Finance Committee-Mayor Ham nominated Councilmember Gaylor for the position.
- Military Liaison Committee- Mayor Ham nominated Mayor Pro Tem Polack for the position.

Herman Park Center (Current Projects)-Council discussed the project. Councilmember Gaylor made a motion to table the committee until it becomes relevant, the motion was seconded by Councilmember Jones and unanimously carried.

A motion was made by Councilmember Broadaway, seconded by Mayor Pro Tem Polack and unanimously carried to appoint Councilmember Gaylor to the Transportation Advisory Committee (TAC) alternate position, Councilmember Gaylor to the Law and Finance Committee, Mayor Pro Tem Polack to the Military Liaison Committee and a recommendation of Councilmember Matthews to the DGDC Board.

Council Meeting Dates for 2022. Laura Getz, City Clerk shared the following proposed Council meeting dates for 2022.

PROPOSED--2022 Goldsboro City Council Meeting Dates
**Work Session-5:00 p.m. --- Council Meeting-7:00 p.m.*

Monday, January 10
Monday, January 24
(2nd and 4th Monday of the month due to Holidays)

Monday, February 7
(One meeting in February due to Council Retreat)

Monday, March 7
Monday, March 21

Monday, April 4
Monday, April 18

Monday, May 2
Monday, May 16

Monday, June 6
Monday, June 20

Monday, July 11
(One meeting in July due to the Holiday)

Monday, August 1
Monday, August 15

Tuesday, September 6 (Monday, September 5th is a holiday – Labor Day)
Monday, September 19

Monday, October 3
Monday, October 17

Monday, November 7
Monday, November 21

Monday, December 5
Monday, December 19

Proposed Retreat Dates 2022
February 21 and 22 (Monday and Tuesday) or February 23 and 24 (Wednesday and Thursday)

Ms. Getz asked Council to review and let her know if there are any suggested changes. Staff will bring an agenda item to the next meeting to adopt the dates for 2022.

Consent Agenda Review. Each item was reviewed. Council briefly discussed property as related to Item H, Accept Final Upset Bids for 412 East Walnut Street (Oliver Design). Council also discussed road closures as related to Item J, Goldsboro Christmas Parade – Temporary Street Closure.

Councilmember Aycock stepped out of the room at 6:37 pm.

Closed Session Held. Upon motion of Mayor Pro Tem Polack, seconded by Councilmember Gaylor and unanimously carried, Council convened into Closed Session to discuss a personnel matter.

Council came out of Closed Session.

CITY COUNCIL MEETING

The City Council of the City of Goldsboro, North Carolina, met in regular session in Council Chambers, City Hall, 214 North Center Street, at 7:00 p.m. on November 15, 2021.

Mayor Ham called the meeting to order at 7:00 p.m.

Jimmy Bryant with The Bridge Church provided the invocation. The Pledge of Allegiance followed.

Roll Call.

Present: Mayor David Ham, Presiding

Mayor Pro Tem Taj Polack
Councilmember Hiawatha Jones
Councilmember Bill Broadaway
Councilmember Brandi Matthews
Councilmember Charles Gaylor, IV
Councilmember Gene Aycock

Approval of Minutes. Mayor Pro Tem Polack made a motion to approve the minutes of the Work Session and Regular Meeting of November 1, 2021. The motion was seconded by Councilmember Aycock and unanimously carried.

Presentations.
Warm Body Warm Soul Presentation. Ms. Virdy Bizzelle and Ms. Evelyn B. Sutton presented the following information.



END TIME CRUSADERS FOR CHRIST MINISTRIES
1607A ROYALL AVE
GOLDSBORO, NC 27534

MISSION STATEMENT

To empower and uplift individuals of all walks of life by offering hope, showing compassion, and spreading love throughout the community.

About Us

We are “End Time Crusaders for Christ Ministries.” Warm Body Warm Soul, a nonprofit organization was birthed from this ministry. We have witnessed families and individuals throughout our community, homelessness, hunger, drug addiction, mental illness, and those that have fell upon hard times. Our passion is to “Help the helpless help themselves.” We want to effectively create growth and a positive change in our communities by partnering with those that share our passion, vision, and concern. We understand and believe that “Together Everyone Accomplishes More!”

