

**GOLDSBORO CITY COUNCIL
REGULAR MEETING AGENDA
MONDAY, DECEMBER 15, 2025**



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

1. Call to Order – 5:30 P.M.

Council Chambers

1.1 Invocation (Archbishop Anthony Slater, Fire Chaplain)

1.2 Pledge of Allegiance

2. Roll Call

3. Adoption of the Agenda

4. Recognitions and Presentations

4.1 Goldsboro Tourism Council Annual Report

4.2 Mayors Committee for Persons with Disabilities Annual Report

4.3 Introduction of Assistant City Manager Kellianne Williams

5. Public Comment Period

6. Consent Agenda

6.1 Approval of 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

6.3 Departmental Monthly Reports

7. Old Business

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

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

7.3 Approval of 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 (S1112)

7.5 Consideration of Ordinance Amending Chapter 50 Yard Waste

7.6 Review of City Hall and Council Meeting Safety Proposal

7.7 Boards and Commissions Appointment Discussion

8. New Business

8.1 Council Committee Appointments

8.2 Selection of Mayor Pro Tem for 2026

9. City Manager's Report

10. Mayor and Councilmembers' Comments

11. 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.

Goldsboro Tourism Council

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.

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.

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.

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.

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.

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

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. $750 \text{ riders} \times \$83 = \$62,250$
- ❖ Estimated economic impact of \$86,000

Cycle NC



Cycle 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.

NCTIA Award



<https://youtu.be/-ZIYKq3ZC8o?si=xMJA73jN18HcuetP>

Restaurant Solicitation Event...

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

Restaurant Solicitation Event...

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

Restaurant Solicitation Event...



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

What We Do ...

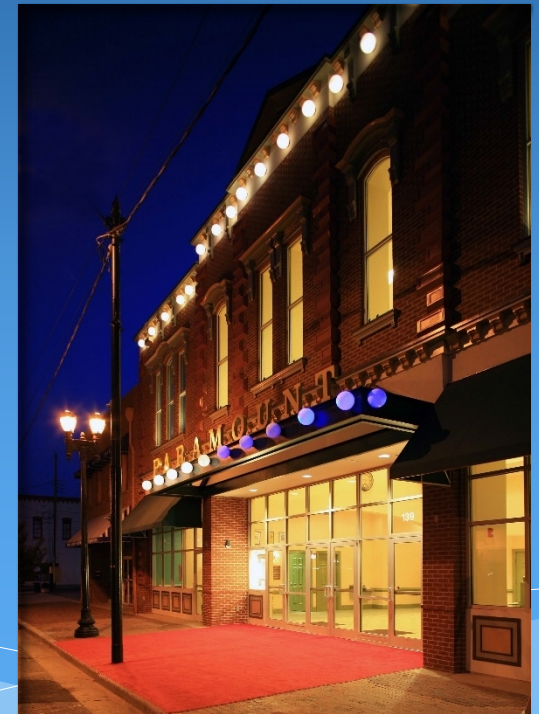
- ❖ Distribute visitor guides, brochures, and flyers to 13 Welcome Centers, area visitor centers, museums, attractions and other tourism offices
- ❖ Belong to 4 Tourism Related Associations and Currently Serving on 3 of the Statewide Boards

What We Do ...

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

What We Do ...

Promote Attractions



What We Do ...

Promote Festivals & Events



What We Do ...

Recruit & Promote Sporting Events



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

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

QUESTIONS?



Visit
GOLDSBORO
Wayne County, NC



MCPD

**MAYOR'S COMMITTEE FOR
PERSONS WITH DISABILITIES**

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 28th 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 3rd 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 

RESOLUTION 2025 – 104

A RESOLUTION IN MEMORY OF APOSTLE EDWIN “VON” NEWSOME

WHEREAS, , 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; and

WHEREAS, 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; and

WHEREAS, 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; and

WHEREAS, 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; and

WHEREAS, 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.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Goldsboro, North Carolina, that by the Mayor and City Council of the City of Goldsboro, North Carolina, that the Mayor and City Council extends its deepest sympathy and heartfelt condolences and formally honors the extraordinary life, distinguished service, and exemplary leadership of Edwin “Von” Newsome, whose steadfast commitment to faith, family, and community left a lasting and indelible impact on the City of Goldsboro.

This Resolution shall be in full force and effect from and after December 15, 2025.

Charles Gaylor, IV
Mayor

Attested by:

Laura Getz
City Clerk

David L. Craig, B.S., M.A., Ph.D.

Truth, Analysis, & Activism



To: Mayor Charles Gaylor and Goldsboro City Councilmembers Hiawatha Jones, Chris Boyette, Jamie Taylor, Brandi Matthews, Beverly Weeks, and Roderick White

City Manager Mathew Livingston
City Attorney Ronald Lawrence

From: David L. Craig, B.S., M.A., Ph.D.

Re: Request of Public Hearing or Closed Session Meeting

ALL PARTIES LISTED ABOVE:

The purpose of this letter is to request a public hearing or a closed session meeting with the entire Goldsboro City Council. During the requested meeting I will present information regarding specific aspects of the City of Goldsboro's finances, the City of Goldsboro's failure to put adequate financial controls on those aspects of its finances, the legal implications of such, as well as what services I can provide regarding these matters.

Since the nature of the content I wish to discuss has orientations along the lines of "possible litigation" and "personnel matters," it appears the City of Goldsboro's present protocol for entering closed session may allow for these specific matters to be discussed outside the view of the public.

Whereas I believe the leadership of the City of Goldsboro should be afforded the opportunity to correct errors which it may be unaware of, there is no guarantee that a discussion with only part of the leadership of the City of Goldsboro would be fruitful.

Therefore, to be fair to the entire leadership of the City of Goldsboro and myself, the following Pathway Process is what I believe adequate for the purposes of handling this matter through closed session. I require this pathway process or a similar one to be approved by Goldsboro City Council prior to my presentation within closed session.

Also, for purposes of the City of Goldsboro providing me with reasonable notice, I request a letter denoting the specifics agreed to by Goldsboro City Council be provided to me in writing no less than 21 days prior to the City Council Meeting Date for which my appearance in closed session is approved.

Pathway Process

Presentation

During closed session, I will specifically lay out the specifics regarding the aspects of the City of Goldsboro's finances I allude to here, why proper financial controls regarding those aspects of its finances are important, and the legal implications of the City of Goldsboro not doing so.

A Finding of Not Credible

If the information I present is not found credible, then the City Council by a majority vote may deem the substance of my presentation not credible and affirm that no further action by the City of Goldsboro is warranted in the matter. In this case I would still retain the right to present the information elsewhere in either public and/or private settings.

A Finding of Credible, and in Need of Further Action

However, if the information I present is found credible and in need of further action, the City Council by majority vote will deem the substance of my presentation credible and affirm that further action by the City of Goldsboro is warranted.

Upon Goldsboro City Council deeming the substance of my presentation as credible and affirming that further action by the City of Goldsboro is warranted, this will trigger an immediate payment to myself from the City of Goldsboro equivalent to 1% of the funds in jeopardy. My acceptance of the 1% payment will preclude me from sharing the information I presented to Council elsewhere for a period of 6 months. This will give the City of Goldsboro enough time to properly and ethically rectify the issues I pointed out during my presentation.

A Finding of Credible with Remedial Action Already Being Taken by the City of Goldsboro

If the facts and information I present are already in the process of being addressed and rectified, anyone with knowledge of that process should be present to describe what actions are being undertaken to address and rectify the issues I describe, as well as the date they first learned of the issues. Aside from the Mayor and Councilmembers, the following are a list of City personnel who may have knowledge concerning the issues I will address.

Finance Director	Catherine Gwynn
Deputy Finance Director	Andrea Lovelace
Assistant Finance Director	Terrie Webber
Finance Operations Specialist	Diane Sennish
Assistant City Manager	Kelly Arnold
City Manager	Mathew Livingston

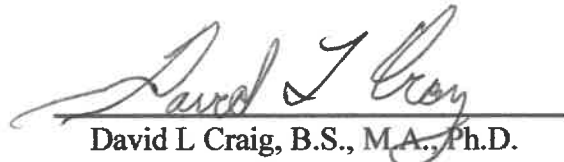
If the facts and information I present are already in the process of being addressed and rectified, the City Council by majority vote will deem the substance of my presentation credible but affirm that the City of Goldsboro was already in the process of rectifying the identified issues. This will effectively end my efforts to make the leadership of the City of Goldsboro aware of the issues I identify during my presentation.

This concludes my proposed pathway process which, again, must be approved by Goldsboro City Council prior to my presentation within closed session. The only other fair option I see is for the City of Goldsboro and Goldsboro City Council to have a Public Hearing concerning the matter. In that case I believe it reasonable to have the listed personnel both attend so that they might add any relevant information which they may be aware of concerning the specific areas I will cover.

In closing I draw attention to the fact that the City of Goldsboro has had to pay back money to other governmental agencies in the past despite the City of Goldsboro's Financial Audits appearing to show no areas of major concern.

In other words, just because one does not see a problem does not mean that one is not there.

Sincerely Yours,



David L Craig, B.S., M.A., Ph.D.
509 Shelley Dr.
Goldsboro, NC, 27534
thehonorablelrcraigphd@gmail.com
9197091256

Corruption must put on incorruption, and mortality must put on immortality

**CITY OF GOLDSBORO
AGENDA MEMORANDUM
DECEMBER 15, 2025 CITY COUNCIL MEETING**

TITLE: Approval of the Resolution, Proclamation and Letter Policy

DEPARTMENT: City Manager's Office

BACKGROUND:

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.

DISCUSSION:

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.

BUDGET RELATIONSHIP:

STRATEGIC PLAN RELATIONSHIP:

STAFF RECOMMENDATION:

Staff recommends Council adopt the attached resolution approving the Resolution, Proclamation and Letter Policy.

MANAGER'S RECOMMENDATION:

APPROVERS

Sakeithia Reece
Laura Getz
Matthew Livingston

RESOLUTION 2025 - 105

RESOLUTION ADOPTING THE RESOLUTION, PROCLAMATION AND LETTER POLICY

WHEREAS, 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; and

WHEREAS, the Resolution, Proclamation and Letter Policy was presented to Council at the December 1, 2025 Council meeting; and

WHEREAS, the definitions are listed below and the definitions and criteria are listed in the policy.

- *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.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Goldsboro, North Carolina, that the Resolution, Proclamation and Letter Policy is hereby approved as presented.

This Resolution shall be in full force and effect from and after December 15, 2025.

Charles Gaylor, IV
Mayor

Attested by:

Laura Getz
City Clerk

	Subject: Resolution, Proclamation, and Letter Policy			Department: City Council		
	Policy #: GCCP-	Adopted:	Effective:	Supersedes:	Resolution #: NA	Approved by: City Council

Purpose:

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.

Definitions:

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.

Resolution Criteria:

Resolutions requested for those outside of City of Goldsboro government may be requested for:

- Resolutions in memory of a local citizen that have significantly contributed to the City of Goldsboro.
- Resolutions in support or dissention of local, state or federal legislation.

Resolutions may not be issued for:

- Anniversaries, weddings, birthdays, retirements, church events, reunions or businesses
- Commercial purposes or endorsements.
- Events or organizations that do not have a direct connection to the City of Goldsboro.

Proclamation Criteria:

Proclamations may be requested for:

- Recognizing individuals, organizations, or events that have made significant contributions to the community.
- Promoting public awareness of issues or causes that benefit the community.
- Celebrating local, state or national events of significance.
- Extraordinary circumstances such as a 100th birthday or 75th anniversary.

Proclamations may not be issued for:

- Anniversaries, weddings, birthdays, retirements, church events, reunions or businesses
- Commercial purposes or endorsements.
- Matters of political controversy, ideological or religious beliefs, or individual convictions.

	Subject: Resolution, Proclamation, and Letter Policy			Department: City Council		
	Policy #: GCCP-	Adopted:	Effective:	Supersedes:	Resolution #: NA	Approved by: City Council

- Events or organizations that do not have a direct connection to the City of Goldsboro.

Letter Criteria:

A letter of greeting or congratulations will be issued for conferences, conventions, seminars, professional celebrations, significant birthdays, anniversaries, or retirements.

Submission guidelines:

- Requests must be submitted at least three weeks prior to the desired issuance date.
- Requests must come from Goldsboro residents.
- For national or international groups requesting proclamations, an in-city sponsor is required.
- Proclamations are issued for one period of time only. For example, if “Goldsboro Day” is proclaimed on January 1, then “Goldsboro Week” and “Goldsboro Month” will not be proclaimed in the same calendar year.
- If you request a proclamation like one already issued, we may supply you with the previously issued proclamation.
- Requests are reviewed on a case-by-case basis and are subject to the guidelines of this policy.
- Requests must be made on an annual basis. Proclamations will not be automatically renewed.
- Requests must be made in writing or by email to the City Clerk’s Office.
 - The request must include the following:
 - The date the document is needed
 - Biographical information for the individual
 - Draft language being requested
 - The date and type of event being planned for the individual
 - The name, address and telephone number of the requestor
 - Any other supporting documentation as requested

Review Process:

- The mayor’s office will review all proclamation requests to ensure they meet the eligibility criteria.
- The requester will be notified of the decision within two weeks of submission.
- The mayor reserves the right to approve, modify, or deny any request.

Issuance and Presentation:

- Approved resolutions and proclamations will be signed by the mayor. The mayor or any council member may issue, and sign ceremonial letters requested by citizens.

	Subject: Resolution, Proclamation, and Letter Policy			Department: City Council		
	Policy #: GCCP-	Adopted:	Effective:	Supersedes:	Resolution #: NA	Approved by: City Council

- Proclamations will be presented at public events as appropriate or at a City Council meeting.
- Copies of resolutions, proclamations or letters will be provided to the requester and retained in the City's official records.

By following this policy, the City of Goldsboro aims to ensure that resolutions, proclamations, and letters are issued in a consistent and meaningful manner, recognizing the diverse contributions and events that enrich our community.

MINUTES OF THE MEETING OF THE GOLDSBORO CITY COUNCIL
NOVEMBER 3, 2025

1. Call to Order – 5:30 P.M. – Council Chambers

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

1.1 Invocation

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

2. Roll Call

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

Absent: Mayor Pro Tem Hiawatha Jones

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

3. Adoption of the Agenda

City Manager Livingston requested the addition of a Homelessness Awareness Month Proclamation to be added to presentations as Item 4.5. Councilwoman Weeks made a motion to adopt the agenda as modified. The motion was seconded by Councilwoman Taylor and unanimously approved. Council adopted the agenda.

4. Recognitions and Presentations

4.1 Commission on Community Relations and Development Annual Report

Carole Battle, Chairperson of the Commission on Community Relations and Development, presented the PowerPoint presentation attached as part of the agenda packet and included as Exhibit A in the minutes.

4.2 Historic District Commission Annual Report

Fritz Knack, Chairperson of the Historic District Commission, presented the PowerPoint presentation attached as part of the agenda packet and included as Exhibit B in the minutes.

4.3 Veterans Day Proclamation

Read by Mayor Gaylor: The Goldsboro City Council proclaimed November 11, 2025 as Veterans Day in the City of Goldsboro and urged all citizens to remember the service and sacrifice of our veterans who defend our freedom and preserve our way of life.

4.4 US Marine Corps Birthday Proclamation

Read by Mayor Gaylor: The Goldsboro City Council proclaimed November 10, 2025 as the United States Marine Corps Birthday in the City of Goldsboro and encourages all residents, businesses, organizations, leaders, and elected officials to continue their strong support of the United States Marine Corps and their ongoing mission to ensure our freedom.

4.5 National Homelessness Awareness Month Proclamation

Read by Mayor Gaylor: The Goldsboro City Council proclaimed the month of November 2025 as National Homelessness Awareness Month in the City of Goldsboro, and encourage all citizens to open their hearts, lend their hands, and support efforts that bring hope and healing to those experiencing homelessness.

5. Public Hearings

5.1 Public Hearing for Substantial Amendments to the 2021-2022, 2022-2023, 2023-2024, & 2024-2025 Annual Action Plans

The item was submitted by Krystal Fuller, Community Relations Specialist and presented by April Johnson-Choice, Development Services Manager.

The 2021/2022, 2022/2023, 2023/2024 & 2024/2025 Annual Action Plans outlined how the City intended to use the Community Development Block Grant (CDBG) and HOME Investment Partnership funds for those program years. In accordance with the City’s Citizen Participation Plan, the Community Development Department will solicit feedback for the Substantial Amendments to the 2021/2022, 2022/2023, 2023/2024 & 2024/2025 Action Plans, allowing the public multiple opportunities to provide input.

A draft copy of the Substantial Amendments to the 2021/2022, 2022/2023, 2023/2024 & 2024/2025 Action Plans was made available to the public on October 7, 2025, for a thirty (30) day public comment period and runs through November 5, 2025. A public hearing is being held November 3, 2025, during the regular meeting of the Goldsboro City Council, to discuss reallocation of funding. Per the City of Goldsboro's Citizen Participation Plan, a Substantial Amendment to an Annual Action Plan is required when a "substantial" change is proposed, which includes: To make a change in its allocation priorities or a change in the method of distribution of funds; To carry out an activity using funds from any program covered by the Consolidated Plan (including program income) not previously described in the AAP; or To change the purpose, scope, location, or beneficiaries of an activity.

This Substantial Amendment to the 2021/2022, 2022/2023, 2023/2024, & 2024/2025 Annual Action Plans is necessary because the City of Goldsboro is proposing to make a change in its allocation priorities by creating a New Activity not included in previous plans.

It was recommended that Council adopt the following entitled resolution approving the Substantial Amendments to the 2021/2022, 2022/2023, 2023/2024 & 2024/2025 Action Plans.

Mayor Gaylor asked about the technical correction. Ms. Choice stated that the amendment is to clarify the language in the plans to state the funds will be used for the McNair Infrastructure Projects.

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

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

RESOLUTION 2025 – 86 "RESOLUTION ACCEPTING THE SUBSTANTIAL AMENDMENTS TO THE 2021/2022, 2022/2023, 2023/2024 & 2024/2025 ANNUAL ACTION PLANS"

5.2 Annex-3-25 - Stoney Creek (City Limits) — Located on the south side of Royall Avenue between North Drive and Landmark Drive

The item was submitted and presented by Mark Helmer, Planning Services Manager.

Tax Parcel #s: 3519063209; 3519160064; 2599669999 (8.922 Acres of NCRR RoW)
Acreage: Approximately 60.349 acres

The City Council, at their meeting on August 4, 2025, 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 for September 8, 2025. The hearing was continued to the October 6, 2025 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.

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

It was recommended by City staff that the application be withdrawn. A revised application will be submitted at a later date to include revised metes and bounds excluding property not owned by the City.

The petition was withdrawn by the City.

5.3 SU-11-25 - 120 Kelly Drive (Accessory Dwelling) – South side of Kelly Drive between Buck Swamp Road and Ashby Lane

The item was submitted and presented by Mark Helmer, Planning Services Manager after being properly sworn in.

ADDRESS: 120 Kelly Drive

PARCEL: 2691-66-6340

PROPERTY OWNER: Thelma (Elvira) Johnson

APPLICANT: Carl Burney (Burney Builders Inc.)

The applicant proposes building a garage and requests a Special Use Permit for an accessory dwelling to be located above the garage, located in the Residential-20 (R-20) Zoning District.

The Residential-20 (R-20) Zoning District is established to accommodate rural density, single-family residential uses and to ensure the protection of open space. This district is intended to maintain low densities where the provision of City sewer and water may not be complete. It discourages 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. The minimum lot size is twenty thousand square feet.

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.

In addition, the following are approval criteria for the proposed use:

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 principal 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 principal structure. All accessory dwellings shall meet the setback requirements established for the principal structures of the district in which they are located.
4. The exterior of the accessory dwelling shall be compatible with the principal 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 principal 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.

Frontage: Approx. 148 ft. (Kelly Drive)

Zoning: Residential-20 (R-20)

Area: 33976.8 sq. ft. or .78 acres

The site is currently occupied by a 2-story 2,152 sq. ft. single-family residential home.

The City’s Land Use Plan locates this parcel within the Medium Density Residential land use designation. The City of Goldsboro Comprehensive Land Use Plan emphasizes that the intent of this designation is to allow for medium density, single-family residential uses and prohibit all activities of a commercial nature, except certain home occupations.

According to the applicant, the 24 ft. x 32 ft., two-story proposed garage and accessory dwelling will be 1600 sq. ft. The accessory structure will be approximately 800 sq. ft. and will not exceed forty percent (40%) of the livable area of the principal structure.

Due to the nature of this proposal, review by the City Technical Review Committee is not necessary. If the Special Use Permit is approved, the applicant will be required to apply for a residential building permit application showing that the proposed structure meets the requirements of the North Carolina State Building Code.

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

Councilwoman Weeks made a motion that the use will not materially endanger the public health or safety. The motion was seconded by Councilman Boyette and unanimously approved.

Councilwoman Taylor made a motion that the use will not substantially injure the beneficial use of adjoining or abutting property. The motion was seconded by Councilman White and unanimously approved.

Councilwoman Weeks made a motion that the use will be in harmony with existing development and uses within the area in which it is located. The motion was seconded by Councilwoman Taylor and unanimously approved.

Councilman Boyette made a motion that the use will be in general conformity with the City of Goldsboro Comprehensive Land Use Plan. The motion was seconded by Councilman White and unanimously approved.

Mayor Gaylor stated that SU-11-25 was approved.

5.4 CZ-3-25 - Eagles Reach (Community Shopping to Residential-6 and General Business Conditional Zoning District) – Located on the south side of US 70 West, north of Aycock Drive and on both sides of Isaac Smith Road

The item was submitted by Mark Helmer, Planning Services Manager and presented by Kenny Talton, Assistant Planning Services Manager.

ADDRESS: TBD
PARCEL: 2617130043
OWNER: Goldsboro Land Group LLC
APPLICANT: Goldsboro Land Group LLC
 c/o Bryant Spencer

The applicant requests a change of zone from Wayne County’s Community Shopping to Goldsboro’s Residential-6 and General Business Conditional Zoning District to develop a new single-family townhouse neighborhood consisting of a maximum of 174 residential lots and 3 commercial lots to be annexed 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.
Area: 43.24 acres.

SURROUNDING ZONING:
Adjacent Zoning and Land Uses
North: CS Agriculture
South: CS/RES Agriculture/Residential
East: SC Shopping Center/Retail
West: CS Agriculture

LAND-USE PLAN: The property is identified as located within the Low and Medium-Density land use categories. 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 Low and Medium Density land use category, Goldsboro’s Comprehensive Land Use Plan encourages higher density development where water and sewer services are available.

A Mixed-Use I land use category is located directly across US 70 West from the subject property’s Medium-Density land use designation. Mixed-Use I will provide 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. Although General Business is not a corresponding zoning district within the Medium-Density land use category, staff believe that commercial development could promote high quality, accessible developments serving the needs of the community and surrounding area.

The applicant is requesting a change of zone for the subject property from Wayne County’s Community Shopping to Goldsboro’s Residential-6 and General Business Conditional Zoning District to develop a new single-family townhouse neighborhood consisting of a maximum of 174 residential lots and 3 commercial lots to be annexed within the corporate limits of Goldsboro.

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

If a petition for conditional zoning is approved, the development and use of the property shall be governed by the ordinance requirements of the parallel Residential-6 Conditional Zoning District except those superseded by specific conditions, the approved concept plan, and any additional approved rules, regulations, and conditions, all

of which shall constitute the zoning regulations for the approved district, and are binding on the property as an amendment to these regulations and to the Official Zoning Map. Should the applicant deviate from the minimum requirements of the proposed Residential-6 Conditional Zoning District, the deviations shall be identified on the concept plan for Council approval. Deviations are included in this staff report. The proposed development is divided into two primary sections:

Section 1 is envisioned as a residential neighborhood featuring modern townhomes designed to meet the growing demand for diverse housing options in the region. This section will incorporate open space areas, pedestrian connectivity, and environmentally sensitive site planning, supporting sustainable and community-focused living. The open spaces are owned and maintained by HOA of the Eagles Reach Subdivision.

Section 2 is intended for future commercial development, offering opportunities for retail, services, and potentially office uses that will serve both the new residential population and the surrounding community. The commercial component is designed to be complementary to the residential area, promoting a walkable, integrated, and livable neighborhood.

Existing Land Use: The majority of the site is vacant, consisting of agricultural farmland and woodlands.

Access Two points of access will serve the proposed subdivision. Access to the commercial lots directly across the street from the subdivision will also be from Isaac Smith Road. NCDOT will require road improvements for the commercial lots consisting of a deceleration lane and approved driveway permits for each lot at the time of development.

Residential Density:
174 units/28.33 acres = 6.15 dwelling units/per acre
Min. lot size: 4,840 sq. ft. + 2,200 sq. ft. (Per additional townhome) Min. lot width: 20 ft.
Max. lot width: 24 ft. Min. front setback: 25ft. Min. side setback: 8 ft. Min. side corner setback: 25 ft.
Min. rear setback: 25 ft. Max. building height: 3 stories

Required Open Space: The proposed residential townhome development will provide 8.50 acres of open space (30% of the gross site area) in lieu of the required 5.67 acres (20% of the gross site area). Open spaces will include both active (walking trails, playgrounds, a dog park, outdoor grills, seating and a covered pavilion) and passive (wooded areas, streams, wetlands) spaces. All open spaces will be held in common ownership, for the perpetual benefit of residents of the development by a HOA (Homeowners Association).

Commercial:
Parcel 1: 2.777 acres
Parcel 2: 2.262 acres
Parcel 3: 2.240 acres

Parking Residential:
Required: 1.4 spaces per single bedroom unit + 2 spaces per unit (two or more bedrooms) + .5 per bedroom over 2
Proposed: 3 spaces per unit

Commercial: TBD for commercial lots based on use at time of Development.

Utilities: Water and sewer services will be provided from Fork Township. The water distribution system for the Eagles Reach development will tie into existing public water infrastructure at two strategic locations to ensure adequate capacity, pressure, and redundancy for domestic use and fire protection. These connection points include the northeast corner of the project site, and the intersection of Isaac Smith Road and Westbrook Avenue. This dual-connection approach is intended to optimize flow capacity and ensure consistent water service throughout the development. The design and installation of the water infrastructure will comply with City of Goldsboro and state utility requirements, with attention to long-term operational efficiency, service reliability, and public safety.

The proposed Eagles Reach development will also develop offsite sanitary sewer system to connect to the existing sanitary manhole which bridges the gap between the exiting sanitary manhole and the property. The sewer network will connect to an existing municipal sewer manhole located near the intersection of Isaac Smith Road and North Carolina Highway 581 South.

To facilitate this connection, an 8-inch gravity sewer will be installed, extending approximately 1,705 linear feet from the development site to the existing sewer infrastructure. This offsite extension is designed in coordination with applicable utility standards and will be constructed to ensure reliable and efficient wastewater conveyance. The installation will be coordinated with the City of Goldsboro and relevant utility agencies to minimize disruption and ensure long-term serviceability.

Environmental Conditions: A portion of the project contains delineated wetlands. All proposed lots will be outside of these environmentally sensitive areas. These areas will be owned and managed by the homeowner’s association.

Storm Drainage: Surface or underground storm drainage facilities are proposed for all streets, driveways and parking/loading areas. Stormwater runoff shall be conveyed through a collection system to a stormwater pond(s) for treatment and to meet city requirements for pre-post runoff. All stormwater control measures will be accessed by utility easements granted to the City of Goldsboro for inspection purposes by Engineering staff.

Proposed public/private infrastructure:
Roadways: +3,700 linear ft. (Public)
Water mains: +5,220 linear ft. (Public)
Sewer mains: +4,900.63 linear ft. (Public)
Sidewalks: +7,700 linear ft. (Public)
Trails: +1,500 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: 5 ft. wide internal handicap accessible sidewalks will be provided on both sides of the streets connecting residential dwellings to other destinations such as trails, greenways, playgrounds, mail kiosks and other site amenities.

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

Utilities will be required to be installed underground.

Interconnectivity has been identified for the site along the western property boundary.

Mail kiosk and Parking: All residents will have access to a mail kiosk and seven (4) parking spaces to include two (1) handicap/van accessible spaces.

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 20 ft. wide landscape buffer will surround the entire residential subdivision. Each residential lot will have one large tree installed in the front yard and any side lot abutting another street.

A 28-foot landscape buffer/berm is proposed along the street frontage of the property, providing a screening buffer for owners of residential lots from traffic, promoting pedestrian privacy and comfort, and contributing to the visual character of the neighborhood.