Warm Body Warm Soul Help Center Services

- F.E.D. (Feed, Empower, Deliver)
- Wash With Care Laundry
- Dress My Way Clothing Center/Toiletries/Blankets/Sleeping Bags
- Housing and Job Resources

F.E.D. (Feed, Empower, Deliver)
Pre-packed lunches served Mon., Wed., & Fri. (12:00 p.m.-1:00 p.m.)



Wash With Care Laundry
Cards are distributed 1st and 3rd Thursdays

Individuals are able



to wash and dry their clothes



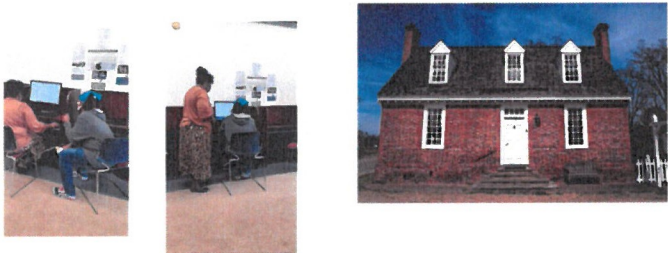
Toiletries, blankets, and sleeping bags are available upon the individuals' needs.



Dress My Way Clothing Center
Individuals can choose what they need from the clothing center



Housing and Job Resources
We assist in searching for jobs, emergency shelters, and housing



2021 Events

The Veteran Stand Down 2021
Serving Veterans in need



Back To School Drive/National Senior Citizens Day/Fish Fry/Clothing Giveaway



Our Partners

- Habitat for Humanity
- United Way
- Veteran's Services of the Carolinas
- American Red Cross
- NC Works Career Center
- Wayne Uplift Domestic Violence
- 4Day Movement
- Goldsboro Police Department
- Wash House
- East Point Mental Health

Employee Performance Awards. Mr. Salmon read the following:

The Employee of the Quarter Award was presented to David Grice. David is the absolute definition of a star employee. He gives his heart and soul on a daily basis for the betterment of his company and his department. He displays exceptional leadership qualities and an infectious work ethic that spreads throughout his company and his station. Above his normal duties as an engineer, David is also the team leader for the Fire Explorer program, taking young individuals and allowing them to experience the team concept of the fire service. He serves as leader, mentor, and role model, teaching these young individuals a range of skills, from properly rolling a fire hose, to effective job interview skills. David volunteers for the betterment of the children involved, and because he feels so passionate about the fire service and his community. David serves as the leader of the annual breast cancer t-shirt fundraiser program, overseeing the entire process, from design development to the presentation of the check to the Cure for Colors director. David is also in charge of the car seat safety program working closely with Safe Kids of Wayne County. He single-handedly oversees the training and certification maintenance for the entire department because of his passion for helping the community and the fire department. David is an outstanding employee, always setting the bar higher for himself and others. David's work ethic and accomplishments reflect well on himself and the City of Goldsboro.

The Supervisor of the Quarter Award was presented to Lee Peter. Lee consistently exhibits patience, understanding, and empathy to everyone that she encounters. She handles every customer issue with care and concern, and works quickly to resolve the issue in a fair and expedient manner. Lee manages to handle many customer concerns and problems; supervise the billing and collections and meter staff; and monitor the AMI system and the utility billing system with effortless grace and skill. Lee played a critical role in the transition to the new utility billing and AMI systems, and the department would not be as far along today if it had not been for her tenacity and dedication. Lee continues to expand her knowledge and goes beyond what is required to seek solutions to problems without being asked. It is an honor and pleasure to work with Lee each day. Lee is a great example of true professionalism to staff and coworkers, and always shares the best of herself with others. Lee's work ethic and accomplishments reflect well on herself and the City of Goldsboro.

Public Hearings.

SU-10-21 Jose Morquecho – East side of South Berkeley Boulevard between Ash Street and Elm Street. Public Hearing Held. The applicant is requesting a Special Use Permit for the operation of a tattoo parlor.

Frontage: 168.89 ft.
Depth: 272.56 ft.
Area: 45,085 sq. ft. or 1.04 acres
Zoning: General Business

The site is located within a strip commercial center which contains nine individual units. The unit that will be occupied by the applicant contains 1,500 sq. ft. (25 ft. by 60 ft.) and addressed as 112-I S. Berkeley Boulevard.

The applicant operates an existing tattoo parlor at 112-Q S. Berkeley Boulevard. He provides tattoo services by appointment only and caters to professionals, including servicemen from the SJAFB. He desires to relocate his business within a new tenant space which has greater visibility for attracting new customers.

The site is accessed by one 20 ft. wide, two-way curb cut from S. Berkeley Boulevard.

The applicant has submitted a floor plan for the tattoo parlor identifying a total of 5 workstations, a breakroom and lobby area and restrooms for customers and employees of the facility.

There are a total of 45 parking spaces (including two handicapped spaces) on the site. Based on the existing uses within the commercial strip center, a sufficient amount of parking spaces are available to serve the entire commercial development.

Days/Hours of Operation: M-F: Noon-6 p. m.
No. of Employees: 5

Since the building on the lot is existing and only one unit is to be leased for the proposed tattoo parlor, the applicant will not be required to retrofit the site to meet current requirements as they relate to landscaping.

Mayor Ham opened the public hearing and no one spoke. The public hearing was closed.

No action necessary. The Planning Commission will have a recommendation for City Council at the December 6, 2021 meeting.

SU-11-21- Sandra H. Bell (Accessory Dwelling) – Northwest of the terminus of Overbrook Road and Pine Ridge Lane. Public Hearing Held. The applicant is requesting a Special Use Permit for the construction of an accessory dwelling located at 127 Overbrook Rd.

According to the City’s Unified Development Code, accessory dwellings are permitted in all single-family zoning districts or developed lots with the exception of the Agriculture (AG) zoning district only after the obtainment of a Special Use Permit approved by City Council.

Approval criteria for accessory dwellings are as follows:

1. Accessory dwellings/apartments must comply with all applicable local, state and federal housing codes. Only one accessory dwelling or apartment may be permitted per lot.
2. The accessory dwelling or accessory apartment shall not exceed forty percent (40%) of the square footage of the livable area of the principle structure or one thousand one hundred square feet of gross floor area, whichever is less.
3. An accessory dwelling shall be sited to the rear of the principle structure. All accessory dwellings shall meet the setback requirements established for the principle structures of the district in which they are located.
4. The exterior of the accessory dwelling shall be compatible with the principle residence in terms of color, siding, roof pitch, window detailing, roofing materials and foundation or skirting appearance. Manufactured homes shall not be pulled up to or attached to the principle residence and be considered an accessory dwelling or accessory apartment.
5. Where there is no public sanitary sewer service to the accessory dwelling, the County Health Department shall approve sanitary sewer services provided to such accessory dwelling before construction begins.

According to the submitted application, the applicant is requesting a Special Use Permit for the construction of a 12 ft. wide by 20 ft. deep (240 sq. ft.) accessory dwelling to be located in the rear yard of the property. Currently, the property is occupied by a single-story 3,182 sq. ft. single-family dwelling.

The applicant is proposing to initiate a complete remodel of her principle dwelling and desires to reside in a tiny home until the renovation is complete. Afterwards, only members of her immediate family would be allowed to utilize the accessory dwelling.

Frontage: 61 ft.
Area: 41.189 sq. ft. or .95 acres
Zone: (R-16) Residential

Staff has informed applicant of the fact that the proposed accessory dwelling must be constructed to meet the minimum requirements of the North Carolina Building Code, as well as, the supplemental regulations of the City’s Unified Development Code for accessory dwellings.

If the applicant’s request for a special use permit is approved, building elevations, a site plan, floor plan and construction specifications shall be submitted and approved by City staff before building permits can be issued.

Mayor Ham opened the public hearing and no one spoke. The public hearing was closed.

No action necessary. The Planning Commission will have a recommendation for the Council’s meeting on December 6, 2021.

SU-12-21 Wayne Co. Project Shell – (Chemical Manufacturing Facility) Located at the corner of Challen Court and Gateway Drive and within Park East of the City of Goldsboro’s Industrial Business

Park. Public Hearing Held. The applicant is requesting a Special Use Permit for the operation of a chemical manufacturing facility in the Industrial Business Park (I&BP-1) zoning district.