Building Elevations have been submitted by the applicant. Each dwelling unit will be built in accordance with the North Carolina State Building Code. Townhome footprint designs include the Ridge and Rockville.

The following design standards are proposed for the two footprints identified above:

- *The proposed townhomes for this development include two different footprints, i.e., 24’ wide on the outer units and 20’ for the inner units.
- *Townhouse will use a variety of colors to achieve individual character.
- *All the town homes shall be raised from the finished grade a minimum of 18” and shall have stem wall or raised slab foundations that shall be covered on all sides with brick or stone.
- *Areas under the porches may be enclosed with lattice.
- *All town homes units will have a combination of two or more of the following materials on the front façade (not counting the foundation): stone, brick, lap siding, fiber cement siding, shake or board and batten.
- *All siding will be fiber cement. Vinyl may only be used for soffits, fascia, and comer boards.
- *No two town home units in a building shall have the same exterior paint color scheme.
- *All town homes shall be two or three stories in height.
- *Town home building exterior shall be wood clapboard, cement fiber board or shingle, wood board and batten, brick or stone and may contain heavy timber details or metal accents.
- *All town homes units shall provide detained design elements using at least (1) of the features from each of the three categories below:

1. Entrance
 - Recessed entry with 6” minimum width door trim.
 - Covered porch with 6” minimum width pillars/posts/columns.
2. Roof
 - Dormer
 - Gable
 - Cupola/Tower/Chimney
 - Decorative cornice of roof line
3. Facade Bay Window
 - Balcony
 - Porch
 - Shutters
 - Window trim with 4” minimum width
 - Patterned finish (scales, shakes, wainscoting, brick, or stone)

Preliminary Subdivision Review and Approval.

If the rezoning is approved, the applicant will be required to make application for preliminary subdivision review. The technical review committee will review the plan for compliance with all City of Goldsboro development standards and condition of the zoning district. Planning staff will then issue preliminary subdivision approval.

Conditions of the proposed R-6 Conditional Zoning District:

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

Side Building Setback: 8 ft.

Rear Building Setback: 25 ft.

Minimum lot size: Proposed reduction from 6,000 sq. ft. to 4,840 sq. ft. + 2,200 sq. ft. per additional townhome

Minimum lot width: Proposed reduction from 60 ft. to 24ft.

Sidewalks will be provided on both sides of all proposed streets.

Landscaped berm with increased landscaping on double frontage lots along Isaac Smith Road.

Two decorative subdivision signs are constructed of robust materials such as stone or similar solid masonry material.

The proposed development exceeds the minimum open space requirement outlined in the UDO while the ordinance requires 20% open area, the plan provides 30%, offering enhanced greenspace and recreational opportunities for future residents.

The proposed development remains well below the maximum permitted under the r-6 zoning category. The UDO allows up to 7.3 dwelling units per acre, while the proposed plan reflects a density of only 6.15 units per acre, preserving neighborhood scale and character.

All components of the plan become conditions of the zoning district. Major modifications will require additional approvals by city council. Preliminary subdivision approval and construction drawing approval will be granted when all conditions of the zoning district are found to be met.

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

*The proposed townhomes for this development include two different footprints, i.e., 24’ wide on the outer units and 20’ for the inner units.

*Townhouse will use a variety of colors to achieve individual character.

*All the town homes shall be raised from the finished grade a minimum of 18” and shall have stem wall or raised slab foundations that shall be covered on all sides with brick or stone.

*Areas under the porches may be enclosed with lattice.

*All town homes units will have a combination of two or more of the following materials on the front façade (not counting the foundation): stone, brick, lap siding, fiber cement siding, shake or board and batten.

*All siding will be fiber cement. Vinyl may only be used for soffits, fascia, and comer boards.

*No two town home units in a building shall have the same exterior paint color scheme.

*All town homes shall be two or three stories in height.

*Town home building exterior shall be wood clapboard, cement fiber board or shingle, wood board and batten, brick or stone and may contain heavy timber details or metal accents.

All town homes units shall provide detailed design elements using at least (1) of the features from each of the three categories below:

1. Entrance

- a. Recessed entry with 6” minimum width door trim.
- b. Covered porch with 6” minimum width pillars/posts/columns.

2. Roof

- c. Dormer
- d. Gable
- e. Cupola/Tower/Chimney
- f. Decorative cornice of roofline

3. Facade Bay Window

- g. Balcony
- h. Porch
- i. Shutters
- j. Window trim with 4” minimum width
- k. Patterned finish (scales, shakes, wainscoting, brick, or stone)

The City Council may modify proposed conditions and add additional conditions if the requested conditions are deemed necessary to protect the public health, welfare and safety of the public. All other conditions placed upon the zoning district must be agreed upon by the applicant.

Planning staff opinion is that the conditional rezoning request is consistent with the recommendations of the Comprehensive Land Use Plan and Land Use Plan Map.

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

Planning staff opinion is that the proposed R-6/General Business Conditional Zoning District will not impair or injure the health, welfare and safety of the public.

Planning staff opinion is the proposed R-6/General Business Conditional Zoning district will address Goldsboro’s housing shortage, offering increased housing options and affordability while providing economic, social and environmental benefits that enhance residents and their quality of life through a well-designed residential community.

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

The Planning Commission, at their September 29, 2025, meeting, voted to recommend approval of CZ-03-25 with the stated conditions of approval.

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

Mr. Talton shared that city staff has been in contact with the developers regarding the water pressure issues in the area and that staff is willing to make that a condition of this request to ensure that there's adequate water pressure and water volume for fire protection of that development in the area. He shared that the applicant has submitted a list of the permitted uses within the general business zoning district and that list will include only those uses that they would like to have approved and any of those uses that are not on that list cannot be considered for use in the future.

Council, the City Manager and Mr. Talton discussed sanitary sewer impacts on the city’s plant, concerns regarding the name of the LLC and the zoning application location, the location of the proposed development, and fire and police services in the ETJ. Council discussed that the annexation would be added to District One.

Mayor Gaylor invited the developer to speak.

Andy Mills with Cox Engineering and Design shared that they contacted Fork Township, coordinated with their consultant and they went out and did the flow test off of the hydrant, one at Westbrook and one just north of their property. There's a gap in between there, so they are proposing to close that gap. He shared that they will extend from the Westbrook intersection where the line ends, and they will extend it to the end of the 8-inch water line that dead ends just about where it says Isaac, north of their property. He stated that once they made the connection, it almost doubles the flow. He also shared information regarding the project and that they would like to include vinyl materials on the homes. He also shared they have submitted a list of uses to the Planning staff.

Mayor Gaylor opened the public hearing and the following person spoke:

- 1. Chris Cox, commercial land broker spoke in favor of the rezoning.

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

Councilman White shared he is in favor of the city growing in that area and shared concerns with emergency services. Mr. Talton shared that Fire and Police services are able to be in place.

Mayor Gaylor shared comments regarding traffic concerns on Issac Smith Road.

The developer submitted a list of special uses which has been included in the agenda packet, titled Eagles Reach Section 2.

Mr. Talton read into the record a few of the establishments that would be prohibited include: auto painting and body shops, automotive repair, automobile sales, bus terminals, charter bus services, cemeteries, adult establishments, borrow pits, cell towers, crematoriums, internet cafés, tattoo parlors, trucking terminals and services. Mr. Talton also shared that the developer has submitted a list of special uses, but this is not a regular traditional zoning district, this is a conditional zoning district, so there won't be any special uses. Whatever Council permits, if they approve this tonight, that's what is included as a use by right for the zoning district.

Council discussed the district and proposed zoning request. Mr. Talton shared that those uses that were considered as special uses, do have supplemental regulations and Planning staff will continue to enforce those supplemental regulations as a permitted use. Mr. Talton also shared the developer has submitted a fire flow analysis and Planning staff has sent that to the fire chief and fire marshal for review.

Mayor Gaylor clarified the conditions recommended by planning staff for the record would be the list of businesses to be excluded from the general business zoning list, the fire flow report, and the bulleted list provided as part of the brief.

Councilman Boyette made a motion to approve item CZ-3-25 as recommended (based on the conditions stated, adopt the ordinance with the inclusion of the consistency statement). The motion was seconded by Councilwoman Weeks and unanimously approved.

ORDINANCE 2025 - 41 "AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF GOLDSBORO, NORTH CAROLINA"

5.5 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

Mayor Gaylor recessed the meeting at 6:54 p.m. until 7:05 p.m.

The item was submitted by Mark Helmer, Planning Services Manager and presented by Kenny Talton, Assistant Planning Services Manager.

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)

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.

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.



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.

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.

The Planning Commission, at their September 29, 2025, meeting, voted to recommend approval of CZ-04-25 with the stated conditions of approval.

City Council was 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.

Councilman Boyette asked if this property was rezoned when it originally came to Council around 2013 as an automobile dealership. Mr. Talton shared he believed it was rezoned to Highway Business at that time.

Mayor Gaylor invited the developer to speak.

Robert Bartlett, Bartlett Engineering and Surveying spoke on behalf of the applicant. He shared the following: the majority of the property is currently zoned highway business. Although conditional, highway business, what's being proposed is much less commercial. Mr. Bartlett discussed the R6 designation and shared the adjoining property owners expressed concerns with stormwater and that any development has to meet stormwater regulations and there's requirements for controlling peak flow. He shared that they would be providing a perimeter landscape buffer. He also shared that there would be one stub street that would be stubbing towards Deans Lane and subdivision regulations require stubbing to adjoining properties. He also shared the plan is to provide the right of way but leave the street improvement short and provide additional buffer there. NCDOT has reviewed the plan and does not require further improvements.

Mayor Gaylor asked about the requested R6 designation. City Manager Livingston shared that it is the lot sizes that is the R6. The developer shared comments regarding R16.

Attorney Lawrence shared comments regarding the request from Mr. Smith and Mr. Metzler regarding the time limits and each speaker is only allowed to speak once and has 5 minutes but the rules are Council's rules. Mayor Gaylor and Council confirmed that they would stay consistent with the rules.

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

1. Henry Smith asked that the public hearing be continued.
2. Mark Metzler shared concerns regarding peak flow issues. He shared concerns regarding adding an additional 330,000 gallons of water to the neighboring property. He shared concerns regarding the proposed traffic issues on William Street and that no one has been contacted by the developer. He also asked for a continuance of the public hearing.
3. Henry Smith shared comments about legislation regarding down zoned property. He also shared comments about the comprehensive land use plan and the proposed R6 zoning.

Councilwoman Taylor asked about where the photos shown were taken.

Mr. Metzler described the photos that were shared with Council are located on his property.

Councilwoman Matthews asked about the down zoned property. Mr. Smith discussed the limitations on general business.

Councilman White asked about the zoning of the land.

Councilman Boyette shared the League of Municipalities wasn't in favor of down zoning legislation.

4. Chris Cox shared comments regarding the zoning and shared that he was in opposition to the rezoning.
5. Vance Edwards shared comments opposing the proposed zoning request.
6. Robert Bartlett, Bartlett Engineering and Survey shared the developer has requested that the public hearing be postponed.

Council discussed a continuance date.

Councilman Boyette made a motion to continue the public hearing to the first meeting in January (Jan 5). The motion was seconded by Councilwoman Weeks and unanimously approved. The public hearing remained open.

5.6 CZ-6-25 - Borden Mills - 144 Unit Apartment Complex (Residential 6 and institutional 2 to General Business Conditional Zoning District) - Located on both sides of North William Street, between Royall Avenue and Tarboro Street

The item was submitted and presented by Mark Helmer, Planning Services Manager.



Artist Rendering of Borden Mills Apartments

Project Description: Borden Mills is a historic textile mill on the National Register of Historic Places, at the corner of Royall Avenue and North William Street. The campus comprises two historic mill buildings on both sides of North William Street, north of Royall Avenue (Goldsboro Cotton Mills to the east, Borden Manufacturing Company to the west), connected by an elevated enclosed bridge over North William Street. The mills will be renovated into affordable multifamily housing, utilizing state and federal historic tax credits, as well as state low income housing tax credits. There will also be some privately owned program as part of the redevelopment, including 14 privately owned condominiums in the north end of the Goldsboro Cotton Mill building, self-storage in a warehouse building on the east side of the site, and sport gym in an existing warehouse building north of the Borden Manufacturing Company building. The redeveloped building area of the project will be approximately 188,000 square feet when complete, while the redeveloped site will be approximately 12.93 rezoned to General Business Conditional Zoning. Of the 12.93 acres, 0.23 acres will be dedicated as Active Open Space and 4.63 acres of passive open space.

Location: North East and Northwest side of the intersection of Royal Avenue and North William Street.

Address: 800 Block of North Williams Street

Parcel#: 3509-19-1639, 3509-19-6339

Property Owner: BAP Partners LLC.

Applicant: Borden Mills Lofts, LLC.

Current Zoning: Residential (R-6) and General Industrial (I-2)

Requested Zoning: General Business Conditional Zoning (GB-CZ)

Adjacent Zoning Districts:

North: General Industrial (I-2) and General Business (GB)

South: General Industrial (I-2) and General Business (GB)

East: Residential (R-9) and General Business (GB)

West: General Industry (I-2) Residential (R-6) and Office Institutional (O&I-1)

Surrounding Land Uses:

The blocks immediately adjacent to the Borden Manufacturing Company are industrial in nature, with some open parcels where both industrial buildings and mill houses have been demolished. To the north are open fields and the new Wayne County Correctional Facility, a few roadside businesses flanking North William Street, and a few mill houses historically associated with the Borden plant. A scrap metal facility operates to the west and space that is more open lies to the east. To the south are railroad tracks and light industrial buildings that give way to churches and businesses as one travels south towards downtown Goldsboro.

Existing land Uses:

Vacant Mill Complex

Warehouse used for storage

Warehouse occupied by Eastern Volley Ball Club

Office Building occupied by Partnership for Children

Site Features

Project Branding will include the historic Borden Mills logo and be displayed prominently on key site features to include the historic water tower, pedestrian bridge and ground-mounted signs.



Parking will be provided with the construction of 346 paved parking spaces. All parking will be edged with curb and gutter. Parking lot landscaping that exceeds the minimum parking standards will be provided and approved in accordance with the proposed landscape plan. ADA parking and access ramps will be provided on multiple locations throughout the site.

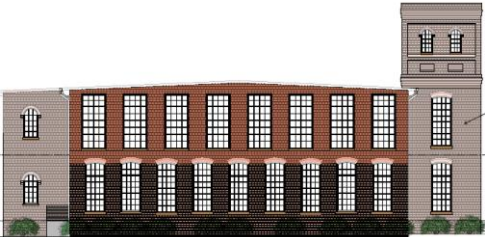
Utilities are available at or near the site and include access to water, sewer, electric and stormwater by existing infrastructure within the right-of-way of North William Street and Greenleaf Street.

Site lighting plans have not been provided and will be required prior to the issuance of administrative site plan approval.

Site access will be provided by two driveways on North William Street and one driveway on Royal Avenue. The western side of the site will have one driveway on North William Street and one driveway on Greenleaf Street.

NCDOT Pedestrian Safety Enhancement is encouraged. The project has been advised to seek consultation with NCDOT.

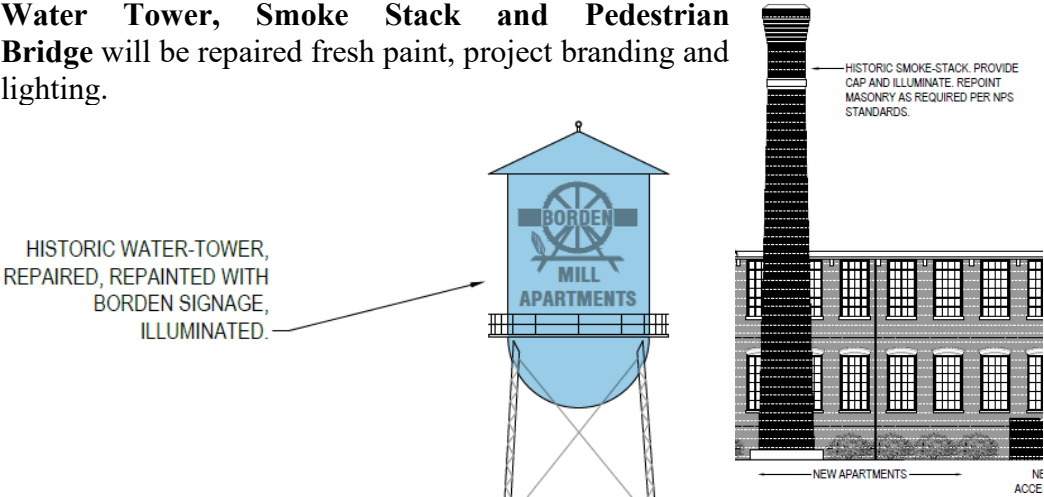
Historic Mill Facade rehabilitation will be in accordance with the Department of Interior standards and include period correct window treatments.

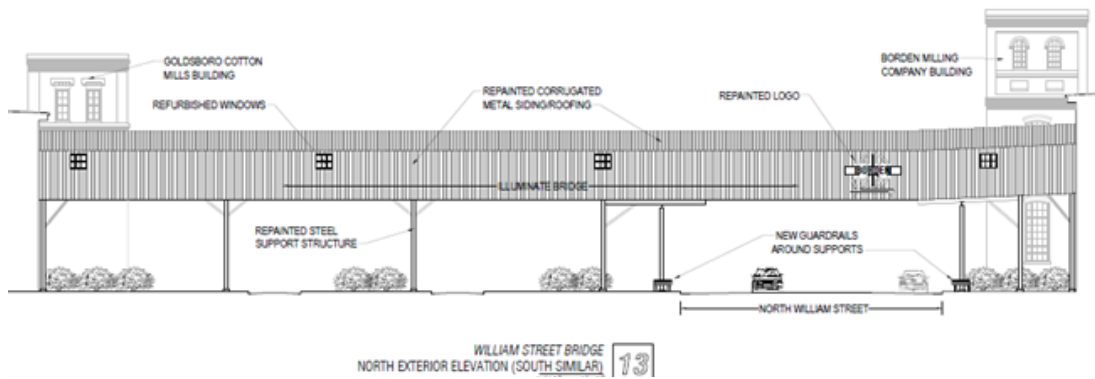


William Street Enhancements will include new ADA accessible sidewalks on both sides of William Street. All abandoned driveways will be properly closed with new curb and gutter sections. Street landscaping will be refreshed with new trees and foundation planting in key area where space allows. The streetscape will be adorned with decorative street poles and lamps.



Water Tower, Smoke Stack and Pedestrian Bridge will be repaired fresh paint, project branding and lighting.



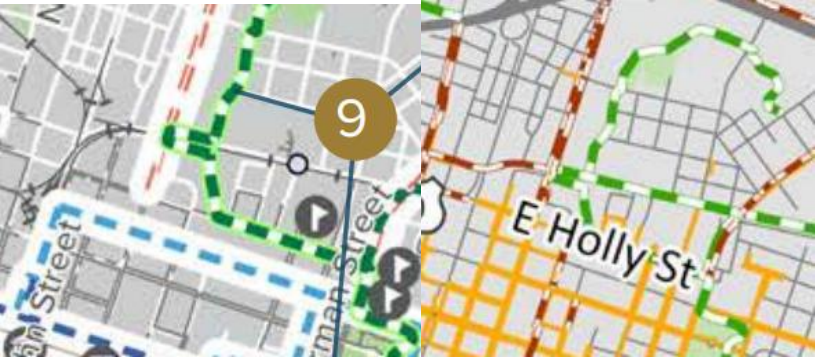


Active Open Space will include a swimming pool, ball courts, and dog park.



Big Ditch Greenway Easements will be provided in accordance with the 2050 Goldsboro Bicycle, Pedestrian and Greenway Plan. A 10 foot multi-use path from the proposed greenway alignment adjacent to the big ditch to the intersection of North William Street and Royal Avenue will be required in accordance with the adopted greenway plan.

Pedestrian Safety Enhancement at the intersection of North William Street and Royal Avenue should be given careful attention. Staff recommends signaled pedestrian crosswalks. Pedestrian safety improvements at this intersection will not only serve to connect the project to Downtown Goldsboro but is identified as a crossing point for the future Big Ditch Greenway.



Consistency with adopted plans and policies

- The site plan as submitted is consistent with the City of Goldsboro Envision 35 Urbanized Area Comprehensive Plan
- The site plan is consistent with the with the 2050 Goldsboro Urban Area Metropolitan Transportation Plan
- The site plan is consistent with the 2050 Goldsboro Bicycle, Pedestrian Plan and Greenway Plan

The applicant will be required to submit a site plan showing that it meets all other regulations, including stormwater management, prior to administrative site plan approval.

The proposed GB conditional zoning district is compatible with the City of Goldsboro Comprehensive Land Use Plan due to the fact that the proposed use promotes “in-fill” development or redevelopment of land that has been bypassed, remained vacant, and/or is underused as a result of the continuing urban development process. In addition, the site is readily accessible to water and sewer infrastructure provided by the City. The site is compatible with existing residential zoning and land-use patterns in proximity to the site which would support high-density development. Lastly, the proposed use would satisfy a growing need for housing for the City of Goldsboro.

Staff is recommending approval of the conditional rezoning request based on the reasons stated above, and the following conditions:

1. The residential component of the project shall provide market rate and workforce housing only.
2. Exterior modifications to all contributing structures shall be reviewed and approved by the North Carolina State Office of Historic Preservation and in accordance with the Department of Interior Standards for Rehabilitation.
3. Proposed reconfiguration of lot lines shall conform to the minimum subdivision standard as published in the City of Goldsboro Unified Development Ordinance in effect at the time of approval of this General Business (GB-CZ) Conditional Zoning District.
4. All existing building setbacks as shown on this site-specific development plan shall be considered conforming to this General Business (GB-CZ) Conditional Zoning District.
5. All required utility and stormwater improvements shall meet the City of Goldsboro Development standards prior to administrative site plan approval.
6. All landscape improvements shall be in accordance with the site-specific development plan as submitted with the General Business (GB-CZ) Conditional Zoning District application to include an enhanced screening buffer on the westernmost property line that shall consist of a solid opaque brick wall with supplemental planting requirements as shown on the site-specific development plan.
7. 20-foot easement for future greenway shall be documented and recorded for all affected property deeds prior to staff approval and subdivision plat recordation.
8. Active and passive open space shall include the outdoor swimming pool, ball courts and dog park as shown on the site-specific development plan.
9. 5-foot continuous sidewalks and decorative streetlights shall be provided on the north side of Royall Avenue and on both sides of North William Street.
10. Historic water tower and smokestack shall be rehabilitated in accordance with the site-specific development plan.
11. Site branding to include the historic Borden Mills logo shall be consistent throughout the development and be included on the required ground mounted development signs, pedestrian overpass, and historic water tower.
12. Metal clad buildings fronting on North William Street used for residential units shall provide outdoor patio's enclosed with brick walls and metal gates adjacent to North William Street.

The Planning Commission, at their October 9, 2025, meeting, voted to recommend approval of CZ-06-25 with the stated conditions of approval.

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

Councilwoman Taylor asked Attorney Lawrence if she would need to recuse herself from this vote due to her interest in abutting property. She was advised that she was still able to vote.

Mayor Gaylor invited the applicant to speak.

David Perry, property owner, shared the property was purchased in 1999 for this type of development. He shared comments regarding the developer and that this is not low-income housing, but is market rate, workforce housing. He shared they are excited about the property.

Mayor Gaylor opened the public hearing and the following person spoke:

1. Chris Cox, spoke in support of the project.

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

Councilman Boyette shared positive comments regarding the project. Councilman White asked about the status of the Partnership for Children. Mr. Perry shared they have purchased the property and will remain where they are.

Councilwoman Taylor made a motion to adopt the ordinance to approve with the inclusion of the consistency statement based on the conditions from Planning staff. The motion was seconded by Councilman Boyette and unanimously approved.

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5.7 CZ-7-25 Village One: Senior and Veteran 60+ Housing (Residential-6 to Residential-6 Conditional Zoning District) – Located on the north side of Wilmington Ave. between Sycamore and Isler Streets

The item was submitted and presented by Mark Helmer, Planning Services Manager.

ADDRESS: TBD
 PARCEL: 2599-91-2474
 OWNER: Community Technical Assistance, Inc.
 APPLICANT: Community Technical Assistance, Inc.
 c/o Mr. Roland Whitley, Jr.



The applicant requests a change of zone from the Residential-6 Zoning District to the Residential-6 Conditional Zoning District to develop two (2) multi-family triplexes (1,884 sq. ft.) each consisting of three (3) one-story apartments.

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.

Area: 0.14 acres per lot

SURROUNDING ZONING

Adjacent Zoning and Land Uses		
North	R6	Single-family detached
South	R6	Single-family detached
East	R6	Single-family detached
West	R6	Single-family detached

LAND-USE PLAN:

The property is identified as being located within the High-Density land use category. Residential-6 is a corresponding zoning district within the High-Density Land Use designation.

The applicant is requesting a change of zone for the subject property from Residential-6 to Residential-6 Conditional Zoning District to construct two (2) multifamily triplexes on two individual lots.

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

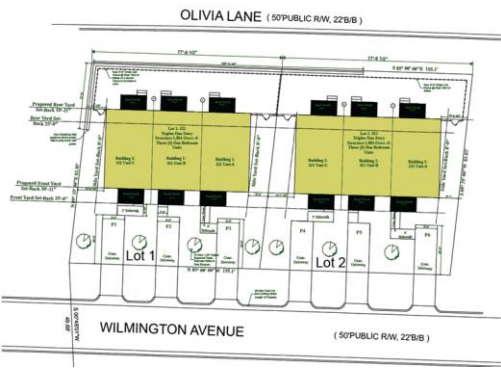
If a petition for conditional zoning is approved, the development and use of the property shall be governed by the ordinance requirements of the parallel Residential-6 Conditional Zoning District except those superseded by specific conditions, the approved concept plan, and any additional approved rules,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

Existing Land Use: The property is currently occupied by three (3) residential duplexes of masonry/concrete block construction. Each duplex is considered aged, in deteriorating/dilapidated condition and in need of immediate rehabilitation.



Access: Access to the site will be directly from Wilmington Avenue.

Parking: Required: 1.4 spaces per single bedroom unit
Proposed: 1 space for each apartment for a total of 6 spaces



Utilities: Existing city water and sewer utilities are to be replaced with new services.

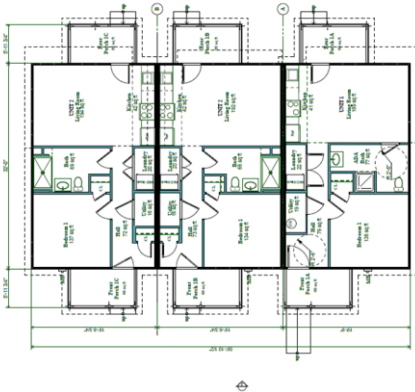
Density proposed: Three (3) units are proposed on each lot for a total of six (6) apartment units.

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

Landscaping: Each triplex will have one (1) street tree planted adjacent to all driveways fronting Wilmington Avenue.

Fencing: Each triplex will be surrounded by a gated 3 ft. in height black chain-link fence to serve as security and open space for the tenants.

Building Elevations and Floorplan: Building elevations and floorplans have been submitted by the applicant. Each dwelling unit will consist of front and rear covered porches, one bedroom, one bath, a living room, kitchen, utility and laundry room to be built in accordance with the North Carolina State Building Code.



Subdivision, TRC Review, and Site Plan Approval: If the rezoning is approved, the applicant will be required to subdivide the existing lot into two individual lots in accordance with the city’s subdivision ordinance and the conditions of the R-6 Conditional Zoning District. Once approved, the applicant will be required to make site plan application for review and approval by the city’s Technical Review Committee. The Technical Review Committee will review the plans for compliance with all City of Goldsboro development standards and conditions of the R-6 Conditional Zoning District. City planning will issue site plan approval when all standards and conditions have been met.

Conditions of the proposed R-6 Conditional Zoning District: The following are agreed upon deviations between the developer/owner and the City of Goldsboro from the minimum and maximum development standards of the City of Goldsboro’s Unified Development Ordinance. If the rezoning is approved by City Council, these deviations will become conditions of the proposed R-6 Conditional Zoning District.