Frontage: 775.49 ft. (Gateway Drive)
791.34 ft. (Challen Court)
Depth: 966 ft. (average)
Area: 18.94 acres
Zoning: Industrial Business Park-1

On August 6, 2018, Goldsboro City Council approved site, landscape and building elevation plans for the County of Wayne to construct a commercial shell building at the proposed site for industry recruitment purposes. Once a specific use was determined for the site, complete and detailed site plans would be required and approved by City officials before construction permits would be issued.

On September 20, 2021, a public hearing was conducted to consider proposed minor text amendments to Article 5 of the City’s Unified Development Code to reflect the addition of chemical products, manufacturing and processing; and, the storage or treatment of hazardous materials or chemical uses as a special use within the Industrial Business Park (I&BP-1) zoning district.

Specifically speaking, minor changes for the proposed text amendment included:

1. Amending Section 5.4 Table of Permitted Uses by allowing both Chemical products manufacturing/processing and Storage or treatment of hazardous materials or chemical uses as a special use in the Industrial and Business Park (I&BP-1) zoning district;
2. Amending Section 5.5 Supplemental Use Regulations by adding to Subsections 5.5.4M and 5.5.4EE, Industrial and Business Park (I&BP) zoning district, as a permitted district for the use of Community Sensitive Heavy Industrial Uses (5.5.4M) and Storage or Treatment of Hazardous/Chemical Materials (5.5.4EE).

On October 4, 2021, City Council accepted the recommendation of the Planning Commission and adopted an ordinance amending the Unified Development Code to reflect the addition of chemical products, manufacturing and processing; and, the storage or treatment of hazardous materials or chemical uses as a special use within the Industrial Business Park (I&BP-1) zoning district and the associated minor text amendments pertaining thereto. According to the City’s UDO, chemical manufacturing facilities are classified as Community Sensitive Heavy Industrial Uses. As such, the following supplemental regulations are required for the proposed use:

1. The entire area of the site shall be enclosed by a six foot high opaque fence set back one hundred feet from any public right of way or residentially developed or zoned property and/or fifty feet from any other adjacent property.
2. The yard area between the fence and the property line, not used for parking, shall be planted with grass and have landscaping composed of large trees spaced not more than forty feet apart and not less than one row of shrubs thirty inches in height, spaced so that they will form a continuous visual screen six feet in height within three growing seasons.
3. No loading or unloading of materials shall occur outside of the fenced area.
4. A statement shall be submitted with the plans indicating whether any manufacturing or processing operation will create smoke, offensive odor, dust, noise, fumes or vibrations beyond the lot lines of the proposed use. If one or more of such conditions exist, the developer shall explain what measures will be taken to mitigate such conditions to acceptable levels.
5. The uses shall be located a minimum of one thousand feet from any residentially developed or zoned property. The one thousand foot separation distance shall be measured in a straight line from property line to property line, with no consideration as to intervening structures, roads or landforms.

The applicant has submitted site, landscape, storm water, grading and drainage plans for the proposed use, as well as, a floor plan for the existing 50,277 sq. ft. commercial shell building. The building will consist of offices, a conference room, a lobby, break room, locker room, and restrooms for employees of the facility. Approximately 47,225 sq. ft. of space will be reserved for chemical manufacturing processes. Additional acreage is available for future expansion purposes.

Two existing access drives front Challen Court. The southernmost access drive is paved and leads to a parking lot containing 18 parking spaces. The northernmost access drive is graveled and leads to a four-bay loading dock. Paved surfaces will be required for the northernmost access drive.

Manufacturing operations require 1 space per 2 employees on the maximum shift, plus 1 space for each vehicle stored on site. Currently, 12 employees will occupy the facility. The existing 18 parking spaces will provide sufficient parking for the proposed use. Additional acreage is available for future parking expansion purposes.

Existing street trees have been provided along Challen Court. Additional street trees will be required along Gateway Drive.

A storm water detention pond is located east of the principle building. Evergreen shrubs will be required to be installed around the pond for screening purposes.

City Engineering will require approval of storm water calculations and drainage plans prior to the issuance of construction permits.

Currently, the property is not located within Goldsboro's corporate limits. City water and sewer are available to serve the property. In accordance with the Goldsboro Code of Ordinances, Section 53.17, the proposed use is classified as industrial. As such, a formal agreement shall be executed by the applicant for voluntary annexation on or before the expiration of seven years from the date a certificate of occupancy has been issued for the facility.

The site is not located in SJAFB's Accident Potential Zone or within the Noise Overlay Contour. Base officials have commented that they do not foresee any concerns with the proposed use with regards to emergency hazards and do not anticipate it impacting the bases' Hazard Assessments.

A commercial dumpster coral has not been shown on the submitted site plan. The coral will be required to be built to City standards and screened from public view.

Lastly, if Council approves the Special Use Permit and associated site plans, the property will be subject to compliance with the City's subdivision review ordinance and the North Carolina State Building Code before construction permits can be issued.

Mayor Ham opened the public hearing and the following people spoke after being properly sworn in:

1. Willie Smith, citizen and Rob Voorhees, President of Hosokawa Custom Processing Services, LLC. had the following conversation with council:

Willie Smith stated, Well, first of all, I had no intentions of even saying anything about, I didn't know anything was going on tonight, actually I'm an observer for AARP Chapter 3381 here in Goldsboro but when I hear about what you're talking about the chemical plant, I'm from Mobile, Alabama and I'm a resident there since I was born and I don't know if you guys are familiar with it or not but they've got an issue going for years. Africa town, where they found they had slaves at Mobile, Alabama, the problem was we had national paper company, Scout Paper Company. I don't know if this in that depth or not, but any time I hear the word chemicals, it bothers me because I don't have any facts and statistics about what this plant is going to be doing but the fact there is chemicals and any time you have chemicals, you've got to have a place to dump chemicals. Now I don't particularly knowledgeable about Goldsboro water but I don't drink Goldsboro water because when I turn my faucets on, all I smell is chlorine and other stuff. So, my concern, right at the bat when I hear chemicals is that you've got to have some place and ways to deal with the waste and stuff coming from it and me being here in Goldsboro I observe something for the last 20 years I've been here. The cancer rate in Goldsboro for some reason seems to be higher than other places around other communities. I don't know why that is but my assumption is and this might not be agreeable as a fact. Anyway, you have a military base, especially when you have airplanes flying around you got issues where you got. So, my concern is I'm in objection to it, without knowing anything about it because the fact it's a chemical plant. Right now, I'm battling cancer, which probably have nothing to do with chemicals, but the thing is I'm going to just ask that you all would, I guess one of the questions I have is, in reference to the way it is dumping from the waste from the chemicals, where is going to be done at?

Mayor Ham stated he could not answer that and asked if Mr. Voorhees was representing the shell building.

Rob Voorhees stated he is the president of Hosokawa Micron International, the potential of the facility, stated I can answer your questions, I think. He stated our basic business is, we are a global equipment manufacture that makes industrial milling machines and dryers and things like that. We also operate a

business that processes dry powder materials so we are not a chemical manufacturer, what we intend to do at this facility is, we process materials for people like ASF or Dupont. They ship us materials and our business is mainly size reduction. We reduce them in size and to specific particle size and shape and they take the material back and use it within their process, whatever. So, there is no residual chemical waste that you are concerned about. 100% comes in and 100% goes back to the customer. We don't manufacture any chemicals here, we don't dispose of any chemicals here. In fact, customers want all the chemicals back because they are paying for them all to be processed. So, what we propose to install here are several milling stations and blending stations where we will take material in, we will process it and we will ship it back to the end customer. And that is what this business is about. It is not a true chemical manufacturing site. So, hopefully that answers some of your questions.

Willie Smith stated the following: I hear what you're saying but my ears heard waste something about waste disposal, so what you're saying is and what I thought I heard, what you're saying and what I heard doesn't seem to match up. But again, it says you all manufacturing. That's different manufacturing and what you are talking about doing. So which one is it because on this paper it says that you all are a chemical manufacturing facility so what you're telling me but what you describing out of manufacturing is, this is wrong or what you're saying is wrong, so which one is it.

Kenny Talton, Interim Planning Director stated that just based off the research our staff has done with regards to the facility, I think it may come down to semantics, in regards to manufacturing versus processing. It is like Mr. Voorhees has told you tonight, he is taking a raw material and processing it into a dust or powder type application. At this point and time, our ordinance for what we have for classifying this use was manufacturing. But there again, if it's manufacturing or processing, we are still classifying it as an industrial use nonetheless and we feel that is the proper application for coming before the board tonight and asking for a special use permit.