1. Permitted uses: Multi-family dwellings (Two triplexes - 3 units for each individual lot)
2. Density: Proposed three (3) units on two individual lots for a total of six (6) apartment units.
3. Rear Building Setback: Proposed reductions from 25 ft. to 11 ft. per lot.
4. Minimum lot area: Proposed reductions from 10,000 sq. ft. to 6,341 sq. ft. per lot.
5. Minimum lot width: Proposed width increases from 60 ft. to 77.5 ft. per lot.
6. Minimum front yard setback: Proposed increases from 25 ft. to 31 ft. per lot.
7. Landscaping: No required landscaping proposed for the side and rear of lots 1 and 2.

The following architectural standard shall become a condition of the proposed R-6 Conditional Zoning District: The applicant proposes a modern architectural style with front and rear covered wood porches. Facades will be designed to ensure simplicity consistent with modern architecture incorporating sloped roofs, exterior Hardie plank trim and siding.

Planning Staff’s opinion is that the conditional rezoning request is consistent with the recommendations of the Comprehensive Land Use Plan and Land Use Plan Map.

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

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

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

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

The Planning Commission, at their October 9, 2025, meeting, voted to recommend approval of CZ-07-25 with the stated conditions of approval.

City Council was 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. Mayor Gaylor invited the applicant to speak.

Roland Whitley, Jr., Executive Director of Community Technical Assistance shared the presentation attached in the agenda packet and included as Exhibit C in the minutes.

Councilman White shared he is pleased with the project for veterans. Councilman Boyette also shared positive comments about the project.

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

Councilman White thanked the applicant for going into the LMI community with this project.

Councilman White made a motion to adopt the ordinance with the inclusion of the consistency statement (based on the conditions presented by Planning staff). The motion was seconded by Councilwoman Weeks and unanimously approved.

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6. Public Comment Period

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

- 1. Phyllis Merritt-James shared comments about meeting the needs of the community in the current climate and asked what Council can do to assist citizens. (Full comments are available on YouTube at 3:21)

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

7. Consent Agenda

Mayor Gaylor recessed the meeting at 8:49 p.m. to 8:59 p.m.

Councilman White made a motion to add Item 9.5, a discussion of a moratorium on water shut-offs for the remainder of the federal government shutdown. The motion was seconded by Councilwoman Weeks and unanimously approved.

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 Taylor moved the items on the Consent Agenda, Items 7.1 - 7.9 be approved. The motion was seconded by Councilwoman Weeks and an electronic vote resulted in all members voting in favor of the motion.

The items on the Consent Agenda were as follows:

7.1 Annex-4-25 - Set Public Hearing - Non-Contiguous (Satellite) Annexation Petition – Eagle’s Reach - Located on the South-West side of US Hwy 70 W, North side of Westbrook Ave, and on both sides of Isaac Smith Road

The item was submitted by Mark Helmer, Planning Services Manager.

Tax Parcel #: 2617-13-0043

Acreage: Approximately 36.90 acres

The City Council, at their meeting on October 6, 2025, requested that the City Clerk examine the subject voluntary non-contiguous annexation petition for sufficiency.

On October 21, 2025, the City Clerk completed the examination and determined that the petition is sufficient. Sufficiency indicates that the proposed area for annexation meets the standards for non-contiguous annexation as specified in G.S. 160A-31 Petition for annexation; standards and as follows:

1. The petition contains an adequate property description and annexation plat of the area proposed for annexation.
2. The area described in the petition is non-contiguous to the City of Goldsboro primary corporate limits, as defined by N.C.G.S. 160A-31.
3. The petition is signed by and includes addresses of all owners of real property lying in the area described therein.
4. The applicant acknowledges that there are no vested rights.

Pursuant to G.S. 160A-31, City Council shall fix a date for a public hearing on the proposed annexation once the petition is considered sufficient by the City Clerk.

The Notice of Public Hearing would schedule December 1, 2025, as the date for the public hearing. A report prepared by the Planning Department, in conjunction with other City departments, will be submitted to the Council on that date.

Staff recommends that Council schedule a public hearing for the proposed voluntary non-contiguous annexation of Eagles Reach Subdivision for December 1, 2025. *Consent Agenda Approval. Taylor/Weeks (6 Ayes)*

7.2 Annex-5-25 - Set Public Hearing - Contiguous Annexation Petition – Joe Lionelli – Located at 1810 West New Hope Road, between Catherine Street and Twin Oaks Place

The item was submitted by Mark Helmer, Planning Services Manager.

Tax Parcel #: 3600-97-4622

Acreage: Approximately 2.19 acres

The City Council, at their meeting on October 6, 2025, requested that the City Clerk examine the subject voluntary contiguous annexation petition for sufficiency.

On October 14, 2025, the City Clerk completed the examination and determined that the petition is sufficient. Sufficiency indicates that the proposed area for annexation meets the standards for contiguous annexation as specified in G.S. 160A-31 Petition for annexation; standards and as follows:

1. The petition contains an adequate property description and annexation plat of the area proposed for annexation.
2. The area described in the petition is contiguous to the City of Goldsboro primary corporate limits, as defined by N.C.G.S. 160A-31.
3. The petition is signed by and includes addresses of all owners of real property lying in the area described therein.
4. The applicant acknowledges that there are no vested rights.

Pursuant to G.S. 160A-31, City Council shall fix a date for a public hearing on the proposed annexation once the petition is considered sufficient by the City Clerk.

The Notice of Public Hearing would schedule December 1, 2025, as the date for the public hearing. A report prepared by the Planning Department, in conjunction with other City departments, will be submitted to the Council on that date.

Staff requests that Council schedule a public hearing for the proposed voluntary contiguous annexation of 1810 West New Hope Road for December 1, 2025. *Consent Agenda Approval. Taylor/Weeks (6 Ayes)*

7.3 Annex- 6-25 - Set Public Hearing - Non-Contiguous (Satellite) Annexation Petition – Tucker Trace – Located on the south side of Tommy’s Road, between US Hwy 117 N and Deans Lane

The item was submitted by Mark Helmer, Planning Services Manager.

Tax Parcel #: 3601-50-3388
Acreage: Approximately 57.30 acres

The City Council, at their meeting on October 6, 2025, requested that the City Clerk examine the subject voluntary non-contiguous annexation petition for sufficiency.

On October 14, 2025, the City Clerk completed the examination and determined that the petition is sufficient. Sufficiency indicates that the proposed area for annexation meets the standards for non-contiguous annexation as specified in G.S. 160A-31 Petition for annexation; standards and as follows:

1. The petition contains an adequate property description and annexation plat of the area proposed for annexation.
 2. The area described in the petition is non-contiguous to the City of Goldsboro primary corporate limits, as defined by N.C.G.S. 160A-31.
 3. The petition is signed by and includes addresses of all owners of real property lying in the area described therein.
 4. The applicant acknowledges that there are no vested rights.
- Pursuant to G.S. 160A-31, City Council shall fix a date for a public hearing on the proposed annexation once the petition is considered sufficient by the City Clerk.

The Notice of Public Hearing would schedule December 1, 2025, as the date for the public hearing. A report prepared by the Planning Department, in conjunction with other City departments, will be submitted to the Council on that date.

Staff requests that Council schedule a public hearing for the proposed voluntary contiguous annexation of 1810 West New Hope Road for December 1, 2025. *Consent Agenda Approval. Taylor/Weeks (6 Ayes)*

7.4 FY25-26 Operating Budget Amendment

The item was submitted by Catherine Gwynn, Finance Director.

Council adopted the FY25-26 annual operating budget on June 16, 2025.

Fire Department (5120) General Fund

On August 13th, the Fire department was awarded a local grant from Tri-County Electric Membership Corporation in the amount of \$5,245 to be used for a positive pressure fan. There is no match required for the grant.

Garage (1114) General Fund

Mr. Jamie Stanley, Director of Public Works, requested the transfer of funds for a raise budgeted for an employee in Streets to the Garage where the employee was transferred. The amount of the transfer is \$1,519.

Street Paving (4136) and Transfers (8101) General Fund

The street paving budgeted in FY26 will be moved from Street Paving (4136) in the General Fund to a new grant project budget ordinance (G1112), therefore the revenue and expenditures associated in the General Fund must be zeroed out in the amount of \$1,212,700. The Powell Bill revenue was estimated at \$3,575.00 more than what was recently distributed, so the difference must be reduced to zero out the estimated budget revenue. This will be adjusted through appropriated fund balance.

A transfer from the General Fund to the new grant project budget (G1112) Powell Bill Street Pavement Preservation Program in the amount of \$190,991.88 which represents the reserve for Powell Bill at 6/30/25.

Finance (2111) General Fund

Finance staff currently has limited capacity to actively manage the City’s idle cash investments. With only one staff member assigned to this function—who also has multiple other duties and limited access to competitive investment markets—the City’s funds are invested only among a few existing money market accounts at PNC,

Truist, and NCCMT. This limited approach likely results in forgone investment income.

To improve returns and ensure compliance with North Carolina General Statutes governing local government investments, staff recommends engaging a professional investment advisory firm. The advisor would leverage its network of qualified financial institutions to obtain competitive bids and identify advantageous investment opportunities for the City’s idle funds. In addition to enhancing investment income, the advisory service would provide professional oversight, continuity, and institutional knowledge in the event of changes within the Finance Department’s management team. It is anticipated that the increased investment earnings will more than offset the cost of the advisory services. An appropriation of \$45,000 is recommended as an estimate for these services, and will be funded with additional investment income.

Information Technology (1030) General Fund

The IT Department applied for and was awarded a cybersecurity grant from the NC Department of Emergency Management. Council accepted the award on October 6, 2025 for \$58,275. IT budgeted the City’s match in the FY26 budget. The appropriation for the state portion of the grant award must now be appropriated so that the department may begin fulfilling the terms of the grant, and this will be funded with state grant revenue.

Transfers (8101) Utility Fund

The City received 2 more payments from the PFAS class action lawsuit in the amount of \$931,649.10. This amount needs to be appropriated as a transfer to the Utility Capital Reserve Fund (6110) for use on future utility capital projects.

A transfer of \$400 is required for the W1113 2” Galvanized Water Line Project for project fees, and this will be funded with an appropriation of fund balance in the Utility Fund

Debt (8111) General Fund, Utility Fund and Occupancy Tax fund

With the implementation of GASB 87 (*Leases*) and GASB 96 (*Subscription-Based Information Technology Arrangements*), accounting standards require that the annual amounts associated with these calculations be formally appropriated in the budget. In prior years, the resulting expenditures were covered through year-end budget transfers to address deficits created by these required accounting entries.

To improve compliance and reduce the need for last-minute adjustments, staff recommends amending the budget at this time to include appropriations for these GASB-related expenditures. The appropriations will be funded through corresponding other financing sources related to leases and subscriptions. As new lease or subscription arrangements are approved during the year, additional amendments may be presented to Council as needed.

Fund	Description	Total Appropriation
General Fund	GASB 87	\$120,000.00
General Fund	GASB 96	\$190,500.00
Utility Fund	GASB 96	\$63,000.00
Occupancy Tax Fund	GASB 87	\$82,900.00
		\$456,400.00

General Fund Appropriated Fund Balance Analysis

Date	Description	Adopted
6/16/2025	Ord 2025-30 FY25-26 Adopted Budget	\$ -
8/4/2025	Purchase Order Rollover FY25 to FY26	836,811.73
8/18/2025	GASB 96 Subscriptions Appropriations	560,000.00
	Current Year Appropriations	<u>\$ 1,396,811.73</u>
11/3/2025	Transfer FY25 Powell Bill Reserve to new (G1112) Powell Bill Street Pavement Preservation Program	\$ 190,991.88
11/3/2025	Remove Powell Bill Remaining Estimated Revenue from General Fund	3,575.00
	Proposed	<u>\$ 194,566.88</u>
	Current Year with Proposed	<u><u>\$ 1,591,378.61</u></u>

Utility Fund Appropriated Fund Balance Analysis

Date	Description	Adopted
6/16/2025	Ord 2025-30 FY25-26 Adopted Budget	\$ -
8/4/2025	Purchase Order Rollover FY25 to FY26	7,848,597.49
	Current Year Appropriations	<u>\$ 7,848,597.49</u>
11/3/2025	Appropriation W1113 2" Galvanized Water Lines	\$ 400.00
	Proposed	<u>\$ 400.00</u>
	Current Year with Proposed	<u><u>\$ 7,848,997.49</u></u>

It was recommended that Council adopt the following entitled ordinance to amend the FY25-26 Operating Budget for the General Fund, Utility Fund and Occupancy Tax Fund. *Consent Agenda Approval. Taylor/Weeks (6 Ayes)*

ORDINANCE 2025 - 44 "AN ORDINANCE AMENDING THE BUDGET ORDINANCE OF THE CITY OF GOLDSBORO FOR THE 2025-26 FISCAL YEAR"

7.5 Ordinance amending the grant project fund for the 2” Galvanized Water Lines (WIF-1979) Capital Project Fund (W1113).

The item was submitted by Catherine Gwynn, Finance Director.

On July 19, 2019, the City received an intent to fund the 2” Galvanized Water Lines Project (WIF-1979) from the North Carolina Department of Environmental Quality Division of Water Infrastructure (NC DEQ) in the amount of \$2,998,100. Council approved the establishment of a grant project fund on June 21, 2021 to account for the preliminary engineering fees.

The City declined the loan offered from the NC DEQ in favor of the grant. On September 6, 2022, City Council authorized an amendment to the grant project fund to appropriate the revenues and expenditures for the \$5.9M project. At this time, it is necessary to amend the grant project ordinance to appropriate additional revenue and expenses of \$400 for review fees and this will be funded with a transfer from the utility fund.

It was recommended that City Council adopt the following entitled project budget ordinance amendment for the 2” Galvanized Water Line Replacement (VUR-D-ARP-0085) Capital Project Fund (W1113) in the amount of \$400. *Consent Agenda Approval. Taylor/Weeks (6 Ayes)*

ORDINANCE 2025 - 45 "AN ORDINANCE AMENDING THE GRANT PROJECT FUND FOR THE 2” GALVANIZED WATER LINE REPLACEMENT (VUR-D-ARP-0085) (WIF-1979) CAPITAL PROJECT FUND (W1113)"

7.6 Ordinance Amending the Utility Capital Reserve Fund (6110)

The item was submitted by Catherine Gwynn, Finance Director.

City Council authorized the creation of the Utility Capital Reserve Fund (6110) at the June 20, 2022 council meeting as authorized by North Carolina General Statute §159-18. The Utility Capital Reserve fund must be used for water and sewer capital purchases as stated in the resolution. The Council cannot change the use of the funds once the moneys have been transferred over to the fund. The Council has authorized the use of funds through prior budget amendments for utility capital outlay projects.

The City received the first payment for the PFAS Settlement May 9th, 2025 and the City Manager, Matthew Livingston, requested the funds be put in the Utility Capital Reserve for future water and sewer capital projects.

The City has received the second and third payments for the PFAS Settlement to be used for future water and sewer capital projects. The amount of \$931,649.10 will be transferred to the Utility Capital Reserve Fund.

It was recommended that City Council adopt the following entitled ordinance amending the Utility Capital Reserve Fund (6110). *Consent Agenda Approval. Taylor/Weeks (6 Ayes)*

ORDINANCE 2025 - 46 "AN ORDINANCE AMENDING THE UTILITY CAPITAL RESERVE FUND (6110)"

7.7 Amending a Grant Project Ordinance (G1109) State Miscellaneous Grants

The item was submitted by Catherine Gwynn, Finance Director.

At the April 17, 2023 meeting, Council authorized the creation of a grant project budget ordinance for a special revenue fund to account for the State Appropriations grant of \$150,000. The state appropriated \$2,000,000 in the Regional Economic Development Reserve (S.L. 2023-134, Sec. 2.2 (F51 Item 181) in its fiscal year 2023-2024 budget for the City of Goldsboro. City Council authorized the allocation of the funding at the November 20, 2023 meeting with \$375,000 to be used towards stabilization of Union Station and \$1,625,000 towards the Public Safety Complex repairs.

City Council authorized the appropriation of these funds at the June 17, 2024 meeting. NC Department of Commerce awarded a Rural Downtown Economic Development Grant (RDDED) in the amount of \$612,500 and the grant agreement was signed on March 24, 2025 outlining the funding structure which included a 5% match funded by the Downtown Goldsboro Development Corporation

At this time, it is necessary to appropriate revenues and expenditures so the department may begin fulfilling the terms of the agreement in a timely manner. This will be funded with grant proceeds in the amount of \$612,500.

It is also necessary to appropriate expenditures to line-item projects related to the parks and recreation, transportation, public safety and economic development programs, and this will be funded with the accumulated interest earnings of \$31,464.15 resulting from unspent grant proceeds.

There is a minor budget correction between the Parks & Recreation FY23 OSBM SCIF Appropriation and the Transportation FY23 OSBM SCIF of \$836.74 that will result in an increase in the Parks & Rec expenditure appropriation and a decrease in the Transportation appropriation.

The Parks & Recreation department was awarded a second installment on the NC Youth Sport Grant in the amount of \$2,767 which will make the total award from NCAS \$19,999.80 to be used towards improvements at the Bryan Multi Sports Complex. At this time, it is necessary to appropriate revenues and expenditures so the department may begin fulfilling the terms of the agreement in a timely manner. This will be funded with grant proceeds in the amount of \$2,767.

It was recommended that Council adopt the following entitled ordinance amending the State Grants Miscellaneous (G1109). *Consent Agenda Approval. Taylor/Weeks (6 Ayes)*

ORDINANCE 2025 - 47 "AN ORDINANCE AMENDING THE GRANT PROJECT FUND FOR STATE GRANTS MISCELLANEOUS(G1109)"

7.8 Establishing a Grant Project Fund Ordinance – Powell Bill Grant Project Fund (G1112)

The item was submitted by Catherine Gwynn, Finance Director.

Detailed information was presented to City Council at the September 22nd meeting for the FY25-26 Pavement Preservation Program with a list of streets recommended and approved at the October 6th council meeting. A financial update regarding Powell Bill funding was also presented at the October 6, 2025. At this time, it is necessary to create the grant project fund to set aside the appropriation and remove it from the General Fund operating budget.

The purpose of this project qualifies as a grant project under G.S. § 159-13.2, and staff requests that the Council appropriate expenditures in the amount of \$1,405,500.46. This will be funded with Powell Bill revenue \$1,214,508.58 and a transfer from the General Fund of \$190,991.88 representing the unspent Powell Bill fund reserve from FY25.

It was recommended that the following entitled Grant Project Ordinance for the Powell Bill Grant Project Fund (G1112) be adopted for \$1,405,500.46. *Consent Agenda Approval. Taylor/Weeks (6 Ayes)*

ORDINANCE 2025 - 48 "AN ORDINANCE ESTABLISHING THE GRANT PROJECT FUND FOR THE POWELL BILL GRANT PROJECT FUND (G1112)"

7.9 Approval of Minutes of the Goldsboro City Council Meeting held October 20, 2025

The draft minutes of the Regular Meeting of October 20, 2025 were presented for approval. *Consent Agenda Approval. Taylor/Weeks (6 Ayes)*

8. Old Business

8.1 Abbott Crossing Apartments, LLC Contract Award for Abbott Crossing Affordable Housing Development

The item was presented by April Choice, Development Services Director.

The Community Development Department has approved a qualified development organization to support the construction of affordable housing for low-moderate income residents under the HOME Multifamily Housing Development Program. The City received an application from Abbott Crossing Apartments, LLC through the Neighborly Community Development Software Portal in October 2024. A previous application under Wallick Asset Management, LLC was submitted and approved for funding by council on March 3, 2025.

The entity registered a business license in NC using Abbott Crossing Apartments, LLC. The name being different from the one previously approved, a new application was required. The application for Affordable Housing Development received a thorough underwriting and subsidy layering of its finances by Posey and Associates, LLC. The application was found to meet all requirements and was approved.

It was recommended that Council adopt the following entitled Resolution authorizing the Mayor and City Clerk to execute a contract for a total amount of \$900,000 (HOME funds) with Abbott Crossing Apartments, LLC, for the Abbott Crossing Affordable Housing Development project. Director.

It was noted that this was just a technical correction and the project is LMI and workforce housing.

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

RESOLUTION 2025 - 87 "RESOLUTION AWARDING AND AUTHORIZING THE EXECUTION OF AN AGREEMENT FOR HOME AFFORDABLE HOUSING DEVELOPMENT"

8.2 Leaf and Limb Collection Update

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

Mr. Stanley presented the PowerPoint presentation included in the agenda packet and included as an exhibit in the minutes.

He shared that Public Works picks up between 40-60 bulk pickups every Wednesday and they have had serious equipment issues in July and August. He shared they would like to start tagging citizens that aren't in compliance after Thanksgiving.

Council discussed compliance issues with landscapers doing the work for citizens. Mr. Stanley shared according to the ordinance, if a landscaper does the work, they should remove the limbs and leaves and the city will pick up grass clippings.

Council discussed the issue of leaf and limb collection with Mr. Stanley and City Manager Livingston.

Mayor Gaylor shared this item needs to be on the next agenda and the ordinance needs to be clarified based on Council direction.

8.3 City Hall Safety Discussion

City Manager Livingston shared the following update with Council.

He is doing research regarding City Hall and City Hall Addition security. They are getting a contractor to provide a cost estimate to make a structure up-fit in the City Hall Addition to harden the entrance and make it safe for people coming in and checking in. He shared that it may be better to hire a private security firm for building security.

City Manager Livingston shared he will provide an update in December, this is a future budget item and he needs Council to share what direction they would like staff to go. He shared that he is leaning toward private security, so we aren't using our police force.

9. New Business

9.1 Accept Initial Bid and Authorize Finance to Advertise for Upset Bids for 508 Denmark Street to Grasshopper Acquisition and Design LLC

The item was submitted and presented by Catherine Gwynn, Finance Director.

Staff has received an offer to purchase city owned property. Council must either accept or reject the offer, and if accepted authorize advertisement for upset bids (G.S. 160A-266 and 160A-269).The following offer has been received for the sale of surplus real property under Negotiated offer, advertisement, and upset bid process (G.S. §160A-266(a) (3))

508 Denmark St
Offeror: Grasshopper Acquisition and Design LLC
Offer: \$2,000.00
Bid Deposit: \$100.00

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 a personal check.

Parcel #: 50311

Pin #: 3509036293
Tax Value: \$4,000.00
Zoning: R-6

The entity is current and active with the North Carolina Secretary of State. Staff recommends the Council accept the offer in order to start the upset bid process.

It was recommended that Council adopt the following entitled resolution accepting the initial offer on 508 Denmark St from Grasshopper Acquisition and Design LLC and authorize Finance to advertise for upset bids.

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

RESOLUTION 2025 - 88 "RESOLUTION AUTHORIZING UPSET BID PROCESS"

9.2 Accept Initial Bid and Authorize Finance to Advertise for Upset Bids for 709 N Virginia St to George G. Hill

The item was submitted and presented by Catherine Gwynn, Finance Director.

Staff has received an offer to purchase city/county owned property. Council must either accept or reject the offer, and if accepted authorize advertisement for upset bids (G.S. 160A-266 and 160A-269).The following offer has been received for the sale of surplus real property under Negotiated offer, advertisement, and upset bid process (G.S. §160A-266(a) (3))

709 N Virginia St
Offeror: Geroge G. Hill
Offer: \$16,820.00
Bid Deposit: \$841.00
Parcel #: 47909 Pin#: 2599894458
Tax Value: \$33,640.00 Zoning: R-6

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 a personal check. The Planning Department shall notify the adjoining property owners via mail that the property is available for sale via upset bid.

Staff recommends the Council accept the offer in order to start the upset bid process.

It was recommended that Council adopt the following entitled resolution accepting the initial offer on 709 N Virginia St from Mr. George G. Hill and authorize Finance to advertise for upset bids.

Councilwoman Weeks made a motion to accept the offer and adopt the resolution as presented. The motion was seconded by Councilwoman Taylor and unanimously approved.

RESOLUTION 2025 - 89 "RESOLUTION AUTHORIZING UPSET BID PROCESS"

9.3 Accept Initial Bid and Authorize Finance to Advertise for Upset Bids 316 Whitfield Drive to Megan Rivera

The item was submitted and presented by Catherine Gwynn, Finance Director.

Staff received an offer to purchase City owned property. Council must either accept or reject the offer, and if accepted authorize advertisement for upset bids (G.S. 160A-266 and 160A-269).The following offer has been received for the sale of surplus real property under Negotiated offer, advertisement, and upset bid process (G.S. §160A-266(a) (3))

316 Whitfield Drive
Offeror: Megan Rivera
Offer: \$4,375.00
Bid Deposit: \$218.75
Parcel #: 46402 Pin #: 2599459711
Tax Value: \$8,750.00 Zoning: R-6

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 a business check.

Staff recommends the Council accept the offer to start the upset bid process.

It was recommended that Council adopt the following entitled resolution accepting the initial offer on 316 Whitfield Drive from Ms. Megan Rivera and authorize Finance to advertise for upset bids.

Councilwoman Weeks made a motion to accept the offer and adopt the resolution as presented. The motion was seconded by Councilwoman Taylor and unanimously approved.

RESOLUTION 2025 - 90 "RESOLUTION AUTHORIZING UPSET BID PROCESS"

9.4 Accept offer for substandard lot SL 2004-94 503 W. Mulberry (Shipman and New York Telecom, LLC)

The item was submitted and presented by Catherine Gwynn, Finance Director.

Staff received two offers to purchase city- and county-owned property deemed a substandard lot. Council must either accept or reject the offers, and if accepted authorize City officials to seek concurrence from the County and if approved, execute instruments necessary to transfer ownership. (Session Law 2004-94 Senate Bill 1370).

The following offers have been received:

503 W. Mulberry Street

Offeror 1: Neil Vincent Shipman

Offer: \$1.00

Bid Deposit: \$1.00

Offeror 2: New York Telecom LLC (Sam Yousif) and Andrew Ingham

Offer: \$1.00

Bid Deposit: \$1.00

Parcel #: 47341

Pin #: 2599771045

Tax Value: \$890.00

Zoning: R-6

The first offer from Neil Vincent Shipman was received on June 26, 2024. This is a substandard lot sale as determined by the Planning department, therefore the minimum offer is \$1.00. The Planning Department sent letters to adjacent property owners as per SL 2004-94 on July 15, 2024 and again on June 26, 2025. The second offer from New York Telecom LLC (Sam Yousif) and Andrew Ingham was received on October 15, 2024, and revised on May 23, 2025. The second offerors, New York Telecom, LLC (Sam Yousif) and Andrew Ingham, own the property immediately east of 503 W. Mulberry Street. Mr. Neil Vincent Shipman owns the property immediately west of 503 W. Mulberry Street. The earnest money deposit of \$1.00 has been received in cash from both offerors.

Staff recommends accepting both offers from the 2 adjoining property owners and deeding the property to them as tenants in common. Each party will hold an undivided interest in the property as tenants in common and will be responsible for any subsequent division, survey, or recording costs. This action will allow the property to be returned to the tax rolls and combined with adjoining parcels, eliminating a substandard lot.

It was recommended that Council adopt the following entitled resolution accepting the offers on 503 W. Mulberry Street from Neil Vincent Shipman (Offeror 1) and New York Telecom LLC (Sam Yousif) and Andrew Ingham (Offeror 2) and authorize the Mayor and City Clerk to execute the necessary documents upon County approval.

Councilman Boyette made a motion to adopt the resolution accepting the offer. The motion was seconded by Councilwoman Weeks and unanimously approved.

RESOLUTION 2025 - 91 "RESOLUTION AUTHORIZING SALE OF SURPLUS SUBSTANDARD REAL PROPERTY UNDER SESSION LAW 2004-94 SENATE BILL 1370"

9.5 Moratorium on Water Billing

The item was presented by Catherine Gwynn, Finance Director.

Mayor Gaylor shared that the Council has discussed the idea of doing a moratorium on water shutoffs throughout the duration of the federal government shutdown and asked what were the Council's legal abilities.

Mrs. Gwynn shared that the Council could adopt a resolution to stop water cut-offs for a period of time. She shared that if the Council wanted to stop it tonight and vote on it, then the Council could approve the action through a resolution back to tomorrow morning.

Council discussed the process with City Manager Livingston and Mrs. Gwynn.

Councilwoman Matthews shared concerns regarding the water bills that will be due after the moratorium is lifted. Mrs. Gwynn shared she can add to the resolution to impose no penalties, late fees and have a six-month payment plan.

Council discussed water shut-offs. Councilwoman Matthews asked Council to consider setting the moratorium for the remainder of the shutdown and to the end of the year, even if the government opens back up because people are still going to be trying to recoup.