Willie Smith stated as I stated earlier, I had no intention of coming up and I still have concerns and my hope is that, because it seems like this has already been approved, based on what I am hearing, just about its almost like it's 90 percent it is going to be done regardless but I still feel that as a citizen of Goldsboro, for some reason, I'm not saying nobody's lying but from what I'm hearing, I don't hear it being said from this gentleman what I heard from the gentleman that presented so I am asking you all to consider, I guess get some more in depths about what is really going to be happening here because something as long as this milk ain't clean and I'm just not, I don't know what's going on. I don't want to do what I've heard because the two, what they are saying, they're not matching up.

Mayor Ham sated that tonight we are just listening, we are not voting. You are going to have an opportunity to attend the Planning Commission meeting the last Monday of this month. This matter will come up to the Planning Commission for discussion and they will make a recommendation back to the Council.

Willie Smith stated thank you and by that time I will do some more research on my own and hopefully I will be able to come with some facts and figures instead of just my accusations and opinions.

Mayor Pro Tem Polack stated do you have any ventilation protocols. I heard you say you were going to be converting a raw material into a dry powder. Will there be any case where, I think his concern is something seeping into the ground water, any particulates that may exit that factory or shell building. Is there any protocols in place as far as manufacturing or processing standpoint that may go into the environment from the outside of that structure?

Rob Voorhees stated this type of industry is heavily regulated by the state. So, we have already gone through the process of getting the operating permits from the State of North Carolina. And they are very strict. We had to fill out forms about what the potential omissions are, the amount of material that could potentially escape from the facility, how it's contained, so that's all been done. The reason I came tonight was to answer questions for like this gentleman has so that everyone feels comfortable with what we are doing. The last thing I want to do is to move my business to North Carolina here in Goldsboro and have problems with the local community or with the town. So, I'm perfectly willing to give you any information you would like to have in order to evaluate this new business potential at the industrial park. I don't have anything else for tonight.

No one else spoke and the public hearing was closed.

No action necessary. The Planning Commission will have a recommendation for the Council’s meeting on December 6, 2021.

Contiguous Annexation Request–Tiffany Gardens Phase I- Located on the south side of Central Heights Road between N. Oak Forest Drive and Thoroughfare Road. The property consists of 8.63 acres. Public Hearing Held. Ordinance Adopted. The City Council, at their meeting on November 1, 2021, scheduled a public hearing for the proposed annexation of the subject property. A public hearing notice was properly advertised stating the time, place and purpose of the meeting.

Pursuant to G. S. 160A-31, at the public hearing all persons owning property in the area proposed to be annexed, as well as the residents of the municipality, shall be given an opportunity to be heard on the proposed annexation.

If the Council determines that the proposed annexation meets all the requirements of G. S. 160A-31, it has the authority to adopt an annexation ordinance.

A report prepared by the Planning Department in conjunction with other departments, concerning the subject annexation area was provided in the agenda packet. All City services can be provided to the property.

It was recommended that Council, after the public hearing, adopt the following entitled Ordinance annexing Tiffany Gardens Phase I effective November 30, 2021.

Mayor Ham opened the public hearing and no one spoke. The public hearing was closed.

Upon motion of Councilmember Aycock, seconded by Councilmember Broadway and unanimously carried, Council adopted the following entitled ordinance annexing Tiffany Gardens Phase I effective November 30, 2021.

ORDINANCE NO. 2021-37 “AN ORDINANCE ANNEXING CERTAIN CONTIGUOUS REAL PROPERTY TO THE CITY OF GOLDSBORO, NORTH CAROLINA”

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

Consent Agenda - Approved as Recommended. City Manager Tim Salmon presented the Consent Agenda. All items were considered to be routine and could be enacted simultaneously with one motion and a roll call vote. If a Councilmember so requested, any item(s) could be removed from the Consent Agenda and discussed and considered separately. In that event, the remaining item(s) on the Consent Agenda would be acted on with one motion and roll call vote. Mayor Pro Tem Polack moved the items on the Consent Agenda, Items H-K be approved as recommended by the City Manager and staff. The motion was seconded by Councilmember Aycock and a roll call vote resulted in all members voting in favor of the motion.

The items on the Consent Agenda were as follows:

Accept Final Upset Bids for 412 East Walnut Street (Oliver Design). Resolution Adopted. Council authorized the staff to advertise for upset bids (G.S. 160A-266 and 160A-269) at the July 12, 2021 meeting. Staff advertised and received a total of six upset bids through October 25, 2021.

The following final upset bid has been received for the sale of surplus real property under Negotiated offer, advertisement, and upset bid process (G.S. §160A-266(a) (3))

412 East Walnut Street
Offeror: Oliver Design Group, LLC
Offer: \$9,500.00
Bid Deposit: \$475.50
Parcel #: 50440 Pin #: 3509057190
Tax Value: \$6,210.00 Zoning: R-9

The offer is at least 50% of the tax value of the property. The bid deposit of 5% has been received in the form of multiple cashier checks and money order. The original offer was \$3,210.00, and the fifth upset bid amount was \$8,800.00. The upset bid amount was a minimum of \$9,290.00 which is 10% of the first \$1,000.00 and 5% after

the first \$1,000.00, so the final upset bid of \$9,500.00 was satisfactory. There were no further bids received when the final upset period ended on October 25th.

It was recommended that Council adopt the following entitled resolution to accept upset bid offer on 412 East Walnut so that staff may request consensus from Wayne County Board of Commissioners and authorize city officials to execute documents to transfer ownership to the high bidder. Consent Agenda Approval.
Polack/Aycock (7 Ayes)

RESOLUTION NO. 2021-77 “RESOLUTION AUTHORIZING AWARD AND FINAL SALE OF REAL PROPERTY”

Authorization of sale of jointly owned property for 400 and 402 Miller Avenue (Bogan Properties, LLC). Resolution Adopted. Wayne County has requested concurrence by the City Council for jointly owned city/county-owned property at 400 and 402 Miller Avenue which was obtained through tax foreclosure. The County conducted the sale under the upset bid process (NCGS §160A-269), and approved at the October 5, 2021 meeting.

400 and 402 Miller Avenue
Offeror: Bogan Properties, LLC
Offer: \$6,000.00
Bid Deposit: \$300.00
Parcel #: 46398, 46397
Pin #: 2599459295, 2599459159
Tax Value: \$11,260.00

It was recommended that Council adopt the following entitled resolution declaring the property surplus and authorizing City officials to execute instruments necessary to transfer ownership to Bogan Properties, LLC. Consent Agenda Approval. Polack/Aycock (7 Ayes)

RESOLUTION NO. 2021-78 “RESOLUTION AUTHORIZING SALE OF SURPLUS REAL PROPERTY UNDER NCGS § 160A-269”

Goldsboro Christmas Parade – Temporary Street Closure. Approved. The annual Goldsboro Christmas Parade is one of the many local traditions helping to usher the holiday season into the Goldsboro area. The parade is organized, coordinated, and sponsored by the Wayne County Chamber of Commerce.

The street closing request for Saturday, December 4, 2021 is as follows: Parade Route: South on Center Street beginning at Ash Street to Pine Street; going around the traffic circle heading north on Center Street back to Ash Street, ending at Ash Street.

Staging Areas (streets closed for staging): Oak Street between James Street and William Street; Vine Street between Center Street and William Street; Beech Street between John Street and William Street; and Center Street from Oak and Ash Street.

Additional streets closed for the Staging Area: Center Street from Holly Street to Ash Street; and John Street from Holly Street to Ash Street.

Additional Closures recommended by the Police Department to manage traffic flow will encompass: James Street from Oak Street to Ash Street; Ash Street from James Street to John Street; Mulberry Street from James Street to John Street; Walnut Street from James Street to John Street; Chestnut Street from James Street to John Street; Spruce Street from James Street to John Street; Pine Street from James Street to John Street; and Center Street at Elm Street.

No parallel parking on Center Street from Pine Street to Ash Street.

The time requested for the street closing is from 8:00am to 8:00pm. Police have indicated that traffic will be restricted from 8:00am until 3:30pm and all traffic stopped at 3:30pm. The actual parade will begin at 4:00pm and end at approximately 7:00pm.

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

1. All intersections remain open for Police Department traffic control.

2. A 14-foot fire lane is to be maintained to provide access for fire and emergency vehicles.
3. All activities, change in plans, etc., will be coordinated with the Police Department.
4. The Police and Fire Departments and Public Works Departments are to be involved in the logistical aspects of the Event.