Mrs. Gwynn discussed how to communicate the decision with water customers.

Councilwoman Weeks made a motion to start the moratorium at midnight tonight, and waive the late fees incurred during the moratorium. The moratorium will extend to the end of the federal government shutdown plus 14 days, and payment plans for past-due amounts will be offered 3 months past what the current policy allows. The motion was seconded by Councilwoman Taylor and unanimously approved.

10. City Manager's Report

City Manager Livingston shared an update on the Assistant City Manager search and shared he hopes to have someone on board in December; he shared that he has a tracking sheet for the organizational study for planning purposes; he and Assistant City Manager Arnold are meeting with department heads to create detailed work plans; he also shared staff hopes to have the new city website unveiled in January; there was a groundbreaking held for the Pocket Park. He also gave an update on the issues with health insurance and that there is a Restaurant Solicitation event tomorrow regarding the city-owned property owned by the Maxwell Center.

11. Mayor and Councilmembers' Comments

The Mayor and Council had no comments at this meeting.

12. Adjournment

Councilwoman Weeks made a motion to adjourn. The motion was seconded by Councilwoman Taylor and unanimously approved.

There being no further business, Mayor Gaylor adjourned the meeting at 10:05 p.m.

Charles Gaylor, IV
Mayor

Laura Getz
City Clerk

Commission on Community Relations and Development

Presentation to the Goldsboro City Council

Carole Battle, Chairperson CCRD

November 3, 2025



- Linda Alves
 - Carole Battle, Chairperson
 - Jamar Branch, Co-Chairperson
 - David Elliott
 - Marcus Lewis
 - Travis Lofton
 - Phyllis Merritt-James
- Eric Ostendorf
 - Rodney Robinson
 - Jamie Taylor, Ex-Officio Member
 - Denise Severino-Todd
 - John Twitty



10/21/2025

2



MLK Day Celebration
January 20, 2025

MLK Day Celebration



10/22/2025

4



MLK Day Celebration



MLK Day Celebration



10/22/2025

5



10/22/2025

6



National Night Out

October 7, 2025

National Night Out



10/22/2025



National Night Out



10/22/2025



Gun Violence Awareness Program

October 21, 2025

Gun Violence Awareness Program



10/22/2025

11



Gun Violence Awareness Program



10/22/2025

12



Planned Upcoming Events

Planned Upcoming Events

- MLK Day Luncheon – January 19, 2026
- Interfaith Breakfast - February 2026
- Nonprofit Resource Fair - TBD
- Mental Health Awareness Program – May 2026



10/22/2025

14



QUESTIONS??



www.goldsboronc.org

City of Goldsboro
Historic District Commission

Monday, November 03, 2025
City Hall
214 N. Center Street



City of Goldsboro's
Historic District Commission

- Meetings held the 1st Tuesday of every month
- 5:30PM
- Room 206 of the City Hall Annex, 200 N. Center Street
- Commission Staff Liaison – Planning Services



What is the Historic District Commission (HDC)?

- The HDC is a local board that works to identify, protect, and promote the City of Goldsboro's historic and cultural resources.
- It was created in 1983 to create the Historic Preservation Overlay Zoning District (Historic District) in 1984 and certified by the U.S. Department of the Interior's National Park Service in 1985. (HD is both Locally and Federally certified)
- It is composed of nine (9) civic members; seven (7) regular members and two (2) alternate members.



What does the HDC do?

With its efforts to preserve and promote the economic, cultural, educational, and general welfare of its residents, the HDC is granted the authority by the NC General Assembly to:



Designate	Recommend local historic districts and landmarks for designation.
Preservation Standards	Create and maintain preservation standards for the Historic District and Landmarked properties.
Quasi-Judicial Hearings	Hold quasi-judicial hearings to review proposed exterior changes to designated properties through a process for Certificates of Appropriateness (COA).
COAs	Issue Certificates of Appropriateness; an official document required for exterior changes, additions, or demolitions on properties located within a local historic district or designated historic landmarks.



What is the purpose of the Historic District?



Certificate of Appropriateness (Major)

Note: Nine (9) Minor COAs approved by staff

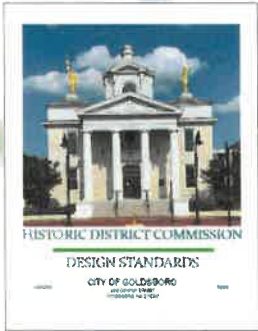
Meetings as of November 3, 2025 – six (6) Major COAs, 1 not approved, 1 tabled, 4 approved

- January
 - 116 N William – Wayne County Historical Association – Seeking after-the-fact door replacement; not approved
 - 131 E Walnut – Rob Phillips – Seeking after-the-fact approval painting of brick facade that has never been painted; approved
- February
 - 120 E Mulberry – Rank & File Restaurant – Seeking after-the-fact mural/sign on brick facade that has never been painted; approved
- June
 - 301 S. John Street – Grantham House; Seeking approval to restore Spruce Street facade; approved
 - 204 E Chestnut – St. Paul Church – Seeking approval to remove the towers (that are said to be structurally unsound. Tabled and sent to SHPO for review.
- July
 - 204 E Chestnut – St. Paul Church – received findings from SHPO.
- August
 - 204 E Chestnut – St. Paul Church – Still tabled upon completion of 2nd Engineer report.
- October
 - 112 E Walnut – JB Rhodes – Seeking permission to remove aluminum cladding on front facade of building to begin restoration/rehabilitation process; approved.



Current Initiatives:
Update Historic District
Design Standards

- To fall into compliance with General Statutes (G.S.) §160D August 2020 update
- **Must** frame preservation district provisions as “standards” rather than “guidelines.” (G.S. 160D-947(c).)
- Inhouse by staff; approved by HDC and City Council in early 2026



Current Initiatives:
Become a Certified Local
Government (CLG)



Benefits:

- **GRANTS** from the State Historic Preservation Office (SHPO).
 - Update Architectural Survey
 - Architectural Plans or Feasibility Studies
 - National Register Nominations
 - Preservation Plan (Elevate Goldsboro Comprehensive Plan)
- Celebrate the City's cultural diversity and preserve and enhance our historic assets.
- Through: Historic Districts, Cultural Activities, Local Historic Marker Program, Awards, Events, Public Outreach.



City of Goldsboro as a CLG
Certified Local Government – What is a CLG?

- ❖ 1980 Congress amended the National HP Act of 1966 to require each state to establish a procedure by which local governments may be certified to participate in the national framework of historic preservation programs.
- ❖ This requirement has become the “Certified Local Government (CLG) Program.” Over 45 in NC!
- ❖ Local governments that qualify for certification must have an active and legally adequate historic preservation commission and must meet the federal requirements for certification.

A local government must: (Basic Responsibilities)

1. Enforce legislation designation & protection of historic properties.
2. Qualified historic preservation commission.
3. Maintain inventory of historic properties.
4. Public participation in the local historic preservation program. (workshops, lectures, tours, etc)
5. Participate in the National Register process.
6. Annual CLG training for staff and commissioners



City of Goldsboro as a CLG
Certified Local Government – Where are we?

To seek Certified Local Government status:

1. Comprehensive inventory of the area’s cultural resources has been or will be conducted. ☒
2. Information on the area’s locally designated historic district and/or landmarks (we have no designated landmarks, yet!). ☒
3. Ordinance creating the local commission. ☒
4. Commission’s rules of procedure. ☒
5. Design Standards used by the commission must be up-to-date. ☐
6. Resumes of the members of the commission. ☒
7. Description of the commission’s past and current activities. ☒



City of Goldsboro as a CLG
Certified Local Government – Application Process:

The steps of the application process are as follows:

1. Within 45 days of receipt of a completed application, the SHPO will respond to the applicant's designated staff with comments on the application.
2. SHPO response letter will contain a copy of a “Certification Agreement” specifying the duties to be delegated to the local government.
3. SHPO will forward the application to the National Park Service, U.S. Department of the Interior, a recommendation for certification and request for NPS concurrence. When the Park Service concurs with the SHPO recommendation, it will notify the SHPO in writing and send a copy of that letter to the CLG. We will then be considered certified as of the date of the Park Service letter.



Located in the 800 block of North William Street



Adjacent Zoning Districts

- North: General Industrial (I-2) and General Business (GB)
- South: General Industrial (I-2) and General Business (GB)
- East: Residential (R-9) and General Business (GB)
- West: General Industry (I-2) Residential (R-6) and Office Institutional (O&I-1)

Existing land Uses

- Vacant mill complex
- Warehouse used for storage
- Warehouse occupied by Eastern Volleyball Club
- Office building occupied by Partnership For Children

- **Envision 35 (Comprehensive land use map):**The property is identified as within the High-Density land use category. High-Density Residential land uses have been provided in areas that have water or sewer service or where plans exist to extend water or sewer service. After netting out the warehouse use, Volleyball Club and Partnership for Children facilities, the effective density is approximately 14.6 units per acre and is consistent with the recommendations of the Comprehensive Land Use Plan which identifies high density as greater than 8.5 units per acre.
- **City of Goldsboro Unified Development Ordinance (UDO).** The proposed rezoning is consistent with the land use and density recommendations of the UDO. All stated deviations from the UDO shall be documented as conditions of the GB-CZ zoning district. Any deviation not declared shall meet or exceed the minimum standards of the UDO.
- **2050 Goldsboro Bicycle, Pedestrian and Greenway Plan** has identified the North William Street as a complete Street with sidewalks on both sides and Royal Avenue is identified as a greenway requiring a 10 multi-use path.



**Boden Mills
Apartments**

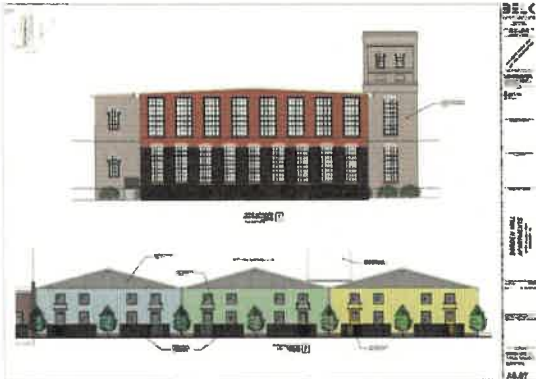


SITE PLAN



**BUILDING
FACADE**

All proposed modifications to the exterior of the buildings and site will require review by the NCHP Office for compliance with the Department of Interior standards of rehabilitation.



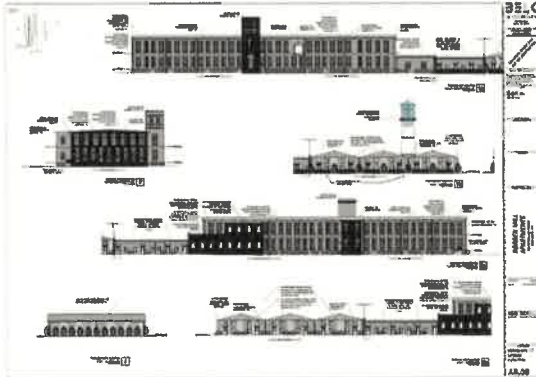
**BUILDING
FACADE**

All proposed modifications to the exterior of the buildings and site will require review by the NCHP Office for compliance with the Department of Interior standards of rehabilitation.



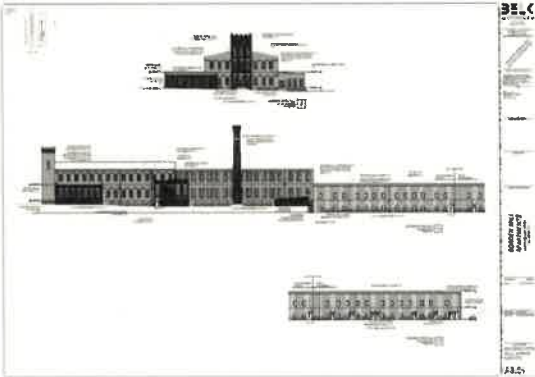
**BUILDING
FACADE**

All proposed modifications to the exterior of the buildings and site will require review by the NCHP Office for compliance with the Department of Interior standards of rehabilitation.



**BUILDING
FACADE**

All proposed modifications to the exterior of the buildings and site will require review by the NCHP Office for compliance with the Department of Interior standards of rehabilitation.



N. William Street & Royal Avenue

All excess asphalt will be removed from the public right-of-way and an 8-foot street yards will be installed. New sidewalks on both sides of N. William Street will be installed. New sidewalks on the north side of Royal Avenue will be installed. New landscaped street yards will be installed. All abandoned and unpermitted driveways will be closed with new curb and gutters section added.



N. William Street & Royal Avenue

All excess asphalt will be removed from the public right-of-way and an 8-foot street yards will be installed. New sidewalks on both sides of N. William Street will be installed. New sidewalks on the north side of Royal Avenue will be installed. New landscaped street yards will be installed. All abandoned and unpermitted driveways will be closed with new curb and gutters.



N. William Street & Royal Avenue

All excess asphalt will be removed from the public right-of-way and an 8-foot street yards will be installed. New sidewalks on both sides of N. William Street will be installed. New sidewalks on the north side of Royal Avenue will be installed. New landscaped street yards will be installed. All abandoned and unpermitted driveways will be closed with new curb and gutters.



N. William Street & Royal Avenue

All excess asphalt will be removed from the public right-of-way and an 8-foot street yards will be installed. New sidewalks on both sides of N. William Street will be installed. New sidewalks on the north side of Royal Avenue will be installed. New landscaped street yards will be installed. All abandoned and unpermitted driveways will be closed with new curb and gutters.



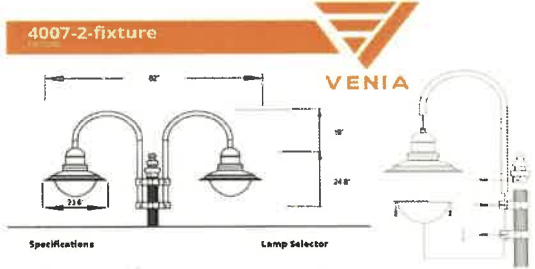
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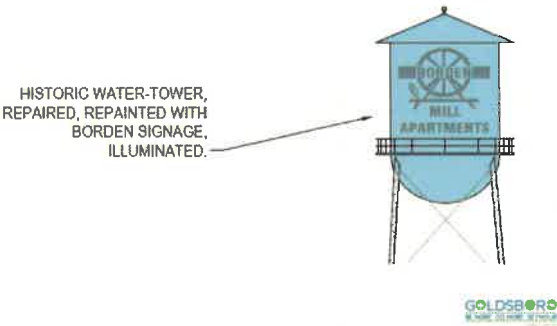


N. William Street & Royal Avenue

Decorative Street lights and poles will be installed by the project.



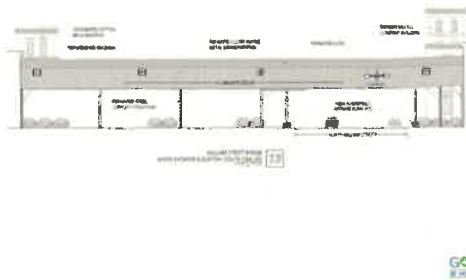
Site features
to be restored



Site features
to be restored



Site features
to be restored



Site Features

Project Branding will include the historic Borden Mills logo and be displayed prominently on key site features to include the historic water tower, pedestrian bridge and ground-mounted signs.



Site Amenities

Swimming pool, club house and active green space



Site Amenities

Multi-Sport Game Courts



Site Amenities

Dog Park with green space



Site Amenities

20-foot easement for future greenway



Parking

Parking will be provided with the construction of 346 paved parking spaces. All parking will be edged with curb and gutter. Parking lot landscaping that exceeds the minimum parking standards will be provided and approved in accordance with the proposed landscape plan. ADA parking and access ramps will be provided on multiple locations throughout the site.



Subdivision of Land

The project will be requesting subdivision approval for the creation of two additional lots.



STAFF EVALUATION & RECOMMENDATION:

- Utilities are available at or near the site and include access to water, sewer, electric and stormwater by existing infrastructure within the right-of-way of North William Street and Greenleaf Street.
- Site lighting plans have not been provided and will be required prior to the issuance of administrative site plan approval.
- Site Access will be provided by two driveways on North William Street and one driveway on Royal Avenue. The western side of the site will have one driveway on North William Street and one driveway on Greenleaf Street.
- NCDOT Pedestrian safety enhancement at the intersect of William Street and Royal Avenue will be required.

STAFF EVALUATION & RECOMMENDATION:

Planning Staff opinion is the conditional rezoning request is consistent with the recommendations of the Comprehensive Land Use Plan and Land Use Plan Map.

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

Planning Staff opinion is the proposed GB conditional zoning district will not impair or injure the health, welfare and safety of the public.

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

Therefore, Planning staff recommends approval of the proposed GB Conditional Zoning District with the following conditions of approval.

STAFF EVALUATION & RECOMMENDATION:

- 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 principal 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 principal structure. All accessory dwellings shall meet the setback requirements established for the principal structures of the district in which they are located.
- 4. The exterior of the accessory dwelling shall be compatible with the principal 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 principal 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.

STAFF EVALUATION & RECOMMENDATION:

- 6. All landscape improvements shall be in accordance with the site-specific development plan as submitted with the General Business (GB-CZ) Conditional Zoning District application to include an enhanced screening buffer on the westernmost property line that shall consist of a solid opaque brick wall with supplemental planting requirements as shown on the site-specific development plan.
- 7. 20-foot easement for future greenway shall be documented and recorded for all affected property deeds prior to staff approval and subdivision plat recordation.
- 8. Active and passive open space shall include the outdoor swimming pool, ball courts and dog park as shown on the site-specific development plan.
- 9. 5-foot continuous sidewalks and decorative streetlights shall be provided on the north side of Royall Avenue and on both sides of North William Street.

STAFF EVALUATION & RECOMMENDATION:

- 10. Historic water tower and smokestack shall be rehabilitated in accordance with the site-specific development plan.
- 11. Site branding to include the historic Borden Mills logo shall be consistent throughout the development and be included on the required ground mounted development signs, pedestrian overpass, and historic water tower.
- 12. Metal clad buildings fronting on North William Street used for residential units shall provide outdoor patio's enclosed with brick walls and metal gates adjacent to North William Street.

CITY COUNCIL REQUESTED ACTION

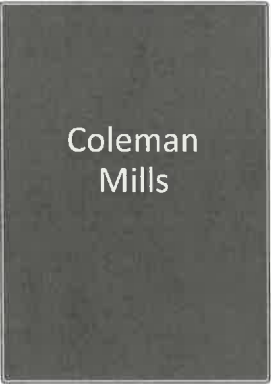
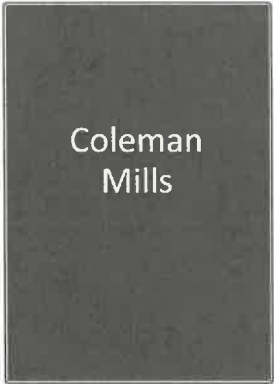
City Council is requested to review the petition, conduct a public hearing and adopt an ordinance approving the rezoning petition with the stated conditions of approval.

Coleman Mills



Coleman Mills





Questions?

**MINUTES OF THE MEETING OF THE GOLDSBORO CITY COUNCIL
NOVEMBER 17, 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
Sakeithia Reece, Deputy City Clerk
Laura Getz, City Clerk

3. Adoption of the Agenda

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

4. Recognitions and Presentations

4.1 Retirement Resolution — Paige Learnard

Paige Learnard retires on December 1, 2025, as a Police Major with more than 32 years of service with the City of Goldsboro. Paige began her career on January 4, 1993, as a Police Officer with the Goldsboro Police Department. Paige was promoted to the role of Investigator on January 5, 2000, Police Sergeant on April 6, 2011, Police Captain on November 23, 2016 and on January 13, 2021, Paige was promoted to Major with the Police Department where she has served until her retirement. Paige has demonstrated exceptional dedication and efficiency in her service, earning the respect and admiration of her colleagues 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 Paige Learnard their deep appreciation and gratitude for the service rendered by her to the City over the years and express to Major Paige Learnard our very best wishes for success, happiness, prosperity, and good health in her future endeavors

Councilman Boyette made a motion to adopt the retirement resolution. The motion was seconded by Councilwoman Weeks and was unanimously approved.

City Manager Matthew Livingston and Mayor Gaylor provided their gratitude and thanks to Major Learnard on her retirement. Major Learnard provided comments and was accompanied by her friends, family and colleagues.

RESOLUTION 2025-92 "RESOLUTION EXPRESSING APPRECIATION FOR SERVICES RENDERED BY MAJOR PAIGE LEARNARD AS AN EMPLOYEE OF THE CITY OF GOLDSBORO FOR MORE THAN 32 YEARS"

4.2 Retirement Resolution — Anthony Tilghman

Anthony Tilghman retires on December 1, 2025, as a Police Investigator with more than 17 years of service with the City of Goldsboro. Anthony began his career on August 29, 2007.

Anthony was promoted to Police Investigator with the Police Department. Anthony was promoted to Police Investigator with the Police Department where he has served until her retirement. Anthony 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. 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 Anthony Tilghman their deep appreciation and gratitude for the service rendered by him to the City over the years and express to Anthony Tilghman our very best wishes for success, happiness, prosperity, and good health in his future endeavors.

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

Investigator Anthony Tilghman provided thanks and gratitude during his retirement resolution reading, where he thanked his colleagues, the Goldsboro community he has served, City council and his family. City Manager, Matthew Livingston, provided thanks and gratitude to Investigator Tilghman on his retirement. Major Paige Learnard provided comments of gratitude to Investigator Tilghman for his contributions to Goldsboro Police Department over the years. Investigator Tilghman was accompanied by his family, friends and colleagues.

RESOLUTION 2025 – 93 "RESOLUTION EXPRESSING APPRECIATION FOR SERVICES RENDERED BY ANTHONY TILGHMAN AS AN EMPLOYEE OF THE CITY OF GOLDSBORO FOR MORE THAN 18 YEARS"

4.3 Small Business Saturday Proclamation

Read by Mayor Gaylor: The Goldsboro City Council proclaimed November 29, 2025, as Small Business Saturday in the City of Goldsboro and urged all citizens to shop local to support small businesses in our community.

Wayne County Chamber President Todd Walker and WCC Small Business Center Director Esteban Guzman accepted the proclamation and offered brief comments.

5. Public Hearings- There were no Public Hearings held at this meeting.

6. Public Comment Period

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

1. Phyllis Merritt-James spoke regarding the impact of the unresolved state budget on Medicaid recipients. She thanked the Council for considering her prior request for a temporary reprieve on water and utility bills and asked the Council to explore options for free or reduced-fare public transportation. (Full comments are available on YouTube at 27:54.)

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

7. Consent Agenda

Approved as Recommended. City Manager Matt Livingston presented the Consent Agenda. All items were considered to be routine and could be enacted simultaneously with one motion and 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 7.1 - 7.4 be approved. The motion was seconded by Mayor Pro Tem Jones and an roll call vote resulted in all members voting in favor of the motion.

The items on the Consent Agenda were as follows:

7.1 Approval of Boards and Commissions Calendar for 2026

The item was submitted by Laura Getz, City Clerk.

The City of Goldsboro’s General Rules of Order for Boards and Commissions states that each December, Council adopts a comprehensive meeting schedule for all City public

bodies. Boards and Commissions members were requested to review dates for 2026 to determine conflicts with holidays or other City events. These dates may be amended with proper notice to the Clerk’s office.

It was recommended that Council accept staff recommendations and approve the following entitled 2026 Boards and Commissions Meetings schedule. *Consent Agenda Approval. Weeks/Jones (7 Ayes)*

7.2 Declaring Items Surplus for Sale at Electronic Auction Valued at More Than \$30,000.00

The item was submitted by Catherine Gwynn, Finance Director.

The City of Goldsboro owns several assets that have served their useful life and have been replaced, making these items surplus. General Statute 160A-265 grants that at the discretion of the council, a city may sell or dispose of personal property. General Statute 160A-266 establishes that personal property valued at more than \$30,000.00 may be sold by any method permitted in the article other than private negotiation and sale. The governing board of the city, in accordance with General Statute 160A-270(b), may adopt a resolution authorizing an appropriate city official to dispose of the property at public auction. The resolution shall identify the property to be sold and set out the date, time and place of the sale and shall be published at least once, not less than ten days before the auction.

The following assets have an estimated value more than \$30,000.00:
2009 Navistar International VacTruck 1HTWAAT29J175992 \$75,000.00
2001 E-One Ladder Fire Truck 4EN3ABA8611003071 \$100,000.00
2000 Caterpillar 3306 250kW Generator Set Serial # 9NR04164 \$35,000.00
1994 Caterpillar SR-4 650kW Generator Set Serial #5UA02157 \$60,000.00

It was recommended the Council adopt the following entitled resolution to declare these assets surplus and authorize sales at electronic auction. *Consent Agenda Approval. Weeks/Jones (7 Ayes)*

RESOLUTION 2025 – 94 "RESOLUTION DECLARING ITEMS SURPLUS FOR SALE AT ELECTRONIC AUCTION VALUED AT MORE THAN \$30,000"

7.3 Temporary Suspension of Utility Cutoffs, Late Fees, and Authorization of Extended Payment Plans During Federal Government Shutdown

The item was submitted by Catherine Gwynn, Finance Director.

At its meeting on November 3, 2025, Council expressed concern for residential customers who may experience financial hardship due to the ongoing federal government shutdown. In response, Council took immediate action to mitigate the impact on households and preserve access to essential utility services.

These actions are consistent with the City’s history of establishing temporary relief measures during extraordinary circumstances, including the COVID-19 Executive Order by Governor Roy Cooper implemented in 2020. That framework suspended disconnections, paused late fees, and allowed installment repayment over an extended period without interest or penalties. The federal shutdown relief adopted on November 3 follows the same general principles, with modifications tailored to the current circumstance.

At this time, it is necessary to formally document Council’s approval of the temporary actions Council adopted on November 3, 2025 regarding utility billing practices during the federal government shutdown, and to amend the Customer Service Policy accordingly for the duration of this temporary period.

Summary of Council Action on November 3, 2025:
Council unanimously voted to:

1. Suspend all utility service disconnections for nonpayment effective 12:00 a.m. on November 4, 2025, continuing through the duration of the federal government shutdown plus fourteen (14) days after the shutdown ends.
2. Suspend all late fees and penalties for bills due or becoming due during this relief period.
3. Authorize extended payment plans for any balances accrued during the shutdown period.
 - Residential customers may enter into a written repayment arrangement equal to the City's current allowable payment-plan duration plus an additional three (3) months.
 - No interest or penalties may be imposed on balances covered by these payment plans for as long as the customer remains compliant with the plan.

It was recommended that Council adopt the following entitled Resolution Temporarily Amending the Customer Service Policy to formally incorporate the above relief measures and authorize staff implementation. *Consent Agenda Approval. Weeks/Jones (7 Ayes)*

RESOLUTION 2025 – 95 "A RESOLUTION TO TEMPORARILY AMEND THE CUSTOMER SERVICE POLICY TO SUSPEND UTILITY CUTOFFS, LATE FEES, AND TO AUTHORIZE EXTENDED PAYMENT PLANS DURING THE FEDERAL GOVERNMENT SHUTDOWN"

7.4 Departmental Monthly Reports

The Departmental Monthly reports for October 2025 were presented as information. *Consent Agenda Approval. Weeks/Jones (7 Ayes)*

8. Old Business

8.1 Review of Parks and Recreation Master Plan Draft by McGill Associates

The item was submitted by Felicia Brown, Parks and Recreation Director and presented by Nate Halubka, McGill Associates Consultant. The PowerPoint presentation is attached as part of the agenda packet and included as Exhibit A in the minutes.

City Council in the FY25 and FY26 Budgets approved for Parks and Recreation to move forward with completing a Comprehensive Parks and Recreation Master Plan. The last master plan was updated in 2012 and is over ten (10) years old. For grant purposes, master plans should be no more than 10 years old and our 2012 plan surpassed that date. McGill Associates was the firm selected to work on updating our Comprehensive Parks and Recreation Master Plan. McGill Associates has put together a draft Comprehensive Parks and Recreation Master Plan for review and adoption. To get to this juncture, McGill Associates held multiple master plan planning meetings to get our community's input. There was an online survey posted participants could complete. McGill Associates also met with our Recreation Advisory Commission, which served as the steering committee. In addition, McGill Associates visited our parks and facilities and benchmarked our facilities with national recommendations. This plan will be our guide for the next five (5) to ten (10) years. Furthermore, having an updated Comprehensive Parks and Recreation Master Plan will assist us in applying for grants.

It was recommended that Council approve and adopt at their December meeting the Comprehensive Parks and Recreation Master Plan.

Nate Halubka of McGill Associates presented an overview of the Parks and Recreation Master Plan, highlighting its potential to stimulate economic development and strengthen the local economy. He explained that the plan is designed to leverage existing local investments and noted that Goldsboro's parks serve a broader region beyond city residents, attracting visitors from across eastern North Carolina. These visitors not only utilize park facilities but also support local businesses and restaurants. He emphasized that many park facilities are experiencing heavy usage—described as being “loved to death”—which creates challenges in keeping up with maintenance needs. Additional slides were shared to further support the Master Plan's recommendations. He concluded by stating that enhancing and maintaining Goldsboro's parks will increase their appeal and draw more visitors to the community, noting that the City's parks effectively serve as recreational hubs for the entire county. Councilman White

recommended engaging Wayne County regarding potential support for City park facilities, noting that a formal partnership could help sustain ongoing maintenance and upkeep efforts.

Adoption of the Parks and Recreation Master Plan Draft will be placed on the Consent Agenda for the December 1, 2025, City Council meeting.

8.2 Review of Comprehensive Land Use Plan Update by Kimley-Horn

Mark Helmer, Planning Services Manager introduced Jonathan Whitehurst with Kimley-Horn who presented the Elevate Goldsboro presentation to council. The PowerPoint presentation is attached as part of the agenda packet and included as Exhibit B in the minutes.

Mr. Whitehurst described the plan as a community-driven, long-range vision to guide growth and development over the next 20–30 years. He reported that the project is midway through the “Plan” phase, noted that the Community Characteristics Report has been completed and is available on the project website, and highlighted approximately 400 engagement touchpoints generating 4,700 data points and hundreds of comments. He provided an overview of the draft vision, guiding principles, and a conceptual growth strategy focused on downtown momentum, key transportation corridors, mixed-use opportunity areas, coordination with Seymour Johnson Air Force Base, and reinvestment in older neighborhoods, with a parcel-level future land use map and implementation strategy expected in 2026. During the discussion, Mayor Pro Tem Jones thanked Mr. Whitehurst and the Kimley-Horn staff for their work, and noted the value of the advisory committee’s outreach to residents.

Mayor Gaylor asked questions regarding the interpretation of the conceptual growth map, commercial and neighborhood reinvestment areas, flood zones, and development constraints, all of which Mr. Whitehurst addressed.

9. New Business

9.1 Approval of a Deed to Wayne County Regarding Wayne County Public Library Property

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

The County's library department consists of branches in Goldsboro, Mt. Olive, and Fremont as well as a Bookmobile. The Goldsboro branch lies on two parcels, PINs: 3509359531 & 3509450667. The "primary parcel" is PIN: 3509359531 and consists of the library building located at 1001 E. Ash Street, Goldsboro. The "adjacent parcel" is PIN: 3509450667 and contains an outdoor education garden. The primary parcel is jointly owned by the County and the City of Goldsboro while the adjacent parcel is owned by the County.

The County took over operations of the Wayne County Public Library on July 1, 2010. The Wayne County Library Foundation agreed to surrender library operations and property to Wayne County. The parties executed a Memorandum of Understanding outlining the terms of the transition. Since that time, the County has funded the maintenance and operations of the facility, as well as the costs to insure the property. The Board of Commissioners voted on June 15, 2010, to accept a one-half interest of the Wayne County Public Library property (PIN: 3509359531) from the City as well as an adjacent parcel (PIN: 3509450667). The City conveyed its interest in the adjacent parcel on August 9, 2011; however, the City never executed a deed which would have conveyed its one-half interest in the primary parcel. The City and County have jointly owned the primary parcel since June 12, 1975.

Wayne County, through their attorney, has requested that the City convey its one-half interest in the jointly owned, primary parcel to Wayne County. It appears to be an oversight that the transfer did not occur when the library became a county department in 2010. On June 21, 2010, following Closed Session, City Council voted unanimously to deed the land at the library to Wayne County with the following conditions:

1. The northern most property line be reduced, extending parallel to the parking lot; and
2. The City have access from North Jackson Street through the Library property for City facilities such as Herman Park and the Herman Park Center.

A deed has been drafted to include a perpetual access easement for ingress, regress and egress to and from Jackson Street over the existing parking lot located currently on Wayne County Tax Parcel Identification Number 3509359531 to the Grantor's property identified by Wayne County Tax Parcel Identification Number 3509356703. The conveyance is further subject to the restriction that should the Grantee remove (either entirely or partially) any part of the parking located on Wayne County Tax Parcel Identification Number 3509359531 as of October 21, 2025, the Grantee shall obtain written permission from the Grantor prior to such removal.

It was recommended that Council adopt the following entitled resolution authorizing the Mayor to execute a deed with Wayne County for the library property.

City Manager, Matthew Livingston, gave comments on this item concerning the disposition of property previously approved for transfer to the County approximately 12 years ago.

City Attorney, Ron Lawrence, explained that the County recently identified the incomplete transfer of the property deed. The County has maintained and operated the library property since the original agreement. City staff located the prior minutes confirming Council's original approval. A deed has now been prepared, including an easement allowing the City continued access across the property for service to Herman Park. Any future parking lot reconfiguration by the County would require City approval.

Mayor Pro Tem Jones made a motion to approve the deed to Wayne County regarding Wayne County Public Library Property. The motion was seconded by Councilman Boyette and unanimously approved.

RESOLUTION 2025 — 96 "RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A DEED WITH WAYNE COUNTY FOR THE LIBRARY PROPERTY, AS WAS APPROVED BY CITY COUNCIL ON JUNE 21, 2010"

9.2 Authorization to Purchase Replacement Fire Truck Using Insurance Proceeds from Totaled Apparatus

The item was submitted and presented by Ron Stempien, Fire Chief.

On July 29, 2025, Fire Department Engine 6 caught fire while sitting in the bay and was subsequently deemed a total loss by the insurance adjuster with VFIS. The City of Goldsboro received an insurance settlement in the amount of \$585,000 for the totaled apparatus. The Fire Department has reviewed available replacement options and recommends purchasing a new Spartan S180 fire truck, mirroring the last apparatus ordered from Atlantic Coast Fire Trucks at a total cost of \$938,518.00. The purchase will be funded primarily through the insurance proceeds, with any additional costs covered by General Fund reserves.

Staff recommends that the City Council adopt the following entitled resolution authorizing the purchase of a replacement fire truck from Atlantic Coast Fire Trucks using insurance proceeds from the totaled apparatus and General Fund Reserves.

City Manager Matthew Livingston reported that a 20-year-old pumper truck was destroyed in a bay fire caused by an electrical short. Insurance has issued \$585,000, the agreed value for the vehicle. Staff recommended applying these proceeds toward a new pumper truck costing approximately \$938,000, with the remaining balance funded by General Fund reserves. Chief Stempien explained that the reason for this was due to an electrical issue and that the fire team was able to keep the electrical issue from damaging the station and potentially harming staff. Chief Stempien and his staff request to use insurance proceeds to purchase a replacement truck, that is brand new and not used.

Councilwoman Weeks made a motion to authorize the purchase of a replacement a fire truck using insurance proceeds from the totaled apparatus. The motion was seconded by Councilwoman Taylor and unanimously approved.

RESOLUTION 2025 – 97 "AUTHORIZATION TO PURCHASE REPLACEMENT FIRE TRUCK USING INSURANCE PROCEEDS FROM TOTALS APPARATUS"

9.3 Amending a Grant Project Ordinance – Fire Truck Capital Project Fund (F3111)

The item was submitted and presented by Catherine Gwynn, Finance Director.

City Council created a capital project fund for a Quint Aerial Fire Truck on July 11, 2022. On June 3, 2024 the capital project fund name was changed from Quint Aerial Fire Truck Capital Project Fund (F3111) to the Fire Truck Capital Project Fund (F3111) and another fire pumper truck was added. On July 29, 2025 the Fire Department's 2006 E One Pumper caught fire while sitting in the bay and was declared a total loss by the VFIS insurance adjuster. The Fire Department has received a replacement option mirroring the last apparatus received from Atlantic Coast Fire Trucks. The total purchase cost is \$938,518. A resolution was previously presented this evening to approve the capital request for the purchase of the Spartan S180 fire truck.

It is necessary to appropriate the expenditures so that staff may execute a contract and purchase order for the fire truck, and this will be funded with an appropriation of insurance proceeds and a transfer from the General Fund.

Councilwoman Weeks made a motion to amend the Grant Project Ordinance – Fire Truck Capital Project Fund (F3111). The motion was seconded by Councilman Boyette and unanimously approved.

ORDINANCE 2025 - 49 "AN ORDINANCE AMENDING A GRANT PROJECT FUND FOR THE FIRE TRUCK CAPITAL PROJECT FUND (F3111)"

9.4 All-Way Stop Control guidelines based on the Manual on Uniform Traffic Control Devices (MUTCD)

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

The City of Goldsboro recently received several requests for 4-way stop control at 4-leg intersections. Based on an Intersection Evaluation Study completed by Wetherill Engineering and discussions with City staff, it is recommended that the City of Goldsboro use guidelines provided by the MUTCD. Options provided by the Manual on Uniform Traffic Control Devices 11th Edition are based on crash experience and sight distance, as detailed below.

All-way stop control may be installed at an intersection where an engineering study indicates that:

- For a four-leg intersection, there are 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.
- For a three-leg intersection, there are four or more reported crashes in a 12-month period or five 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.
- All-way stop control may be installed at an intersection where an engineering study indicates that sight distance on the minor-road approaches controlled by a STOP sign is not adequate for a vehicle to turn on to or cross the major (uncontrolled) road.
- A minimum sight distance of 50 feet shall be provided and maintained at all approaches. Sight distance shall be measured from the center of the intersection radius along the approach to 50 feet. If this sight distance can't be kept clear, then a 4-way stop may be warranted to maintain vehicle safety (see the attached sight triangles drawing dated 10-31-25).

It was recommended that Council adopt the following entitled resolution setting guidelines for All-Way Stop Control based on the Manual on Uniform Traffic Control Devices 11th Edition.

Mr. Perry shared the guidelines are based on standards from the Manual on Uniform Traffic Control Devices (MUTCD) and the AASHTO "Green Book" traffic engineering manual. He also explained that these national best-practice references provide the engineering basis for determining when stop controls are warranted. Assistant City Manager, Kelly Arnold, explained

that these standards help ensure decisions are data-driven and reduce potential liability for the City.

The proposed guidelines rely primarily on crash data thresholds, based on the number of reported crashes within 12- and 36-month periods for both four-leg and three-leg intersections. Sight-distance measurements, using a standard 50-foot measurement from the curb radius to identify visual obstructions.

Staff noted that these guidelines will allow Public Works to perform quick internal evaluations and determine when more extensive professional studies may be required. Final installation of any new stop signs would still require Council approval through ordinance or budget authorization.

Councilwoman Taylor made a motion to approve the All-Way Stop Control guidelines based on the Manual on Uniform Traffic Control Devices (MUTCD). The motion was seconded by Councilman Boyette and unanimously approved.

RESOLUTION 2025 — 98 "RESOLUTION SETTING GUIDELINES FOR ALL -WAY STOP CONTROL BASED ON THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES 11TH EDITION"

9.5 4-Way Traffic Control for North Audubon Avenue at East Mulberry Street

The item was submitted by Jestine McLamb, Engineering Property Technician and presented by Jonathan Perry, Engineering Services Manager.

The City of Goldsboro received a request for an evaluation of traffic control for North Audubon Avenue at East Mulberry Street. In September 2025, staff contracted with Wetherill Engineering, Inc., an on-call engineering firm approved by the City Council on April 21, 2025. Wetherill Engineering completed an Intersection Operation and Safety Evaluation on September 17, 2025. The intersection evaluation for North Audubon Avenue at East Mulberry Street took into consideration crash experience and sight distance, as shown in the attached excerpt from the evaluation study performed by Wetherill Engineering. Wetherill Engineering's recommendation for a 4-way stop control is supported by sight distance on the approaching minor road controlled by a STOP sign is not adequate for a vehicle to turn onto or cross a major (uncontrolled) road. At such a location, a road user, after stopping, cannot see conflicting traffic and is not able to negotiate the intersection unless conflicting cross traffic is also required to stop.

It was recommended that Council adopt the following entitled Ordinance establishing 4-way traffic control for North Audubon Avenue at East Mulberry Street.

City Manager Matthew Livingston noted that staff evaluated the intersection using sight-distance standards and traffic data consistent with the newly discussed guidelines. Mr. Perry reported that a formal traffic study had been completed, including crash data, sight-distance measurements, and traffic counts. The study determined that the intersection meets the sight-distance criteria for installation of a four-way stop. He noted that the intersection configuration was changed in 2010, when the stop sign was moved from Audubon to Mulberry Street. Due to a light pole obstructing the proper location, the stop sign on Mulberry was installed farther back, leading to drivers stopping prematurely and not adequately checking for oncoming traffic. He also stated that crash history for the past five to six years shows approximately one accident per year, and that although the crash count alone does not meet the threshold under the guidelines, the sight-distance deficiency independently qualifies the intersection for a four-way stop. The recent study cost approximately \$8,900, prompting staff to develop simplified internal guidelines for future evaluations.

During Council discussion, it was clarified that an intersection may qualify for a four-way stop based on either crash data or sight-distance criteria, and that the proposed framework will assist in addressing other intersections with similar issues. Additional comments noted that traffic calming, including road design and stop-control measures, may be considered in future planning for residential areas.

Councilwoman Taylor made a motion to adopt an Ordinance to Approve 4-Way Traffic Control for North Audubon Avenue at East Mulberry Street. The motion was seconded by Mayor Pro Tem Jones and unanimously approved.

ORDINANCE 2025 — 50 "AN ORDINANCE ESTABLISHING 4-WAY STOP CONTROL FOR NORTH AUDUBON AVENUE AT EAST MULBERRY STREET."

9.6 Leaf and Limb Collection - Ordinance Modification

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

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, and it is directly due to the amount of yard debris being created at residential locations by landscape contractors and other hired agents. Solid Waste continues to collect this debris even though it is specifically described as not eligible for collection by the city in our current ordinances, and should be disposed of by private means, meaning the contractor who created it. Solid Waste is also collecting large amounts of yard waste from commercial operations like apartment complexes, townhouse communities and other commercial properties because we have provided this service in error for decades. Back in 2008 this chapter of ordinances was modified to specifically allow only grass clippings created by landscape contractors to be collected by Solid Waste and other yard debris created by contractors was still specifically excluded from pickup. The difficulty is for Solid Waste personnel out in the field to determine whether a pile of debris was created by the resident or a hired agent. Over the years this difficulty was resolved by just picking up everything and not trying to determine if it was legitimate debris according to our ordinances. We feel that by limiting the size of debris piles allowed to 4 cubic yards (about 2 pickup truck loads), some of 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 meeting our traditional schedule.

It was recommended that Council adopt the following entitled ordinance with 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.

City Manager, Matthew Livingston, introduced the item, further explaining his own experience with noticing contractor clippings around the city.

Mr. Stanley shared, as of December 1, 2025, Public Works will no longer pick up townhouses, apartments and commercial clippings and solely focus on providing residential services for citizens.

Mayor Gaylor asked a question about possible code enforcement issues with this ordinance update. Mr. Stanley reiterated the stance on residential only. Councilwoman Matthews asked about the consequences of yard waste not being collected at the properties and Mr. Stanley implied that in time, code enforcement will get involved just as they get involved with junk cars in yards, etc. Mayor Gaylor asked if possible that we could get language in the ordinance that speaks directly to the commercial owners about this new change in the ordinance. Councilman White suggested that the language of the ordinance should be specific to avoid the gray area. Mayor Gaylor suggested that the ordinance has to say what we (the city) wants the ordinance to say.

Mayor Pro Tem Jones made a motion to approve the ordinance with the exception of that statement (last two sentences in the proposed ordinance). The motion was seconded by Councilwoman Weeks. Discussion followed.

Council discussed the proposed ordinance. Mayor Pro Tem Jones withdrew her motion.

Councilwoman Weeks made a motion to table the Leaf and Limb Collection Ordinance until the next meeting. The motion was seconded by Mayor Pro Tem Jones. After further discussion, the vote was unanimously approved.

10. City Manager's Report

Mayor Gaylor recessed the meeting at 7:45 p.m. to 7:55 p.m.

City Manager Livingston shared that preparations for the upcoming budget season are underway. The Budget Committee is expected to meet within the next one to two weeks to review goals, objectives, and major considerations for the FY 2026 budget. He announced the hiring of a new Assistant City Manager, Kellianne Williams, who will begin employment with the city on December 10, 2025. In her role, she will oversee Development Services, Downtown Development, Parks and Recreation, Travel and Tourism, and the Paramount Theater. Additionally, City Manager Matthew Livingston, reported that the City is assisting with logistics for a community turkey distribution event organized by Congressman Davis in partnership with Butterball and the Military Affairs Committee. The event will take place at the Goldsboro Event Center on Tuesday, beginning at 10:00 a.m.

11. Mayor and Councilmembers' Comments

Councilman White expressed appreciation to all veterans, extending belated Veterans Day remarks to those who served and to the families who supported them. Councilman White requested that staff conduct a study of traffic accidents at the intersection of Cuyler Best Road and New Hope Road. Regarding leaf and limb collection, Councilman White emphasized the importance of proactively informing the community about service delays and upcoming changes, particularly during peak leaf and pruning season. He encouraged staff to provide timely public communication, so residents remain aware of current conditions and anticipated adjustments.

Councilwoman Weeks thanked code enforcement for their hard work in getting matters resolved in District 5. She also mentioned Commissioner Wayne Aycock and his dedication to our community and asked the community to keep his family in their prayers.

Councilwoman Matthews had no comments.

Mayor Pro Tem Jones recognized City of Goldsboro staff and fire department for their hard work at a recent home fire in the community.

Councilwoman Taylor thanked City Manager Matthew Livingston and Jonathan Perry in regard to a constituent complaint about stop signs in her district. She urged that if you see something, say something and that doesn't just apply to crime, it applies to the upkeep and maintenance of the community. She thanked City staff in the code enforcement department.

Councilman Boyette spoke on his satisfaction with seeing council and our community come together for the Veterans' Day parade recently. He shared he is excited to see these new traffic standards be put into place to ensure the safety of the community. He also spoke on Berkeley/Central Heights' construction and shared that the Berkeley portion of the construction will be complete next week and the project in its entirety will be completed by the end of the year. He gave final remarks referencing the Wayne Week article in regard to blighted properties in the city and how it's good to see some of the properties now in compliance.

Mayor Gaylor emphasized the need for shelters at this time of the year. He asked that if you seek to help the community, try volunteering with organizations in the community. Mayor Gaylor paid his respects to Commissioner Aycock's family. He suggested the community take part in Elevate Goldsboro and the community survey.

Mayor Pro Tem Jones expressed appreciation for the recently completed sidewalk improvements on Virginia Street. She thanked staff for the work completed and acknowledged that construction on the opposite side of the street had begun.

12. Closed Session

Councilwoman Weeks made a motion to go into closed session to discuss Personnel and Potential Litigation. The motion was seconded by Mayor Pro Tem and unanimously approved.

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

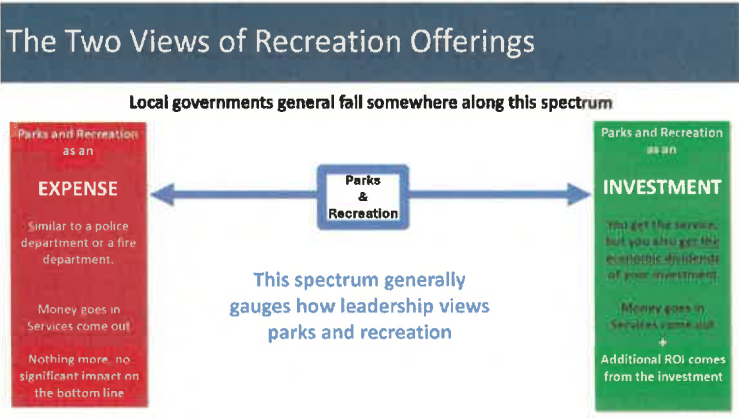
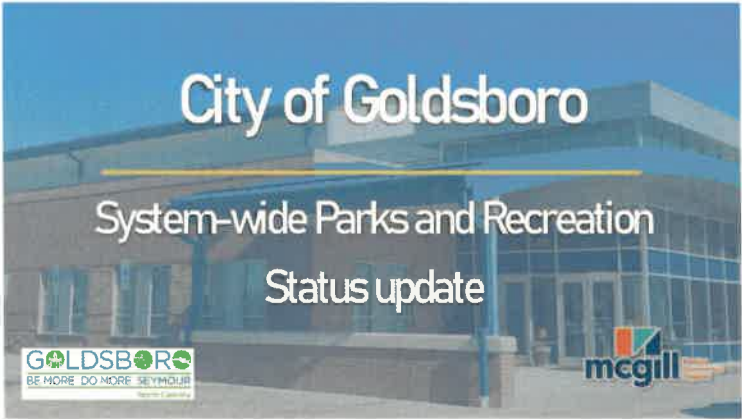
13. Adjournment

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

There being no further business, Mayor Gaylor adjourned the meeting at 10:18 p.m.

Charles Gaylor, IV
Mayor

Laura Getz
City Clerk



Research Supports That Parks And Recreation Acts More Like An INVESTMENT

Property Values Increase:
Economic research has demonstrated consistently that homes and properties located near parklands have higher values than those located farther away. Higher home values not only benefit the owners of these properties but also add to the tax base of local governments.

8%-20%
Average property value increase 1

Economic Development:
Parks and recreation improves the quality of life in communities and benefits the local economic development of a region. Eighty-seven percent of corporate executives responding to a 2023 Area Development survey rated quality of life features as an important factor for a headquarters, factor or other company facility.

87%
of Executives see quality of life as important when locating facilities

Visitor Spending:
Many local park and recreation agency amenities spur tourism to their respective locales, generating significant economic activity, including but not limited to increased sales, local restaurants/bars and hotels.

$$\text{Economic Impact of patron spending} = \left(\text{Number of Visits} \right) \times \left(\text{Average spending per Visit} \right) \times \left(\text{Multiplier} \right)$$

Events are not a matter of IF you will have an impact, but how much of an impact it will have 1

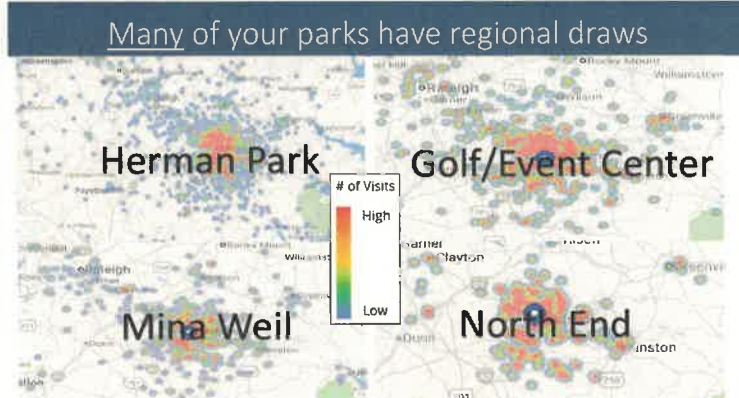
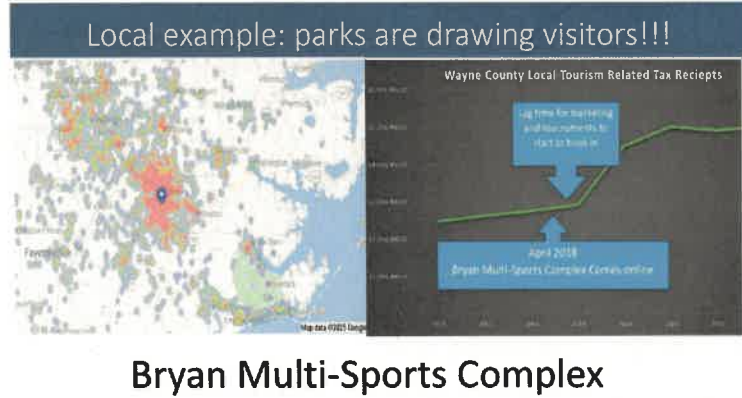
Sources:
1. "The Economic Impacts of Parks: An Examination of the Fiscal Effects of Operations and Capital Spending by Local Park and Recreation Agencies on the US Economy."
2. Cronston, J.L. 2003. Parks and Economic Development. PWS Report No. 502. American Planning Association, Chicago, Illinois.
3. Center for Economic Studies/Michigan State University: 2007 Quantifying the Economic Impacts of Community Events

Grants Leverage that Local Investment

1. Eligibility: The City is eligible for all these funds
2. Partnering: Partnering with the local governments is possible. Non-profits are not typically eligible
3. Leveraging local funds: These grants are great ways to leverage local investments of funds.
4. Key considerations: Planning is critical in receiving all these funds
5. Public input: Public needs and wants are the backbone of justifying these funds to the funding body.

The Free Grant Fund Myth
Think of grants as like your 401k match that your employer offers
Why should your company give you free retirement funds if you don't find it important enough to invest
While free grant funds do happen, it's like basing your retirement plans on a rich uncle/ aunt's benevolence

State Funds \$500k Max	Federal Funds \$500k Max	Federal Trails Funding	State Land Protection and Waterways	Free North Carolina Park Funds added this year Accessible Parks Grant Great Trails State Funding

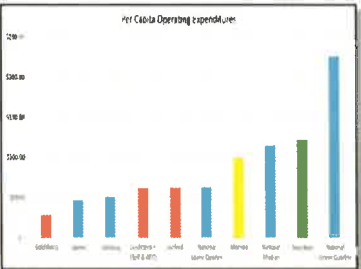


Programs and System Analysis

County	Acres per 1,000 residents	Applied to Guilford Population
Lower Quarter	6.2 acres	230.4 acres
Norfolk Quarter	15.2 acres	560.6 acres
Goldilocks	12.2 acres	451.4 acres
Upper Quarter	18 acres	657.6 acres

Your park system acreage is above average

Your budget is slightly below average



Benchmarking your facilities

- Within benchmark ranges
- Above benchmark ranges
- Below benchmark ranges

Your current level of service is directed toward soccer/football, tennis/pickleball and basketball

You're slightly aligned toward being a sports tourism destination

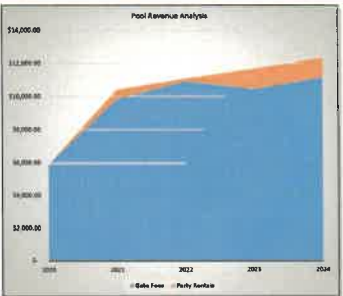
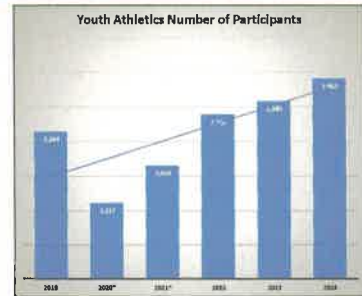
Facility	Count	Cost	Notes
Soccer/football	10	\$1,000,000	
Tennis/pickleball	5	\$500,000	
Basketball	3	\$300,000	
Baseball/softball	2	\$200,000	
Hockey	1	\$100,000	
Other	1	\$100,000	

A system that's being loved to death

Your system is being well maintained, but is generally in need of updating and reinvestment

Park Name	Category	Score	Comments
Bentley Park	Community	21	Good
Bryer Multi-sports Complex	Community	6	Good
Farmstead Park	Neighborhood	17	Good
Goldsboro Golf Course and Event Center	Special Use	180	Good
H.V. Brown Park	Neighborhood	13	Good
Henry C. Mitchell Park	Open space	5	Good
Hawthorn Park	Community	25	Good
Hess West Park	Community	21	Good
North End Park	Neighborhood	8	Good
Peacock Park	Special Use	14	Good
Quail Park	Trailhead/Open space	9	Good
South End Park	Hill Park	4	Good
Stoney Creek Park	Trailhead/Open space	30	Good
T.C. Coley Community Center	Hill Park	1	Good

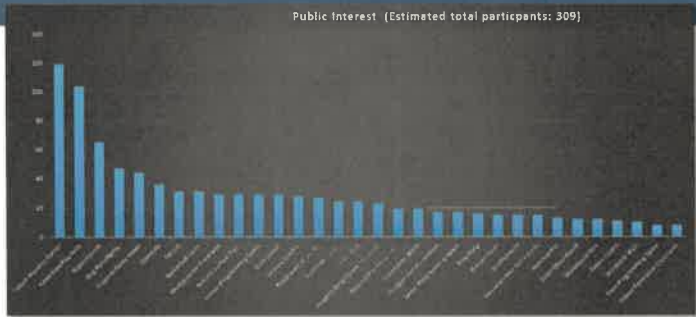
Program and System Analysis Cont.