It was recommended that Council grant the requested temporary street closures of the sections of Pine Street, Spruce Street, Center Street, Walnut Street, John Street, Mulberry Street, Ash Street, James Street, Chestnut Street, Oak Street, Vine Street, and Beech Street for the Veterans Day Parade route and staging area from 8:00am to 8:00pm on Saturday, December 4, 2021, as stated above. Consent Agenda Approval. Polack/Aycock (7 Ayes)

Departmental Monthly Reports. Accepted as Information. The various departmental reports for October 2021 were submitted for Council's approval. It was recommended that Council accept the reports as information. Consent Agenda Approval. Polack/Aycock (7 Ayes)

End of Consent Agenda.

City Manager's Report. Tim Salmon thanked city employees for their help with the State of the City presentation last week. He also thanked the participants and citizens that attended the Veterans Day Parade and Wreath Laying Ceremony. Lights Up will be held on November 23, 2021. He shared that Council members have requested that he share comments concerning employee resignations and read a prepared statement.

Mayor and Councilmembers' Reports and Recommendation.

Resolution Expressing Appreciation to Jerry Artis for Service to the City of Goldsboro for More than 27 Years. Resolution Adopted. Jerry Artis retires on November 30, 2021 as a Solid Waste Heavy Equipment Operator with the Public Works Department of the City of Goldsboro with more than 27 years of service. Jerry began his career on February 16, 1994 as an Equipment Operator II with the General Services Department. Jerry's position was reclassified to Equipment Operator with the Public Works Department. Jerry's position was reclassified as Solid Waste Heavy Equipment Operator with the Public Works Department where he has served until his retirement. Jerry has proven himself to be a dedicated and efficient public servant who has gained the admiration and respect of his fellow workers and the citizens of the City of Goldsboro. The Mayor and City Council of the City of Goldsboro are desirous, on behalf of themselves, City employees and the citizens of the City of Goldsboro, of expressing to Jerry Artis their deep appreciation and gratitude for the service rendered by him to the City over the years. Express to Jerry our very best wishes for success, happiness, prosperity and good health in his future endeavors. This Resolution shall be incorporated into the official Minutes of the City of Goldsboro, and shall be in full force and effect from and after this 15th day of November, 2021.

Upon motion of Councilmember Broadaway, seconded by Councilmember Jones and unanimously carried, Council adopted the following entitled Resolution.

RESOLUTION NO. 2021-79 "RESOLUTION EXPRESSING APPRECIATION FOR SERVICES RENDERED BY JERRY ARTIS AS AN EMPLOYEE OF THE CITY OF GOLDSBORO FOR MORE THAN 27 YEARS"

Small Business Saturday Proclamation. Read by Councilmember Gaylor, Mayor David Ham proclaimed November 27, 2021 as SMALL BUSINESS SATURDAY in the City of Goldsboro and urged the residents of our community, and communities across the country, to support small businesses and merchants on Small Business Saturday and throughout the year.

Councilmember Jones wished everyone a grateful Thanksgiving and ended her comments with a quote from Maya Angelou.

Councilmember Broadaway congratulated the Employee of the Quarter and the Supervisor of the Quarter.

Mayor Pro Tem Polack thanked his colleagues for their prayers in his absence at the last council meeting due to illness. He also acknowledged the Veterans Day parade and recognized Mr. Thomas Rice and MLFL.

Councilmember Matthews announced that District 4 is doing a Love thy Neighbor Toy Drive. She thanked Ms. Kimberly McGuire, Director at the Department of Social Services for her assistance. Councilmember Matthews shared details on how to participate in the Toy Drive.

Councilmember Gaylor encouraged everyone to shop local and wished everyone a Happy Thanksgiving.

Councilmember Aycock shared he was glad we could give employees a Christmas bonus this year and thinks we need to look hard in the next budget to give employees a raise.

Mayor Ham shared comments about the Veterans Day Parade and encouraged citizens to shop local. Mayor Ham also encouraged people to travel safely during the holiday.

Closed Session Held. Upon motion of Councilmember Jones, seconded by Mayor Pro Tem Polack and unanimously carried, Council convened into Closed Session to discuss a potential litigation matter.

Council came out of Closed Session.

The meeting adjourned at 8:32 p.m.




David Ham
Mayor


Laura Getz, MMC/NCCMC
City Clerk