Public input meetings

4 Public input meeting

Over 300 people provided input



Focus group findings

5 focus group meetings



Survey overview

310 surveys were received and were from all parts of the City

- Top 10 overall requested recreation activities/facilities**
1. Indoor aquatics center
 2. Adventure playground
 3. Splash pad
 4. Greenways and trails
 5. Playground/tot-lot
 6. Bike trails
 7. Gymnasium
 8. Soccer Fields
 9. Outdoor amphitheater
 10. Indoor programing



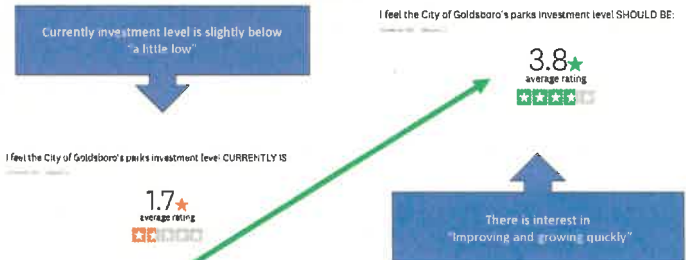
A deep dive of recreation needs was conducted

Your handout shows the differences in interest between the districts

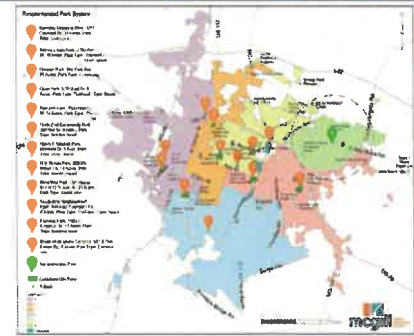


Your system is serving a lot of non-city residents

Perceptions of investment levels



Key Recommendations Themes



Reinvest in current parks before developing any new parks

Reduce maintenance footprint

Need land for a new park in Northeastern area of City

Yes, the residents want indoor aquatics, but update your existing facilities first

Key Recommendation Themes



Capitalize on your draw

- Improve parks curb appeal
- Define your destination parks
- Unify your branding

Parks = economic/marketing engine
You are the de facto County Park system & Your parks are drawing large amounts of visitors

Marketing & Branding

- Lean into being a regional sports/recreation destination
- Showcase updated parks

Polish the system and market

Expand your revenue

- Develop tournament capacity
- Camping, RVs and adventure rec.
- Draw people into the City with rec.

Capitalize on assets on your doorstep
adventure recreation & tournament hub

Key Recommendation Themes



Reinvest in your existing parks

- Reframe your maintenance focus
- Update your parks to meet current demand

Doing a few things very well...then showcase it. Springboard to the next "well done item"...

Staffing

- Special event staff
- Preventative maintenance
- Major maintenance/renovations

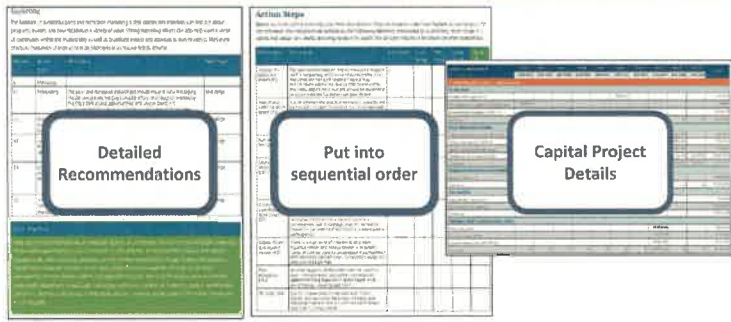
Your staffing support is directly improving quality of life

Budget & Funding

- Increase non-resident fees
- Local funds + County support
- Partners w/ Seymore if possible

A lot is at stake
More stakeholder support = betterment all of Wayne County and the region

What you will find when you review the plan



Questions?

ELEVATE
GOLDSBORO
COMPREHENSIVE PLAN

November 17, 2025

City Council
Presentation



What is a comprehensive plan?

- Creates a community-driven vision for Goldsboro
- Communicates the City's preferred approach to growth and development
- Identifies action steps to guide implementation
- Serves as a living document to be updated in the future

ELEVATEGOLDSBORO

ELEVATE
GOLDSBORO
COMPREHENSIVE PLAN

Elevate Goldsboro is a new look at our city's future.

As a comprehensive plan, it considers specific actions that can better align growth and development with local values curated through community conversations. The planning process lets the community...

work collaboratively to **IMAGINE** an ideal future, express a **PLAN** to achieve that future, and create a strategy upon which the City can **ACT** in the years to come.

A key piece of the plan will be the Future Land Use Map, which will guide future growth and development. A series of framework elements will support the land use strategy. These framework elements will touch on topics such as:

Transportation + Mobility	Housing	Recreation + Trails
Economic Development	Infrastructure + Public Services	Natural Resources + Environmental

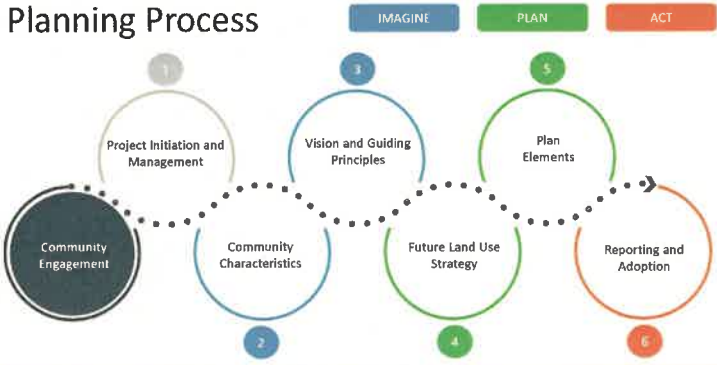
ELEVATEGOLDSBORO

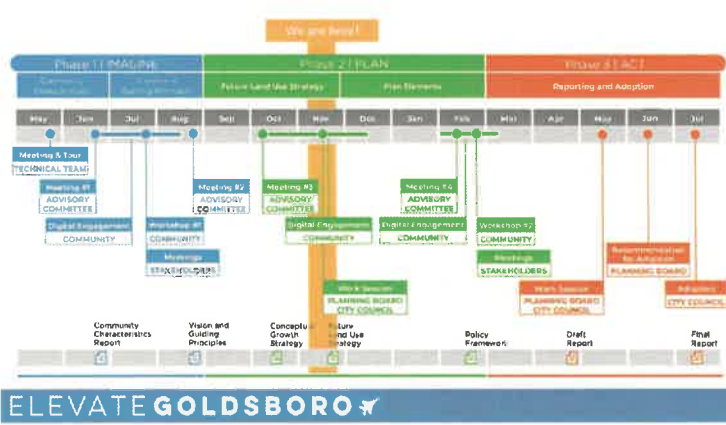
Study Area

- Entirety of the City of Goldsboro
- Extra Territorial Jurisdiction
- Major transportation corridors that impact the region



Planning Process





Community Characteristics

Foundational Plans	Population
Economy	Housing
Land Use	Transportation
Natural Environment	Built Environment

ELEVATE GOLDSBORO

Online Survey and Interactive Map

365+	touchpoints
4,700+	individual data points
580+	written comments
255+	hours invested

Project Website

1,000+	visits
700+	visitors

ELEVATE GOLDSBORO

Phase 1 Engagement | What We Heard

Goldsboro has untapped potential.

Goldsboro wants to prepare for the future without losing touch with its past.

ELEVATE GOLDSBORO

Phase 1 Engagement | Notable Topics

Reinvestment	Rejuvenate older and unmaintained areas
Housing Diversity	More housing options and more attainable housing
Community	More ways to connect (gardens, recreation, public art, festivals)
Local Economy	Focus on job growth and a sustainable economy
Integration	Less silos and more appreciation of our history
Transportation	Better options for people of ages and abilities
Recreation	Greater investment in parks, green space, and youth activities
Resilient	Protect Goldsboro from known and potential threats
Beautification	Make Goldsboro more attractive
Safety	Make Goldsboro safer

ELEVATE GOLDSBORO

Vision

Elevate Goldsboro is our plan for a thriving community that creates lasting investments in our people, institutions, and places. With a cooperative spirit, we will grow responsibly, fuel economic growth, and prepare for change as we build a resilient future that elevates us all.

ELEVATE GOLDSBORO

Guiding Principles

Elevate how we	ENGAGE	by	...embracing our history ...fostering partnerships ...increasing transparency ...being more transparent
Elevate how we	GROW	by	...managing growth and development ...diversifying our housing stock ...preserving our treasured spaces ...being fiscally responsible
Elevate how we	MOVE	by	...connecting people to places ...creating better streets ...offering more choice in transportation ...enhancing our network of trails
Elevate how we	PROSPER	by	...leveraging Downtown as a community anchor ...building a vibrant local economy ...leveraging community assets ...promoting sustainable retail
Elevate how we	THRIVE	by	...building stronger neighborhoods ...enhancing community safety ...strengthening our schools ...creating a healthy community

ELEVATE GOLDSBORO

Path to the Future Land Use Map

Community Characteristics

Public Engagement

Vision and Guiding Principles

Conceptual Growth Strategy

Future Land Use Map

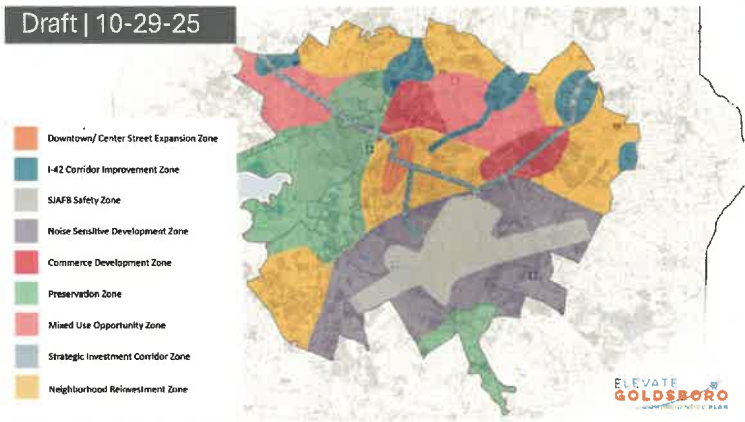
Reflects existing and projected conditions as well as community input

Provides a spatial representation of the vision and guiding principles

Not as detailed as the parcel specific Future Land Use Map

Informs the Future Land Use Map and the approach to land use and development in the years to come

ELEVATE GOLDSBORO



Community Engagement

Future Land Use Strategy
November / December

Policy Framework
January / February

Documentation
March / April / May

Adoption
June / July

WHAT'S NEXT?

ELEVATE GOLDSBORO

www.ElevateGoldsboro.com

- Project Information
 - Overview
 - Community Characteristics Report
 - Engagement Summaries
- Engagement Hub
 - Digital Sticky Note: Big Idea

Scan Me!

ELEVATE GOLDSBORO

Thank you!

November 17, 2025

ELEVATE GOLDSBORO
COMPREHENSIVE PLAN

City Council
Presentation

**MINUTES OF THE MEETING OF THE GOLDSBORO CITY COUNCIL
DECEMBER 1, 2025**

1. Call to Order – 5:30 P.M. – Council Chambers

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

1.1 Invocation

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

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 discussed removing Item 9.4 Boards and Commissions Vacancies from this agenda and to add the discussion to the next Council meeting. He also requested the addition of a resolution honoring Ms. Adeen George as Item 4.3 to Recognitions and Presentations.

Councilwoman Matthews made a motion to approve the agenda with the addition and subtraction. The motion was seconded by Councilman Boyette and unanimously approved.

4. Recognitions and Presentations

4.1 Resolution in Memory of Wayne County Commissioner George Wayne Aycock

Read by Mayor Gaylor: George Wayne Aycock was born in Wayne County and was a resident of Wayne County until his death on November 18, 2025. He is survived by his wife, Linda Aycock, three children: Meredith Peters, Trey Aycock, and Will Aycock; and four grandchildren. Mr. Aycock was the County Commissioner At Large since 2012 and served the citizens of Wayne County with dignity, fairness and respect. Mr. Aycock served as a member of the Nahunta Fire Department. Mr. Aycock is a past president of the Wayne County Firemen's Association. He was also a member of the Wayne County Planning Board, where he served as chairman for three years and served on the Wayne Community College Board of Trustees, and the Northwestern Wayne Sanitary Water District. Mr. Aycock was a lifelong resident of the Nahunta community and owned and operated Nahunta Storage. He operated Wayne Aycock Trucking from 1971-1992 and worked for Dean Foods in Faison and Wilco Transportation Services in Mount Olive. Mr. Aycock was a longtime member of Pike's Crossroads Pentecostal Holiness Church, and also loved attending The First Church in Goldsboro. He was a servant leader and will be deeply missed by his family and friends, as well as by the citizens of Wayne County and the City of Goldsboro. The Mayor and City Council of the City of Goldsboro, North Carolina that we express to the family of Mr. Wayne Aycock our heartfelt belief that the memory of his good works and character will be and remain an inspiration to many and a blessing to all.

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

RESOLUTION 2025-99 "RESOLUTION IN MEMORY OF WAYNE COUNTY COMMISSIONER GEORGE WAYNE AYCOCK"

4.2 Planning Commission Annual Report

Mr. Nick Rose, Chairman of the Planning Commission presented the Annual Report which is attached as part of the agenda packet and included as Exhibit A in the minutes.

4.3 Resolution in Memory of Adeen Lewis-George

Read by Mayor Gaylor: Elder Adeen Lewis-George departed this life on November 29, 2025, leaving behind a legacy of faith, leadership, and service. Elder Lewis-George was a devoted mother of five, grandmother of nine, and great-grandmother of seven, and her passing is deeply mourned by her family, friends, and all who were touched by her generous spirit, kindness, and unwavering commitment to others. Elder Lewis-George was a faithful and active member of New Stoney Hill Holy Church, where she served as a licensed and ordained minister, offering spiritual guidance and compassion to her congregation and community. Elder Lewis-George was a pillar of the Goldsboro community for decades, founding the Holy Ghost Drawing Center Community Crisis Center (HGDC CCC) in 1982, where she served as President and CEO, providing critical support and resources to countless families and individuals in need. Elder Lewis-George's enduring impact on the community through the HGDC CCC continues to uplift and strengthen the lives of residents, ensuring that her work and example will be felt for generations. The City of Goldsboro honors her life of service, her dedication to improving the well-being of others, and her invaluable contributions to the city's history and fabric. The Mayor and City Council of the City of Goldsboro, North Carolina, do hereby extend their deepest condolences to the family of Elder Adeen Lewis-George, and express gratitude for her extraordinary life, her compassionate service, and the profound and lasting legacy she leaves within our community.

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

RESOLUTION 2025-100 "RESOLUTION IN MEMORY OF ADEEN LEWIS-GEORGE"

5. Public Hearings

5.1 Annex-4-25 - Non-Contiguous (Satellite) Annexation Petition – Eagle's Reach – Located on the South-West side of US Hwy 70 W, North side of Westbrook Ave, and on both sides of Isaac Smith Road

The item was submitted by Mark Helmer, Planning Manager and presented by Kenny Talton, Assistant Planning Manager.

Tax Parcel #: 2617-13-0043

Acreage: Approximately 36.90 acres

The City Council, at their meeting on November 3, 2025, 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 for December 1, 2025.

Pursuant to G.S. 160A-58.1, 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-58.1, it has the authority to adopt an annexation ordinance.

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

It was recommended that after the public hearing, Council adopt the following entitled Ordinance annexing the subject property, effective December 1, 2025.

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

Councilwoman Weeks made a motion to adopt the Ordinance annexing the subject property, effective December 1, 2025. The motion was seconded by Councilman Boyette and unanimously approved.

ORDINANCE NO. 2025 -51 "AN ORDINANCE ANNEXING CERTAIN NON-CONTIGUOUS REAL PROPERTY TO THE CITY OF GOLDSBORO, NORTH CAROLINA"

5.2 Annex-5-25 - Contiguous Annexation Petition – Joe Lionelli – Located at 1810 West New Hope Road, between Catherine Street and Twin Oaks Place

The item was submitted by Mark Helmer, Planning Manager and presented by Kenny Talton, Assistant Planning Manager.

Tax Parcel #: 3600-97-4622

Acreage: Approximately 2.19 acres

The City Council, at their meeting on October 6, 2025, requested that the City Clerk examine the subject voluntary contiguous annexation petition for sufficiency. On October 14, 2025, the City Clerk completed the examination and determined that the petition is sufficient.

The City Council, at their meeting on November 3, 2025, 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 for December 1, 2025.

Pursuant to G.S. 160A-58.1, 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-58.1, it has the authority to adopt an annexation ordinance.

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

It was recommended that after the public hearing, Council adopt the following entitled Ordinance annexing the subject property, effective December 1, 2025.

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

Councilman White asked about the water pressure for the property. Mr. Talton shared they have evaluated the water pressure with city departments.

Councilwoman Weeks made a motion to adopt the Ordinance annexing the subject property, effective December 1, 2025. The motion was seconded by Councilman Boyette and unanimously approved.

ORDINANCE 2025 -52 "AN ORDINANCE ANNEXING CERTAIN CONTIGUOUS REAL PROPERTY TO THE CITY OF GOLDSBORO, NORTH CAROLINA"

5.3 Annex-6-25 - Non-Contiguous (Satellite) Annexation Petition – Tucker Trace – Located on the south side of Tommy’s Road, between US Hwy 117 N and Deans Lane

The item was submitted by Mark Helmer, Planning Manager and presented by Kenny Talton, Assistant Planning Manager.

Tax Parcel #: 3601-50-3388
Acreage: Approximately 57.30 acres

The City Council, at their meeting on November 3, 2025, 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 for December 1, 2025.

Pursuant to G.S. 160A-58.1, 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-58.1, it has the authority to adopt an annexation ordinance.

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

It was recommended that Council adopt the following entitled Ordinance annexing the subject property, effective December 1, 2025.

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

Councilman White inquired about the effects of water pressure affecting residents with the number of buildings being proposed. Mr. Talton shared the item has been presented to the TRC and city departments have stated everything is good with the proposed properties.

Councilman White made a motion to adopt the Ordinance annexing the subject property, effective December 1, 2025. The motion was seconded by Councilwoman Weeks and unanimously approved.

ORDINANCE 2025-53 "AN ORDINANCE ANNEXING CERTAIN NON-CONTIGUOUS REAL PROPERTY TO THE CITY OF GOLDSBORO, NORTH CAROLINA"

5.4 RZ-3-25 Paul T. Williams (Residential-16 to General Business) – West side of US 117N between Carolina Commerce Drive and Tommy’s Road

The item was submitted by Mark Helmer, Planning Manager and presented by Kenny Talton, Assistant Planning Manager.

ADDRESS: TBD

PARCEL: 3600483976 (Portion)

PROPERTY OWNER: Andrews Farms of Wayne Co. Inc.

APPLICANT: Paul T. Williams

The applicant is requesting a rezoning from the Residential-16 Zoning District to the General Business (GB) Zoning District. The purpose of the General Business (GB) Zoning District is to accommodate the widest range of uses 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: Approx. 71,382 sq. ft. or 1.638 acres

SURROUNDING ZONING:
North: General Business

South: General Business
East: General Business (GB)/Residential (R-16)
West: General Business (GB)

The property is currently occupied by woodlands.

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. This land use serves an area extending beyond the immediate vicinity of the mixed use. Both vertical and horizontal mixed use will be permitted; however, vertical mixed use is preferred.

This is a rezoning proposal for approximately 1.638 acres to be rezoned from the Residential-16 Zoning District to the General Business (GB) Zoning District. As such, all permitted uses in the General Business Zoning District shall be considered as potential uses for the site.

The subject property is located east of North Carolina Warehousing and T.A. Loving Co. off N. William Street (US 117N) The site was formerly occupied by a convenience store with gas sales.

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.

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.

The Planning Commission, at their October 27, 2025 meeting, voted to recommend approval of RZ-03-25.

It was recommended that Council adopt the following entitled ordinance with the inclusion of the consistency statement.

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

Councilman Boyette made a motion to adopt the ordinance with the inclusion of the consistency statement. The motion was seconded by Mayor Pro Tem Jones and unanimously approved.

ORDINANCE NO. 2025 -54 "AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF GOLDSBORO, NORTH CAROLINA"

5.5 RZ-04-25 - Mark Richie 1409-1411 W Grantham Street (Institutional -2 to General Business & Institutional -2) – North side of West Grantham Street between Claridge Nursery Road and Nevels Street

The item was submitted by Mark Helmer, Planning Manager and presented by Kenny Talton, Assistant Planning Manager.

ADDRESS: 1409 & 1411 W Grantham Street

PARCEL: 2690232081

PROPERTY OWNER: MARK KELLY RICHIE

APPLICANT: MARK KELLY RICHIE

The applicant is requesting a rezoning from the General Industry Zoning District to the General Business Zoning District (portion of). The purpose of the General Business Zoning District is to accommodate the widest range of uses providing general goods and services to the community and provide for the development of municipal service sites. The intent of this district is to promote and regulate high quality, accessible developments serving the needs of the City and surrounding community. There is no minimum lot size.

Area: Approx. 76,192 sq. ft. or 1.75 acres

Total area to be rezoned: 30,926 sq. ft. or 0.710 acres

SURROUNDING ZONING:

North: General Industry (I-2)

South: General Industry (I-2) / General Business (GB)

East: General Industry (I-2)

West: General Industry (I-2) / General Business (GB)

The property is currently occupied by an existing self-serve car wash and a multi-use commercial building.

The City's Land Use Plan locates this parcel within the Industrial land use designation. Industrial land use categories are established to protect industrial areas for the use of prime industrial operations and for the distribution of products at wholesale. The General Business Zoning District is not a corresponding district within the Industrial land use designation. Although not consistent with the future land use plan, the proposed rezoning would be compatible with the surrounding zoning patterns and existing land uses.

This is a rezoning proposal for approximately 0.710 acres to be rezoned from the General Industry Zoning District to the General Business District Zoning District (portion of). As such, all permitted uses in the General Business Zoning Districts shall be considered as potential uses for the site.

The subject property is located North-East of Little River Square off US 70 W. The site previously operated as a car wash at 1409 W. Grantham Street and a multi-purpose building at 1411 W. Grantham Street.

If the rezoning is approved, the applicant intends to subdivide the property into two separate land parcels in accordance with the requirements of their respective zoning districts.

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 located in the City's Special Flood Hazard Area.

Staff is recommending approval of the rezoning request. Although the proposed rezoning is not consistent with the City of Goldsboro's Comprehensive Plan and accompanying Land Use Map, it would be compatible with the surrounding zoning patterns and existing land uses. 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.

The Planning Commission, at their October 27, 2025 meeting, voted to recommend approval of RZ-04-25.

It was recommended that Council adopt the following entitled ordinance with the inclusion of the consistency statement.

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

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

ORDINANCE NO. 2025-55 "AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF GOLDSBORO, NORTH CAROLINA"

6. Public Comment Period

There were no speakers for the public comment period.

7. Consent Agenda

Approved as Recommended. City Manager Matt Livingston presented the Consent Agenda. All items were considered to be routine and could be enacted simultaneously with one motion and 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 7.1 - 7.2 be approved. The motion was seconded by Mayor Pro Tem Jones and an electronic vote resulted in all members voting in favor of the motion.

The items on the Consent Agenda were as follows:

7.1 Approval of the Parks and Recreation Master Plan

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

City Council in the FY25 and FY26 Budgets approved for Parks and Recreation to move forward with completing a Comprehensive Parks and Recreation Master Plan. The last master plan was updated in 2012 and is over ten (10) years old. For grant purposes, master plans should be no more than 10 years old, and our 2012 plan surpassed that date. McGill Associates was the firm selected to work on updating our Comprehensive Parks and Recreation Master Plan. Staff from McGill Associates presented a draft version of the Comprehensive Parks and Recreation Master Plan to City Council on Monday, November 17th.

McGill Associates has put together a draft Comprehensive Parks and Recreation Master Plan for review and adoption. To get to this juncture, McGill Associates held multiple master plan planning meetings to get our community's input. There was an online survey posted participants could complete. McGill Associates also met with our Recreation Advisory Commission, which served as the steering committee. In addition, McGill Associates visited our parks and facilities and benchmarked our facilities with national recommendations. This plan will be our guide for the next five (5) to ten (10) years. Furthermore, having an updated Comprehensive Parks and Recreation Master Plan will assist us in applying for grants.

It was recommended that City Council adopt the following entitled resolution adopting the Comprehensive Parks and Recreation Master Plan. *Consent Agenda Approval. Weeks/Jones (7 Ayes)*

RESOLUTION 2025-101 "A RESOLUTION AUTHORIZING THE CITY OF GOLDSBORO TO ADOPT THE DRAFT VERSION OF THE COMPREHENSIVE PARKS AND RECREATION MASTER PLAN"

7.2 Revision of the Wayne County United Soccer Club Agreement

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

The City of Goldsboro had an agreement with Wayne County United Soccer Club (WCUSC), a North Carolina not-for-profit corporation, that expired December 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 lie 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. 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 couple of other minor changes include the agreement taking effect next year and the number of days for either party to cancel the agreement changing from 90 to 180.

It was recommended that Council adopt the following entitled resolution authorizing the Mayor and City Clerk to enter into an agreement with the Wayne County United Soccer Club for a 5-year term that includes an annual fee of \$10,500 being paid to the City of Goldsboro for field usage access. The term of this agreement will be from July 1, 2026 through June 30, 2031. 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. *Consent Agenda Approval. Weeks/Jones (7 Ayes)*

RESOLUTION 2025-102 "A RESOLUTION REVISING THE AGREEMENT WITH WAYNE COUNTY UNITED SOCCER CLUB"

9. New Business

9.1 Goldsboro Road Run Sponsorship Request

Scott Edwards with Sunrise Kiwanis shared the event has been held for 47 years and will be held on Saturday, March 28, 2026. He asked Council for sponsorship and to waive the \$400.00 application fee.

Councilwoman Weeks shared concerns over closing Center Street and the closure of the John Street parking lot last year.

Councilwoman Weeks asked if the request was approved, once the last runner has finished, that the section of Center Street be opened up and that the John Street parking lot remain open during the event. Mr. Edwards shared the street would be open as soon as the last runner was finished.

Councilman Boyette asked about closing both sides of Center Street. Councilwoman Matthews shared concerns about the current policy and the Council turning down other races.

Councilwoman Matthews asked about Council sponsoring other events.

Mayor Gaylor discussed sponsoring events based on the size of the event, and looking at allowing different organizations an opportunity to benefit from the amazing venue that we have on Center Street and allowing them to become legacy events.

Councilwoman Weeks made a motion to approve the sponsorship of the Road Run and waive the \$400 street closing application fee with stipulations. The motion was seconded by Councilman Boyette and unanimously approved.

9.2 Wayne County Development Alliance Impact Wayne Presentation

Neal Benton, Chairman of the Wayne County Development Alliance Capital Campaign, shared information regarding himself and the Development Alliance and requested \$150,000 for the Wayne County Development Alliance Capital Campaign. He shared the handout which is part of the agenda packet. The request is for \$30,000 for 5 years starting in 2026.

Mr. Benton shared that a major capital expense is acquiring land. The WCDA has hired an administrative position, and they will be hiring a part-time president position.

Mayor Gaylor shared comments about how to support WCDA in the upcoming budget. He asked Council to ask questions today or to meet one-on-one with Mr. Benton.

Councilman White shared the city would need an MOU with deliverables.

Council discussed the make-up of the WCDA board. Mayor Gaylor asked for a copy of the bylaws to determine membership.

Councilman Boyette shared that the WCDA Executive Board chooses the Council board member. Council approved the recommendation of the WCDA Executive Board. He also shared comments about the Committee of 100, which was how the Development Alliance was formed.

Councilwoman Taylor clarified that there are two County Commissioners and one Council member on the board. Councilman Boyette shared that the bylaws have recently changed, and requested copies to be reviewed by Council. Mr. Benton shared that he would provide a copy of the bylaws to the Council.

Mr. Benton will provide the bylaws, an MOU and will meet with Council members as requested.

9.3 Renaming Edgewood School to Peachtree Street Recreation Center

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

In 2022, the City of Goldsboro closed Herman Park Center. The staff and programs housed at this facility were relocated to other locations. Staff were relocated to the Senior House, the brick house beside Herman Park Center, TC Coley Community Center, and City Hall. The programs that occurred in the Senior House (now Administrative Building) were relocated to TC Coley Community Center and WA Foster Center. The programs at Herman Park Center were also relocated to TC Coley Community Center, WA Foster Center, and the Goldsboro Event Center. In 2025, City staff toured property known as the Edgewood Community Developmental School as a potential location to move into and have all the programs back under one roof.

The property had been vacant since the 2024-2025 school year. The City of Goldsboro entered into a lease agreement with the Wayne County Board of Education to use this property for Parks and Recreation purposes. Parks and Recreation staff want to give a name to our new location that we can share and market to our public. Per the lease agreement with the Wayne County Board of Education, we must identify ourselves as separate from the school system. Additionally, the Edgewood name is still being used as several of the students have been relocated to Eastern Wayne High School - Edgewood at Eastern Wayne. Parks and Recreation staff shared their desired name choice with the Recreation Advisory Commission, and they were also in agreement. The recommended name is Peachtree Street Recreation Center.

It was recommended that Council adopt the following entitled resolution approving the naming choice of Peachtree Street Recreation Center for the property that was known as the Edgewood Community Developmental School for Parks and Recreation purposes.

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

RESOLUTION 2025-103 "A RESOLUTION APPROVING THE NAME PEACHTREE STREET RECREATION CENTER TO IDENTIFY THE LOCATION OF THE FORMER EDGEWOOD SCHOOL FOR THE PARKS AND RECREATION DEPARTMENT"

9.4 Resolution, Proclamation and Letter Policy Discussion

City Manager Livingston introduced the item. Mayor Gaylor shared the policy was written to create structure.

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. For discussion only.

The City Clerk will bring this item back at the December 15 Council meeting for approval.

10. City Manager's Report

City Manager Livingston shared the budget committee met last week; the Lights Up event was held last week and was a success; the city is on track to get the audit complete for presentation at the December 15th Council meeting; staff has finished up department work plans and he will talk about these at a later date; he shared staff will be contacting Council to meet with the new Assistant City Manager next week; the CIP will be presented on December 15; staff is working on a list of accomplishments; he also shared he is looking at doing a State of City review in January. He also discussed next steps with the T. C. Coley building.

11. Mayor and Councilmembers' Comments

Councilman Boyette shared he hoped everyone had a Happy Thanksgiving, thanked staff involved in the Lights Up event, shared that the Berkeley Boulevard project is on time and should be finished in the next few weeks, and also thanked city employees and staff.

Councilwoman Taylor had no comments.

Mayor Pro Tem Jones thanked everyone for coming to Lights Up, gave a shout-out to Public Works for getting trash left during the holiday and thanked city staff.

Councilwoman Matthews had no comments.

Councilwoman Weeks thanked city staff, DGDC, Geoff Hulse, city manager, we will see everyone at the Christmas parade and thanked Council for the resolution for Ms. Adeen George.

Councilman White echoed the comments regarding Thanksgiving and Lights Up and shared concerns regarding the traffic light on Royall Avenue going into the new area. He also requested a turn arrow instead of a flashing caution arrow.

Mayor Gaylor shared comments about Lights Up and thanked everyone that made it happen.

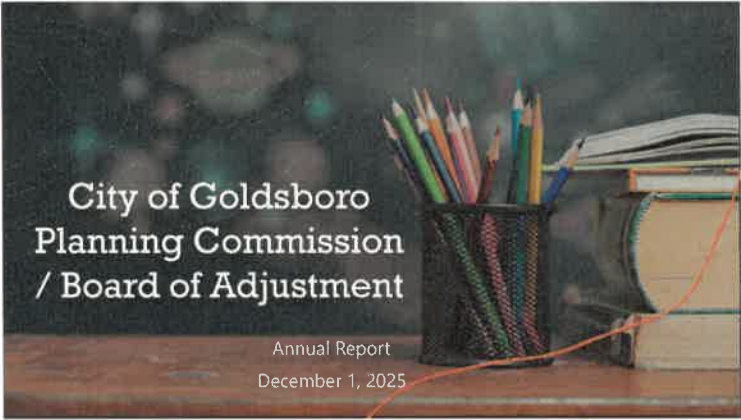
12. Adjournment

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

There being no further business, Mayor Gaylor adjourned the meeting at 7:13 p.m.

Charles Gaylor, IV
Mayor

Laura Getz
City Clerk



The Commission

- The Planning Commission / Board of Adjustment is comprised of 5 citizens that live within the Goldsboro City Limits, and 2 members (appointed by Wayne County) that reside within the City's ETJ
- Meetings are held the last Monday of each month at 6:00 PM in the Large Conference Room
- The Planning Commission reviews petitions for Zoning Changes, Street Closings and Renamings, and similar items as required.
- As the Board of Adjustment, the Commission hears and decides cases regarding Variances to the Zoning Code, and Appeals

Recent Projects: Board of Adjustment

- BOA-01-25 – Baddour – Variance – 125 Pineridge Lane (March 31, 2025)
- BOA-2-25– Summer Nights Dominican Restaurant – Appeal (August 11, 2025)
- BOA-3-25 – Dennis Webb – Variance – 249 South Hillcrest Drive (October 27, 2025)

Recent Projects: Planning Commission

- RZ-01-25 Mark Huonder (78Brew) (March 31, 2025) (Council Approved May 5, 2025)
- RZ-3-25 - Paul T. Williams – 2606 Carolina Commerce Drive (October 27, 2025)
- RZ-4-25 - Mark Richie – 1409-1411 W Grantham Street (October 27, 2025)
- RZ-5-25 – Lexington Avenue (October 27, 2025 & November 14, 2025)
- CZ-01-25 Heritage Downs (March 31, 2025) (Council Approved June 2, 2025)
- CZ-02-25 NORTHWEST ASSOCIATES, LLC (April 28, 2025) (Council Approved June 2, 2025)
- CZ-3-25 - EAGLES REACH (September 29, 2025) (Council Approved November 3, 2025)
- CZ-4-25 - TUCKER TRACE (September 29, 2025) (Tabled by Council until Jan 5, 2026)
- CZ-6-25 – Borden Mills (October 9, 2025) (Council Approved November 3, 2025)
- CZ-7-25 - VILLAGE ONE: SENIOR AND VETERAN 60+ HOUSING (October 9, 2025) (Council Approved Nov 3, 2025)
- Naming a New Street within the City of Goldsboro (September 29, 2025) (Council Approved October 6, 2025)

Other Planning Updates

- +UDO
 - + Sent to Municode in September to be uploaded for greater accessibility and searchability
 - + A full rewrite is recommended to ensure the UDO remains up-to-date, and implements the recommendations of the Elevate Goldsboro Comprehensive Plan that will be adopted early next year
- +Applications
 - + All applications have been updated to reflect current requirements and pricing, and (hopefully) greater ease of use
 - + Updated applications are online
 - + Electronic submittal and review software is beginning implementation

Questions?

Thank You!

**CITY OF GOLDSBORO
AGENDA MEMORANDUM
DECEMBER 15, 2025 CITY COUNCIL MEETING**

TITLE: Departmental Monthly Reports

DEPARTMENT: City Manager's Office

BACKGROUND:

DISCUSSION:

BUDGET RELATIONSHIP:

STRATEGIC PLAN RELATIONSHIP:

STAFF RECOMMENDATION:

MANAGER'S RECOMMENDATION:

APPROVERS

Sakeithia Reece
Laura Getz
Matthew Livingston

City of Goldsboro
Departmental Monthly
Reports November 2025

1. Development Services
2. Downtown Development
3. Engineering
4. Finance
5. Fire
6. Human Resources
7. Information Technology
8. Paramount Theater
9. Parks & Recreation - GEC
10. Police
11. Public Utilities
12. Public Works
13. Travel & Tourism



DEVELOPMENT SERVICES

Monthly Report
November 2025

April Choice
Development Services Director

Mark Helmer
Planning Manager

Allen Anderson
Inspections Manager

John Bradley Wilson
Community Development Manager

Planning Department

Monthly Report – November 2025

MPO Division Activities

- First Quarter Invoicing (5303 + PL104)
- Conducted monthly meetings with NCDOT
- Express Design project compilation/coordination with NCDOT and engineers
- Pedestrian Crossing research (NC)
- Coordination with NCDOT re: US70 Fencing
- NCDOT Microtransit meeting
- Attended 70 / I-42 Corridor Commission meeting

Historic Preservation Activities

- Continued work on HDC Design Standards update for compliance with 160D
- Continued work on the application for Certified Local Government

Planning Division Activities

- City Council Meeting – November 3, 2025
- Prepared City Council Agenda items for the December 1, 2025 meeting
- Prepared Planning Commission/Board of Adjustment items for November 24, 2025 Meeting
- Prepared Historic Commission Agenda items for the December 2, 2025 meeting
- 5 sets of Comments sent to developers
- Conducted 5 public hearings
- Conducted 4 major site plan reviews
- Ongoing work on Elevate Goldsboro Comprehensive Land Development plan
- Conducted Technical Review Committee Meeting
- Consulted with various developers concerning upcoming projects
- Made PowerPoint for Planning Commission Report to City Council to be presented Dec 2nd
- Completed multiple zoning certifications
- Attended City property marketing campaign meeting at the Maxwell Center

New Arrivals

- Central Gardens Phase 2 A 48-unit apartment complex to be located on Thoroughfare Road
- SP-37-25 Wayne County Community College Ag Building - Wayne Memorial Drive Campus

Ongoing cases

- SU-7-25 Place of Entertainment 2606 N William Street
- SU-09-25 Convenience Store 1515 East Ash Street
- SP-30-25 Pentecostal Holliness Expansion
- SP-31-25 - WCDA Warehouse & Office Building Industrial Way / Goldsboro Business Park
- SP-32-25 Central Gardens Phase 2 A 48-unit apartment complex to be located on Thoroughfare Road

Projects under construction and monitored by planning staff

- SP-08-24 Oak Forest Apartments Oak Forest Road
- SUB-18-25 McNair Heights Subdivision McNair Street
- SUB-08-25 Idlewild Subdivision US 70 Bus West

- SP-15-24 WaCo ABC Store US 70 Bus West
- SP-22-23 Adair Villas Apartments US 70 Bus West
- SP-14-25 Abbot Crossing Apartments Graves Drive
- SP-26-24 SAP Dental 107 New Hare Drive
- SP-01-25 Family Fair East Ash & Spence Ave
- SP-24-24 Handi-Mart Cuyler Best Road
- SP-13-24 7Blew Coffee Shop N Berkely Blvd.
- SP-23-23 Tidal Way Car Wash Spence Ave
- SP-12-24 Royal Farms Hwy 117 South
- SP-05-25 Self Storage 508 William Street
- SP-25-25 City Storage 2539 East Ash Street

Historic Commission meeting December 2, 2025

- CA-17-25 – 305 W. Mulberry Street: CoA to construct a six-foot (6') wood privacy fence
- CA-18-25 – 121 W. Walnut Street: CoA remove the metal cladding on the south façade

Planning Commission/Board of Adjustment meeting November 24, 2025

- RZ-05-25 Lexington Ave R-6 to RM-9 (Tabled to Oct 27th Meeting)

City Council meeting set for December 1, 2025

- RZ-03-25 Paul T. Williams US 117 North R-16 to GB - public hearing
- RZ-04-25 Mark Richie 1411 W Grantham St I-2 to GB - public hearing
- ANX-04-25 Eagle Reach Subdivision - public hearing
- ANX-05-25 Tucker Trace Subdivision - public hearing
- ANX-06-25 1810 W New Hope Road - public hearing
- Planning Commission annual report

City Council meeting set for January 5, 2026

- CZ-04-25 Tucker Trace Subdivision 174 Townhouse Subdivision on Tommy's Road – Cont. from Nov 3rd
- RZ-05-25 R-16 to RM-9 Lexington Avenue
- Stoney Creek Annexation - Sufficiency

Minimum Housing Division

- 20 house/water inspections
- 6 properties identified for demolition
- 1 Condemned property located at 413 N. Daisy Street
- Dillard Alumni – voluntary demolition in progress (this is a historic demolition)
- Completed CDBG home rehabilitation inspection at 704 Luther Drive
- Entered three historic properties on John Street in Minimum Housing (408, 410, 413 John Street)
 - met with property owner with a plan to bring properties into compliance
- Working on Minimum housing procedure to present at next Housing Revitalization Board meeting
- Canvassed the city to prioritize structures identified as IDLH (Immediate Danger to Life and Health)

Enforcement Division

	Jan. 2025	Feb. 2025	Mar. 2025	Apr. 2025	May 2025	June 2025	July 2025	Aug. 2025	Sept 2025	Oct. 2025	Nov. 2025	Dec. 2025	Totals
Overgrown /Unsightly lots abated by enforcement	No Report	No Report	No Report	No Report	146	83	78	100	89	82	19		597
Overgrown lots mowed by Property Owner	No Report	No Report	No Report	No Report	49	47	36	36	50	46	15		279
Signs Removed	62	33	383	97	196	117	105	171	250	291	270		1975
Bags Of Trash Removed	28	29	81	17	136	53	87	95	120	140	109		895
Bulk Trash Pickups	14	17	55	27	72	50	71	69	74	99	86		634
Complaints Addressed	24	29	65	21	234	104	141	111	141	169	110		1149
Calls Answered	47	31	129	31	243	78	141	97	135	153	117		1202
Nuisance Vehicles Tagged	16	15	58	27	18	7	22	10	25	26	28		252
Vehicles Removed Voluntarily	8	5	77	36	34	8	13	7	18	25	27		258
Vehicles Towed	1	1	2	0	5	1	2	3	0	2	0		17
Trash Fines Collected (\$)	0	0	0	0	0	0	0	0	0	0	0		0

INSPECTIONS

NOV 2025

Prepared By: Allen Anderson, Jr. *A&M*

Date Prepared 12.4.2025

The valuation of all permits issued (Residential, Commercial, & Miscellaneous) for **Nov** totaled \$4,406,931.

New Residential permits are included in this valuation.

Significant projects in Nov: No commercial building permits were issued during the month of Nov.

(4) new single family residences and (1) duplex have been permitted in Nov for a value of \$905K.

The valuation of all building projects (Residential & Commercial, new & reno) totaled \$2,080,286.

Miscellaneous permits (plumbing, mechanical, electrical, fire, etc.) are not included.

All permit fees collected for the month totaled \$26,686. Of the permit fees collected for the month, \$2550 was collected in technology fees. Plan review fees collected during the month totaled \$2080.

The Inspectors did a total of 557 inspections for the month. During the month of Nov, (6) business inspections were completed. A total of 203 permits were issued for the month. (41) plan reviews were completed for Nov.

2025	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	avg
All Permit Value \$(M)	\$7.8	\$10.1	\$23.8	\$11.9	\$27.5	\$13.4	\$23.1	\$7.8	\$31	\$8.6	\$4.4		
All Bldgs Value \$(M)	\$4.8	\$8.1	\$20.7	\$7.8	\$20.1	\$5.9	\$21	\$2.5	\$25.2	\$5.5	\$2.1		
New Residential \$(M)	\$1.4	\$2.9	\$1.9	\$1.3	\$1.4	\$0.5	\$2.6	\$0.8	\$0.3	\$1.9	\$0.9		
Misc \$(M)	\$3.0	\$1.9	\$3.1	\$4.1	\$7.4	\$7.4	\$2.2	\$5.3	\$5.7	\$3.1	\$2.3		
Permit Fee \$(K)	\$39.0	\$36.0	\$63.8	\$57.1	\$63	\$35	\$77	\$44	\$61	\$46.2	\$26.6		
Inspections (#)	676	592	800	1011	929	802	600	636	704	687	557		
Permits (#)	304	262	370	460	416	316	283	279	286	292	203		
Plan Reviews (#)	50	24	69	54	86	40	33	71	89	59	41		

2024	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Avg
All Permit Valu. \$ (M)	\$21.3	\$7.5	\$5.7	\$17.5	\$10.3	\$12.9	\$11.9	\$7.9	\$10.9	\$7.7	\$5.0	\$11.8	\$10.9
All Bldgs Valu. \$ (M)	\$11.4	\$3.8	\$2.5	\$11.7	\$7.7	\$9.7	\$5.7	\$3.4	\$9.0	\$5.2	\$3.1	\$9.5	\$6.9
New Residential \$ (M)	\$3.0	\$898K	\$624K	\$870K	\$1.1	\$2.3	\$1.9	\$1.5	\$4.0	\$3.0	\$2.0	\$3.3	\$2.0
Misc \$ (M)	\$10.0	\$3.6	\$3.2	\$5.8	\$2.6	\$3.2	\$6.1	\$4.5	\$2.0	\$2.5	\$1.9	\$2.3	\$4.0
Permit Fee \$ (K)	\$53	\$65	\$38	\$43	\$48	\$36	\$63	\$32	\$45	\$44	\$30	\$34	\$44
Inspections	798	741	918	738	735	740	875	834	891	691	649	763	781
Permits Issued	361	295	301	383	337	319	781	315	300	375	272	337	365
Plan Reviews	68	68	45	24	45	64	90	54	63	74	20	58	56

COMMUNITY RELATIONS & DEVELOPMENT DEPARTMENT

November 2025

Prepared by: Krystal Fuller, Community Relations & Development Specialist

Date Prepared: December 2, 2025

Community Relations Activities:

1. Mayor's Committee for Persons with Disabilities' transition to Parks and Recreation has been coordinated; Krystal will still act in an advisory capacity only.
2. Staff had 3 meetings with Parks & Recreation and playground installer/vendor to discuss the North End Park Inclusive Playground.
3. Commission on Community Relations and Development is transitioning to Community and Strategic Initiatives. Krystal is still assisting, in a limited manner; assisted with vendor establishment for MLK Luncheon.
4. Staff attended the Region 10 Coordinated Entry Meeting on November 5th and 26th.
5. Staff attended C.A.L.M. Board of Directors meeting November 13th.
6. Staff attended Wellness Committee Meeting.
7. Staff attended a Website Design Meeting.

Community Development Activities:

1. CDBG Home Rehabilitation continues 4 homes are complete (600 S. Best St., 1111 S. Slocumb St., 704 Luther Dr, and 707 Luther Dr.); with work continuing on 811 S. Best St., and work beginning (per the homeowner's request) at 206 Gerald Lane in January.
2. ADA pool lifts purchases completed for Mina Weil and Peacock Pools.
3. Staff had correspondence with Chrysalis Research and Consulting Group for an update on Consolidated Plan 2025-2029 and Annual Action Plan 2025-2026 acceptance and invoice review.
4. Staff engaged in 4 consultations focusing on large-scale projects and construction requirements.
5. City Council approved updated Abbott Crossing Development application for affordable housing development; legal documents are under review by the city attorney. Staff networked with neighboring cities to research their development process.
6. Staff are actively working with Procurement and DGDC to expend the allotted CDBG funds for the Pocket Park (Choice Neighborhood).
7. Staff attended 2 meetings for Website Design/ Design Committee
8. Staff had 2 meetings with the Tim Wood/Procurement Manager.
9. Staff corresponded with Community Technical Assistance, Inc. (CTA) concerning Affordable Housing Development application submission.
10. Staff met with Matthew Whittle concerning the McNair Heights Infrastructure project- site review and building regulations.
11. Staff published the Draft Substantial Amendment to Annual Actions Plans 2021-2022, 2022-2023, 2023-2024, & 2024-2025 on October 7th to run until November 5th.
12. Staff published Notice of Finding of No Significant Impact and Notice of Intent to Request Release of Funds; all public comments received by November 26, 2025, were considered. Grant package was submitted to HUD, HUD will accept potential objections to the release of funds for 15 days.
13. Staff met with Mark Morgan and associates concerning Affordable Housing Development; Central Gardens Phase II.

14. Staff had 3 Department Meetings.
15. Staff met with Engineering Manager, Jonathan Perry, to discuss site visits, construction project management, and shared record keeping software for construction sites.

The Department received zero (0) complaints and twenty-eight (28) requests for assistance for the month of November *Please refer to the Community Relations & Development Addendum for a detailed summary.

2025 Complaints	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	AVG
Complaints	0	0	0	2	2	0	0	1	1	1	0		0
Other Requests	28	19	25	21	15	10	15	19	17	19	28		18

2024 Complaints	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	AVG
Complaints	2	0	1	2	1	2	1	0	2	3	0	2	1
Other Requests	18	17	16	22	22	19	18	30	26	34	13	10	20

COMMUNITY RELATIONS & DEVELOPMENT DEPARTMENT *Addendum*

November 2025

Prepared by: Krystal Fuller, Community Relations & Development Specialist

Date Prepared: December 2, 2025

Complaints/Grievances

Nature of Complaint	Resolution
N/A	No noted complaints recorded for the month of November.

Assistance with Resources

Resource Requested	Number of Requests	Resolution
Home Repair/Rehabilitation	6	Application provided /Application follow-up provided/ assistance with other home rehabilitation program resources provided.
First Time Homebuyers/Down Payment Assistance	6	Application provided /Application follow-up provided, and loan specifications provided to real estate agent and lender
Rental Assistance	2	Gave Community Resource List to assist in finding organizations that could help with Rental Assistance. Specifically spoke to them concerning "211" and United Way of Wayne County.
Utility Assistance	2	Gave Community Resource List to assist in finding organizations that could help with Rental Assistance. Specifically spoke to them concerning "211" and United Way of Wayne County.
GYC	1	Provided Meeting Location and quick facts about the youth council.
MCPD	6	Provided Meeting Location/Programs/Appointment and Applications
CCRD	3	Provided Meeting Location/Programs/Appointment and Applications
Community Resources	1	Inquiring about Meals on Wheels and other food bank/pantry resources-directed to WAGES and other community resources.
Community Resources	1	Called to inquire about NC Rebuild and other state funded home programs-directed to the NC Rebuild site and NCHFA.
Total Requests	28	

Current Downtown Development Office Projects Staff Worked On Over the Month Include:

- Met with (or conversed by email/phone) 10 potential new property acquisition projects/persons and/or business interest regarding downtown and existing owners.
- Union Station stabilization efforts continued – Design-Build Kick-Off meeting with vendors and pertinent city departments held on November 4th and a separate design meeting was held on November 20th to discuss historic preservation priorities. Saving Union Station group continues to work on private fundraising for the effort.
- Choice Neighborhoods Early Action Project work began the 2nd week of November. An official Ground Breaking ceremony was held on November 3rd at GWTA. Anticipated completion date is Dec. 2025.
- Staff is continuing regular discussions with Development Services Director and Public Works Director to determine improvements in waste management service and policies in the Central Business District. Reducing roll outs and private refuse services will allow the City to better manage commercial and residential refuse in the future.
- Staff is continuing discussions with Planning and Development Services related to capacity to enforce/manage vacancy policy in the Central Business District and related potential edits to ordinances.
- Annual Main Street Assessment data collection for report deadline of January 8, 2026.

Downtown Development Office Events or Activities that Staff Administered or Assisted During the Month:

- Hosted Downtown Lights Up on Tuesday, November 25, with support from DGDC volunteers. More than 10,000 verified visitors confirmed by PlacerAI, more than 50 volunteers and five departments worked together to ensure a safe a successful event.
- Promoted Small Business Saturday, shopping local, and Downtown Trolley Rides.
- Continued edits to the business/property directory on new website and working with COG to update the city's department page on the new city site.
- Staff assisted with street closure notifications for Veterans Day Parade.
- Directed provided interview support for HACG ED position and ACM position.
- Director provided 2 downtown tours – one for Leadership Wayne and another for Union Bank leaders.
- Other Meetings: Chamber of Commerce Board Meeting, Leadership Wayne Regents Meeting

DGDC Events or Activities that Staff Administered or Assisted During the Month:

- Preparation and execution of Downtown Lights Up, the largest downtown-hosted annual event.
- Monthly meetings for Cultural Arts District and Black Business District Sub-Committees.
- James & Pine Black Business District meeting to discuss upcoming event presence/visibility.
- DGDC Merchants Committee met on November 4. Design, EV, Promotions & Executive Committees met on November 18th and DGDC Board on November 19th.
- Planning efforts for Downtown Trolley Rides.

Upcoming Events/Activities:

- HUB Events: Canvas Church Event (11/2). Fall Movie Night (11/13), Harvest Fellowship Event (11/22), Downtown Lights Up (11/25) Downtown Trolley Rides (12/2, 9 and 16),

Businesses Opening/Properties Purchased & Other Updates

- New Businesses: Uniquely R's at 135 S Center St, Lola's Vintiques sold to new owner; Coming Soon: Wood Cycles Relocation to 305 N Center St
- Downtown Goldsboro's Facebook page November analytics: 20K Followers, 36K Engagement (+69%), 355K Views (+56%)

**ENGINEERING DEPARTMENT
NOVEMBER 2025**

Prepared by: Jonathan Perry

Date Prepared: 12-03-25

Pavement Preservation Program

- The City Council approved the list of streets for the FY25-26 Pavement Preservation Program on October 6, 2025;
- This project is anticipated to advertise for bids in March 2026.

Stoney Creek Greenway

- The greenway extends from Royall Avenue to Quail Park along Stoney Creek approximately 1,600 linear feet;
- Staff is working on project closeout with NCDOT.

Mount Olive Pickle Expansion

- Phase III is under construction. This project is 98% complete.

Stormwater Control Measure (SCMs) Inspections

- Approximately 308 SCMs have been approved and 258 SCMs have been constructed to date;
- The Stormwater Administrator position has been filled;
- This position will have the responsibility of managing the City's Stormwater Management Program.

Wayne County Utility Merger/Regionalization Feasibility

- MRF Part B is underway by CDM Smith, Inc.;
- Following completion of MRF Part B, CDM Smith, Inc. will submit a detailed implementation plan for a Regional Sewer System, including evaluating options for financial and asset consolidation.

2" Galvanized Water Line Project

- A preconstruction conference was held between the City of Goldsboro and T. A. Loving Company on Tuesday, September 9th;
- The Notice to Proceed date has been scheduled for December 1, 2025.

SJAFB MAG Met

- City Council awarded a contract for the flow meter project on October 20, 2025 to A. C. Schultes of Rocky Point, NC for \$1,151,929;
- After completion of contract document signatures, a preconstruction conference will be scheduled.

Elmwood Terrace Big Ditch Stream Restoration

- Staff is working to secure new funding for this project.

WRF Plant Expansion

- Staff is working with Crowder Construction/Hazen and Sawyer on finalizing contracts for the WRF Expansion Project.

Big Ditch Sewer

- Staff is working on preparation of plans for this project.

FINANCE
NOVEMBER 2025
Prepared By: Andrea Lovelace
Date Prepared: December 6, 2025

	FY 24-25		FY 25-26	
	Actual to Date		Actual to Date	YTD %
Revenues	October-24	Adjusted Budget	October-25	Collected
General Fund	\$ 11,006,376	\$ 63,171,510	\$ 11,757,743	18.61%
Utility Fund	8,413,044	35,033,406	10,398,878	29.68%
Downtown District Fund	24,872	131,121	17,987	13.72%
Occupancy Tax Fund	430,443	1,412,379	425,478	30.12%
Stormwater Fund	582,590	2,602,584	590,226	22.68%
Total	\$ 20,457,325	\$ 102,350,999	\$ 23,190,312	22.66%
Expenditures				
General Fund	\$ 17,821,358	\$ 63,171,510	\$ 18,569,601	29.40%
Utility Fund	6,847,498	35,033,406	5,131,760	14.65%
Downtown District Fund	6,073	131,121	1,985	1.51%
Occupancy Tax Fund	350,326	1,412,379	263,181	18.63%
Stormwater Fund	732,210	2,602,584	812,772	31.23%
Total	\$ 25,757,465	\$ 102,350,999	\$ 24,779,299	24.21%

MAJOR CATEGORIES				
	FY 24-25		FY 25-26	
Revenues	Actual to Date		Actual to Date	YTD %
	October-24	Adjusted Budget	October-25	Collected
Property/Occupancy Taxes	\$ 5,111,369	\$ 28,697,215	\$ 5,916,849	20.62%
Charges for Services	10,365,996	33,581,791	11,177,723	33.29%
Revenue Other Agencies	1,679,178	19,042,491	1,798,496	9.44%
Other Revenues	1,231,221	7,053,219	3,216,598	45.60%
Fund Balance	-	9,653,705	-	0.00%
Shared Services	2,069,563	4,322,578	1,080,645	25.00%
Total	\$ 20,457,325	\$ 102,350,999	\$ 23,190,312	22.66%
Expenditures				
Labor	\$ 11,116,048	\$ 45,690,530	\$ 13,502,404	29.55%
Non-Labor	14,641,416	56,660,470	11,276,895	19.90%
Total	\$ 25,757,465	\$ 102,350,999	\$ 24,779,299	24.21%

SELECTED OTHER INFORMATION			
	FY 24-25	Actual	Total
Collections	Actual	October-25	Collected F-YTD
Debt Setoff	\$ 23,024	\$ 258	\$ 4,702
Surplus	\$ 111,374	\$ -	\$ -



Report of Budget Funds Transfers - July, 2025 through June, 2026

Budget Transfers

As per the Adopted Annual Budget Ordinance the Budget Officer or his/her designee shall be authorized to reallocate departmental appropriations among the various objects of expenditures.

The Budget Officer or his/her designee shall be authorized to effect interdepartmental transfers in the same fund not to exceed ten percent (10%) of the appropriated monies for the department whose allocation is reduced. A report of all such transfers shall be made to the City Council in the month following such transfer.

Department	Department Head	Account Name	Transfers In	Transfers Out
City Manager	Matthew Livingston	Salaries & Wages Regular	\$ -	\$ (45,900)
City Manager	Matthew Livingston	Operational Supplies	\$ 5,700	\$ -
City Manager	Matthew Livingston	Salaries & Wages Part-Time	\$ 13,700	\$ -
City Manager	Matthew Livingston	Recruitment Expenses	\$ 26,500	\$ -
		Transfers - Nov 2025 - City Manager	\$ 45,900	\$ (45,900)
Public Works Admin	Jamie Stanley	Other Training	\$ -	\$ (61)
Public Works Admin	Jamie Stanley	Printing	\$ 61	\$ -
		Transfers - Nov 2025 - Public Works Admin	\$ 61	\$ (61)
PW Garage	Jamie Stanley	Salaries & Wages Regular	\$ -	\$ (2,755)
PW Garage	Jamie Stanley	Vacation Pay Out	\$ 2,755	\$ -
		Transfers - Nov 2025 - PW Garage	\$ 2,755	\$ (2,755)
PW Solid Waste	Jamie Stanley	Operational Supplies	\$ -	\$ (500)
PW Solid Waste	Jamie Stanley	Travel	\$ -	\$ (1,500)
PW Solid Waste	Jamie Stanley	Insurance Deductible Claims	\$ 5,000	\$ -
PW Solid Waste	Jamie Stanley	Education Reimbursement	\$ -	\$ (2,500)
PW Solid Waste	Jamie Stanley	Landfill Charges	\$ -	\$ (2,711)
PW Solid Waste	Jamie Stanley	Other Training	\$ -	\$ (500)
PW Solid Waste	Jamie Stanley	Vacation Pay Out	\$ 2,438	\$ -
PW Solid Waste	Jamie Stanley	Postage-Internal Charges only!	\$ 273	\$ -
		Transfers - Nov 2025 - PW Solid Waste	\$ 7,711	\$ (7,711)
Golf	Felicia Brown	Tree Service	\$ -	\$ (2,975)
Golf	Felicia Brown	Vacation Pay Out	\$ 2,975	\$ -
		Transfers - Nov 2025 - Golf	\$ 2,975	\$ (2,975)
Organizational Support (NPO's)	Catherine Gwynn	Agency Supp-United Way	\$ 50,000	\$ -
Organizational Support (NPO's)	Catherine Gwynn	Agency Support-Annual Allocation	\$ -	\$ (50,000)
		Transfers - Nov 2025 - Organizational Support (NPO's)	\$ 50,000	\$ (50,000)
Stormwater	Jamie Stanley	Software License Fees	\$ 1,914	\$ -
Stormwater	Jamie Stanley	Consultant Fees	\$ -	\$ (2,204)
Stormwater	Jamie Stanley	Health Insurance Stipend	\$ 290	\$ -
		Transfers - Nov 2025 - Stormwater	\$ 2,204	\$ (2,204)
Distribution & Collections	Bert Sherman	Operational Supplies	\$ -	\$ (220)
Distribution & Collections	Bert Sherman	Contract Services	\$ 12,170	\$ -
Distribution & Collections	Bert Sherman	Office Supplies	\$ 200	\$ -
Distribution & Collections	Bert Sherman	Vehicle Operation/Maintenance	\$ 20	\$ -
Distribution & Collections	Bert Sherman	Bobcat	\$ -	\$ (12,170)
		Transfers - Nov 2025 - Distribution & Collections	\$ 12,390	\$ (12,390)
Compost	Bert Sherman	Machine/Equipment Maintenance	\$ -	\$ (150)
Compost	Bert Sherman	Worker's Compensation	\$ 150	\$ -
		Transfers - Nov 2025 - Compost	\$ 150	\$ (150)
		Transfers - ALL FUNDS - Nov 2025	\$ 124,146	\$ (124,146)



Report of Budget Funds Transfers - July, 2025 through June, 2026

Budget Transfers

As per the Adopted Annual Budget Ordinance the Budget Officer or his/her designee shall be authorized to reallocate departmental appropriations among the various objects of expenditures.

The Budget Officer or his/her designee shall be authorized to effect interdepartmental transfers in the same fund not to exceed ten percent (10%) of the appropriated monies for the department whose allocation is reduced. A report of all such transfers shall be made to the City Council in the month following such transfer.

Department	Department Head	Account Name	Transfers In	Transfers Out
Transfers - ALL FUNDS - Jul 2025-Jun 2026			\$ 528,528	\$ (528,528)

Catherine F. Gwynn

Monthly Cash & Investment Report
November 30, 2025

Financial Institution	Current Month 11/30/2025	Prior Month 10/30/2025	Prior Year 11/30/2024	Investment Income	APY
PNC - General Operating	\$ 1,838,402.67	\$ 1,701,312.61	\$ 1,790,939.67		
PNC - Money Market	\$ 37,591,819.45	\$ 37,507,026.05	\$ 23,991,278.26	\$ 84,793.40	2.78%
PNC - Debit Account	\$ 1,232.32	\$ 1,794.35	\$ 1,781.79		
Southern Bank - CD	\$ -	\$ -	\$ 636,965.09		
NCCMT - 2025 Rolling Stock	\$ 1,038,367.64	\$ 1,035,043.13	\$ -	\$ 3,324.51	
NCCMT - MM - Regular	\$ 25,215,042.91	\$ 25,134,310.19	\$ 4,884,275.78	\$ 80,732.72	
Truist MMA	\$ 7,934,728.12	\$ 7,919,359.16	\$ 27,890,046.81	\$ 15,440.96	2.37%
Truist (BB&T) - Escrow FY23 Rolling Stock	\$ -	\$ -	\$ 2,380,621.96		
Webster (Sterling National Bank) - Escrow	\$ -	\$ -	\$ 343,863.05		
Totals	\$ 73,619,593.11	\$ 73,298,845.49	\$ 61,919,772.41	\$ 184,291.59	

Grant Project Budgets Monthly Report November 2025

Prepared: tlw 12/3/2025 11:27 AM

Reviewed: CFG 12/7/2025 1:20 PM

Granting Agency		Granting Agency (Full)	Grant Description	Source (Full)	S	Date Received	Grant Portion Budget Amount	Budget Total	x	Current Amount Rec'd	Amount Rec'd Project to Date	x2	Current Amount Spent	Amount Spent to Project to Date	x3	Positive (Negative) Cash Flow
HUD	CDBG		FY19-20 Entitlement	Federal	F	8/27/2019	\$ 328,479	\$ 353,346		\$ -	\$ 222,747		\$ -	\$ 222,747		\$ -
HUD	CDBG		FY20-21 Entitlement	Federal	F	10/7/2020	\$ 351,137	\$ 351,643		\$ -	\$ 220,214		\$ -	\$ 220,214		\$ -
HUD	CDBG		FY21-22 Entitlement	Federal	F		\$ 354,122	\$ 354,302		\$ -	\$ 139,738		\$ -	\$ 157,334		\$ (17,596)
HUD	CDBG		FY22-23 Entitlement	Federal	F		\$ 358,697	\$ 359,449		\$ -	\$ 25,150		\$ 6,535	\$ 45,076		\$ (19,927)
HUD	CDBG		FY23-24 Entitlement	Federal	F		\$ 361,561	\$ 362,029		\$ -	\$ 26,347		\$ -	\$ 25,371		\$ 976
HUD	CDBG		FY24-25 Entitlement	Federal	F		\$ 351,152	\$ 360,352		\$ -	\$ 9,200		\$ -	\$ 9,200		\$ -
HUD	CDBG		FY20-21 Entitlement CV Funding (Round 2 & 3)	Federal	F	10/7/2020	\$ 427,303	\$ 427,303		\$ -	\$ 134,924		\$ -	\$ 134,924		\$ (0)
HUD	HOME		FY19-20 Entitlement	Federal	F	8/27/2019	\$ 214,732	\$ 214,732		\$ -	\$ 53,683		\$ -	\$ 53,683		\$ -
HUD	HOME		FY20-21 Entitlement	Federal	F	10/7/2020	\$ 237,076	\$ 245,548		\$ -	\$ 87,727		\$ -	\$ 87,727		\$ (0)
HUD	HOME		FY21-22 Entitlement	Federal	F		\$ 250,738	\$ 252,710		\$ -	\$ 63,674		\$ -	\$ 79,596		\$ (15,922)
HUD	HOME		FY22-23 Entitlement	Federal	F		\$ 280,171	\$ 287,303		\$ -	\$ 27,467		\$ 1,057	\$ 34,150		\$ (6,682)
HUD	HOME		FY23-24 Entitlement	Federal	F		\$ 293,636	\$ 314,379		\$ -	\$ 39,248		\$ -	\$ 39,248		\$ -
HUD	HOME		FY24-25 Entitlement	Federal	F		\$ 229,887	\$ 229,887		\$ -	\$ -		\$ -	\$ -		\$ -
HUD	HOME		ARP Funding (M21-MP370209)	Federal	F		\$ 907,913	\$ 907,913		\$ -	\$ 44,592		\$ -	\$ 44,971		\$ (379)
Donation/Gr	Private Donations, Grants and City		Fire Other Restricted Special Revenue Fund	Private	P	Ongoing	\$ 17,500	\$ 51,988		\$ 250	\$ 59,419		\$ 28	\$ 37,957		\$ 21,462
Debt	Debt Funded		Smeal Aerial Fire Truck	Debt	D	9/2022	\$ -	\$ 2,043,052		\$ -	\$ 2,628,052		\$ -	\$ 2,043,052		\$ 585,000
Donation	Private Donations		1919 LaFrance Fire Truck Restoration	Private	P	Ongoing	\$ -	\$ 80,000		\$ -	\$ 32,691		\$ -	\$ -		\$ 32,691
Donation/Gr	Private Donations and Grants		Parks & Rec Capital Project Fund FY19-FY28	Private	P	Ongoing	\$ 312,443	\$ 882,943		\$ -	\$ 827,943		\$ -	\$ 286,672		\$ 541,271
Donation/Gr	Private Donations and Grants		Parks & Rec Special Revenue Fund	Private	P	Ongoing	\$ -	\$ 63,695		\$ -	\$ 68,745		\$ 1,706	\$ 55,853		\$ 12,892
Donation/Gr	Private Donations, Grants and City		Community Relations Special Revenue Fund	Private	P	Ongoing	\$ -	\$ 45,481		\$ -	\$ 45,481		\$ -	\$ 43,626		\$ 1,855
NC OSBM	NC Office State Mgmt & Budget		State Grants Misc-OSBM FY23 St Approp	State	S	2/2/2023	\$ 2,150,000	\$ 2,234,989		\$ -	\$ 2,269,220		\$ 1,539	\$ 326,082		\$ 1,943,138
DOJ	Dept. of Justice		Federal Forfeiture	Federal	F	Ongoing	\$ 185,246	\$ 185,246		\$ -	\$ 187,580		\$ -	\$ 160,697		\$ 26,883
DOJ	Dept. of Justice		2023 JAG Equipment Grant	Federal	F	9/26/2023	\$ 47,702	\$ 47,702		\$ -	\$ 44,683		\$ -	\$ 44,683		\$ -
DOJ	Dept. of Justice		2024 JAG Equipment Grant	Federal	F	12/16/2024	\$ 41,745	\$ 41,745		\$ -	\$ -		\$ -	\$ -		\$ -
Donation/Gr	Private Donations, Grants and City		Police Other Restricted Special Revenue Fund	Private	P	Ongoing	\$ -	\$ 82,947		\$ 800	\$ 96,281		\$ 1,017	\$ 28,681		\$ 67,600
FEMA	FEMA		Hurricane Florence	Federal	F	6/1/2019	\$ 2,340,773	\$ 4,604,077		\$ -	\$ 4,982,838		\$ -	\$ 4,179,246		\$ 803,592
FTA	Federal Transportation Admin.		FY2016 TIGER VIII Center Street & Streetscape	Federal	F	10/1/2018	\$ 5,100,000	\$ 7,189,383		\$ -	\$ 7,312,277		\$ -	\$ 6,527,315		\$ 784,962
DWI	NC Dept of Env. Quality DWI		VUR (AIA) Project AIA-ARP-0284 WW Masterplan	State	S	4/12/2024	\$ 350,000	\$ 350,000		\$ 18,000	\$ 76,500		\$ 28,000	\$ 86,500		\$ (10,000)
DWI	NC Dept of Env. Quality DWI		VUR MRF Project MRF-M-VUR-0001/MRF-M-VUR-0007	State	S	1/24/22-12/4/24	\$ 360,000	\$ 365,400		\$ -	\$ 105,400		\$ 40,890	\$ 219,799		\$ (114,399)
City Fees	Utility Fees		Water Reclamation Facility (WRF) Expansion Project (3.4 MGD)	Debt	D		\$ -	\$ 600,000		\$ -	\$ 600,000		\$ -	\$ 401,388		\$ 198,612
DWI	NC Dept of Env. Quality DWI		MOPCO Philll Sewer SRP-W-134-0214	State	S	11/6/2024	\$ 4,925,000	\$ 6,125,000		\$ -	\$ 1,200,000		\$ 491,876	\$ 5,546,410		\$ (4,346,410)
City Fees	Stormwater Fees		Stormwater Drainage Projects	City Fees	C	Ongoing	\$ -	\$ 1,861,258		\$ -	\$ 1,861,258		\$ -	\$ 1,735,198		\$ 126,060
NC DPS	NC Dept Public Safety		Big Ditch Stream Restoration	State	S	2/23/2024	\$ 2,000,000	\$ 2,000,000		\$ -	\$ 2,000,000		\$ -	\$ 140,295		\$ 1,859,705
SRF/DWI	EPA/NCDENR		CWSRF-Waterline Repl. & Booster Pump Station Install.	Federal	F	6/6/2019	\$ 32,400	\$ 265,513		\$ -	\$ 265,513		\$ -	\$ 265,513		\$ 0
SRF/DWI	EPA/NCDENR		VUR-D-ARP-0085 -2" Galvanized Water Line Rep.	Federal	F	8/18/2022	\$ 5,999,395	\$ 6,029,395		\$ -	\$ 30,000		\$ -	\$ 25,400		\$ 4,600
City Fees	None		Lead and Copper Rule Revisions (LCRR) (EPA)	Private	C	10/2/2003	\$ -	\$ 2,037,500		\$ -	\$ 2,037,500		\$ -	\$ 1,718,744		\$ 318,756
DWI	NC Dept of Env. Quality DWI		PFAS Treatment & Evaluation Study	State	S	8/23/2024	\$ 500,000	\$ 510,000		\$ -	\$ 10,000		\$ 35,000	\$ 315,000		\$ (305,000)
Total							\$ 29,308,808	\$ 42,718,209		\$ 19,050	\$ 27,836,092		\$ 607,648	\$ 25,342,352		\$ 2,493,740

Grant Source Legend:
F = Federal S= State D = Debt P = Private C = City Fees

Grants listed above represent awards that have been officially awarded by the Grantor, and officially accepted by the Grantee (City), unless noted in red font. Those items in red, the Finance Department has received some formal award letter from the Grantor but the City has not formally accepted the award. The list above does not take into account grants that may have been applied for and the City may have received tentative award. If I did not have an official award, I did not place it on this list.

- The cause of fire incidents was determined 67% of the time. 33% of fire incidents were classified as undetermined or still under investigation.
- The average response time of the first arriving unit was 4:21.
- A full response within 8 minutes occurred for 97% of all calls.
- 30% of Inspection Violations were cleared within 90 days.
- There was 1 Civilian injury, 1 Civilian death, 2 Fire Service injuries and 0 Fire Service deaths.
- The American Red Cross assisted 0 individuals due to displacement because of fire damage.
- Fire prevention and community service activities included: Car Seat Safety Checks with Safe Kids of Wayne County, Smoke Alarm Installs, Station Tours, and Truck Displays. We reached 244 Adults and 90 Children with fire prevention materials.

2025	<u>Jan.</u>	<u>Feb.</u>	<u>Mar.</u>	<u>Apr.</u>	<u>May</u>	<u>Jun.</u>	<u>July</u>	<u>Aug.</u>	<u>Sept.</u>	<u>Oct.</u>	<u>Nov.</u>	<u>Dec.</u>	<u>Avg.</u>	<u>Total</u>
Total Incidents:	445	422	459	454	427	468	433	497	463	411	394		443	4,873
Structure Fires:	3	9	6	3	5	2	1	5	2	0	6		4	42
EMS Calls:	262	261	247	257	245	250	236	268	268	234	215		249	2,743
Vehicle Accidents:	44	36	44	39	43	34	27	33	36	31	32		36	399
Fire Alarms:	42	35	60	58	56	70	74	79	50	59	49		57	632
Other:	94	81	102	97	78	112	95	112	107	87	92		96	1,057
Training Hours:	2,765	2,965	3,183	2,752	2,554	2,658	2,231	1,968	2,096	2,076	1,935		2,471	27,183
Safety Car Seat Checks:	1	0	3	0	1	0	0	0	3	2	0		1	10
Inspections:	103	106	117	106	109	134	123	127	181	145	141		126	1,392
2024	<u>Jan.</u>	<u>Feb.</u>	<u>Mar.</u>	<u>Apr.</u>	<u>May</u>	<u>Jun.</u>	<u>Jul.</u>	<u>Aug.</u>	<u>Sept.</u>	<u>Oct.</u>	<u>Nov.</u>	<u>Dec.</u>	<u>Avg.</u>	<u>Total</u>
Total Incidents:	412	369	427	420	428	417	466	465	461	471	474	437	437	5247
Structure Fires:	4	6	5	0	1	2	1	4	1	7	3	6	3	40
EMS Calls:	236	202	249	243	217	224	264	240	262	224	251	226	237	2838
Vehicle Accidents:	27	33	49	40	46	38	41	57	53	70	56	63	48	573
Fire Alarms:	50	44	49	58	66	47	65	75	56	63	59	45	56	677
Other:	95	80	75	79	95	106	95	89	89	107	105	97	93	1112
Training Hours:	3307	3887	2958	2815	2239	2125	2029	1940	1985	2166	1559	1317	2361	28327
Safety Car Seat Checks:	1	6	1	2	2	1	4	1	2	4	2	0	2	20
Inspections:	131	150	169	157	150	128	151	155	136	198	147	129	152	1824

Note: Other Fire Calls include Good Intent Calls, Bomb Scares, Vehicle Fires, Cooking Fires, False Alarms, Assist GPD, Service Calls, Haz-Mat Calls, Grass Fires and Unauthorized Burning.

Human Resources

- Final Interviews for Assistant City Manager
- Reclassification paperwork completed for Deputy City Manager position
- Revised job descriptions for Assistant City Manager and Deputy City Manager
- Reviewed employment applications for Deputy Police Chief
- United Way Presentations at Public Works, Downtown Goldsboro, Paramount Theatre and Travel & Tourism
- Finalizing United Way Campaign
- Health Insurance discussion with City Manager and Finance Director
- Redesign of Performance Evaluations
- Attended training at SJAFC for 7 Habits of Highly Effective Leaders
- Implementation of Employee Release form for possible website pictures
- Updated performance evaluation competencies for police department.
- Processing performance evaluations for police department
- Discussion and research various Performance Evaluation methods
- Scheduled Employee Grievance Hearing
- Settled Employee Grievance at the step #2 – Department Level
- Completion of Certification spreadsheet
- Website redesign
- CES Federal Data Report
- Assisting department heads with updating job descriptions
- Creating & Reviewing job postings for external & internal postings
- Reviewing & Updating all PAFs for accuracy for payroll processing
- Employee Relations
- Decorating City Hall &v Annex for upcoming holidays

Benefits

Benefits Me (New Employee Benefit):

- Implementation goal by January 1, 2026.

Wellness Committee:

- Upcoming Events:
 - Walking Challenge – October 2025
 - A in-person drawing held on November 6th at the GEC during a luncheon provided by Wellness Committee members for participants.
 - Holiday Challenge – November 2025
 - November 1 – 30
 - Facebook Live Drawing to be held on December 5th
 - Winner will win an Echo Dot – donated by Pierce Insurance
 - Downtown Dollars – provided by DGDC

Save the Date:

- **Thursday, December 18, 2025 – COG Employee Service Award Breakfast @ GEC**
 - Invitations sent to all award recipients in interoffice mail and by email.
 - Email invitations sent to all direct supervisors and department heads.

- Email sent to all department heads and admin for RSVP purposes. RSVP's due by December 5th.

• **Wednesday, January 21, 2025 – New Hire Orientation @ GEC**

Safety

- November City Hall Fire and defibrillator inspections
- Accident with injuries involving a solid waste vehicle
- Filed a pothole claim for a citizen. It was denied
- Completed decibel hearing testing at Transfer Station
- Met with Travelers adjuster reference solid waste vehicle fire from October incident.
- Closed two claims involving subrogation with other insurance companies
- Met with Travelers adjuster reference solid waste accident with injuries
- Scheduled OSHA consultation visit, - March 2026
- Teleconference with Heritage Builders reference City Hall lobby safety concerns.
- Meeting with security companies out of Raleigh and Fayetteville reference city hall security
- TEAM meeting with Renfrow Security Services
- TEAM meeting with Rough Rider Security Services
- Met with Heritage Builders and sub-contractors reference Lobby and Revenue Remodel for safety
- Filed a pothole claim from concerned citizen.
- Reviewing Safety Manual for updates
- Field Safety for private contractors
- Field Safety with crews
- Daily office duties

Occupational Health

The Occupational Health Nurse continues to provide guidance regarding CDC guidelines and COVID protocols. There were 164 visits this month.

DRUG SCREENS = 15 Breath Alcohol Test= 1	
New Hire CDL= 1 New Hire non -CDL= 4	Post Accident CDL= 1 Post Accident non-CDL= 0
New Hire Instant Drug Screens= 3 Return to Work Instant = 0	Random Drug Screens CDL=2 Random Drug Screens non- CDL "Safety Sensitive"= 2
Promotion CDL= 1 Promotion non- CDL= 0 Promotion instant (temp) = 0 Reasonable Suspicion – Instant =0 Return to Duty = 1	Breath Alcohol Test CDL = 1 Breath Alcohol Test non- CDL= 0

Health Training Sessions:

- Vital signs=15
- First Aid 2 employees
- Random, Promotion, New Hire, Return to Duty, and Post Accident drug screens
- CPR/First Aid/AED training @ Public Works for Cemetery Dept 11/5
- Hearing Test Reviews – Fire "C" shift
- Hearing Test Reviews and annual TB tests for Police Support Services 11/4, Police "C" Shift 11/12, and Police Investigations 11/17

- Annual Bloodborne Pathogen training – Public Utilities 11/18 and 11/19
- Hepatitis B vaccines @ WRF 11/18

Meetings/Events:

- **Wings of Wellness luncheon** 11/6 at Goldsboro Event Center
- **Wellness Holiday Challenge** Nov. 1st – 30th
- **Wednesday Wellness Walks** around Center Street 11/5, 11/12/, and 11/19
- **Annual Hearing Booth Calibration** by William Griggs from E3 11/14
- Completed Dr. Grants **Standing Orders** for Employee Health Clinic 11/24

Other health-related information pertinent to employees include:

- 0 reported COVID positive case
- 3 new WC cases
- 6 Employees began FMLA
- 2 Employees ended FMLA
- Sent email “Healthier Thanksgiving Tips: Tips for smart eating” 11/20
- November Nurse Newsletter: “Happy Healthy Holidays” distributed to all departments 11/24

MONTHLY STATISTICS

2025	JAN	FEB	MAR	APR	MA Y	JUN	JUL	AUG	SEP	OCT	NOV	DEC	AVG
Employees – FT & PPT	455	450	448	452	449	455	453	447	446	446	446		450
Employees – Part Time	108	108	111	119	125	126	128	123	118	117	118		118
Total Employees	563	558	559	571	574	581	581	570	564	563	564		568
Male	429	426	423	425	426	437	437	431	425	425	423		428
Female	134	132	136	146	148	144	144	139	139	138	141		140
Ethnicity – White (Not Hisp or Latino)	339	344	345	350	351	351	350	352	349	348	345		348
Ethnicity – Black or African American	185	177	175	181	181	186	187	177	176	176	178		180
Ethnicity – Hispanic or Latino	24	23	23	24	24	27	27	26	26	27	28		25
Ethnicity – Asian	6	5	5	5	5	5	5	4	4	4	4		5
Ethnicity – Other	10	9	11	12	13	12	12	11	9	9	9		11
Vacancies	27	19	20	22	31	25	27	23	18	31	30		25
Applications	151	283	486	276	236	219	239	245	262	674	146		292
Applicant Notices	375	261	199	253	210	168	169	152	135	106	461		198
New Hires (FT&PPT)	13	4	2	10	2	12	1	3	4	7	3		6
New Hires (PT)	1	0	4	10	15	7	5	1	3	4	2		5
Promotions	4	0	4	3	1	4	0	3	3	6	0		3
Resignations	2	3	7	2	2	4	6	6	7	6	2		4
Retirements	2	0	1	1	1	0	0	0	1	1	2		1
Terminations - Involuntary	0	0	1	1	3	0	2	0	2	0	0		1
Turnover Rate	.01%	.01%	.02%	.01%	.01%	.01%	1.8%	1.3%	2.2%	1.5%	.01%		0.6%

Vehicle Accidents	2	1	2	2	3	1	2	3	2	1	2		2
Workers' Comp	2	2	4	1	3	3	0	4	3	0	0		2
Covid Related	0	0	0	0	0	0	0	1	1	1	3		0

Note: Hiring and separation statistics (resignations, retirements, and terminations) represent full-time and permanent part-time personnel.

MONTHLY STATISTICS

2024	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	AVG
Employees – FT & PPT	432	422	422	429	432	425	427	439	444	437	436	445	433
Employees – Part Time	106	109	112	114	134	145	145	147	154	157	124	114	130
Total Employees	538	531	534	543	566	570	572	586	598	594	560	559	563
Male	413	407	408	413	422	422	423	431	443	441	421	424	422
Female	125	124	126	130	144	148	149	155	155	153	139	135	140
Ethnicity – White (Not Hisp or Latino)	339	319	319	326	334	334	335	345	351	349	332	335	335
Ethnicity – Black or African American	182	181	184	186	196	199	201	203	208	207	192	188	194
Ethnicity – Hispanic or Latino	17	18	18	18	21	21	20	22	23	22	20	21	20
Ethnicity – Asian	4	4	4	4	4	5	5	5	5	5	5	5	5
Ethnicity – Other	8	9	9	9	11	11	11	11	11	11	11	10	10
Vacancies	32	32	31	33	31	33	34	29	29	29	22	23	30
Applications	240	289	303	502	381	481	466	290	339	367	404	365	369
Applicant Notices	97	216	179	168	352	471	355	536	325	220	333	169	285
New Hires	1	2	1	2	12	1	5	11	3	7	5	9	5
Promotions	1	5	1	1	1	3	1	4	2	2	3	1	2
Resignations	5	5	2	7	5	1	4	2	1	7	2	1	4
Retirements	3	0	0	0	1	2	0	1	1	0	1	2	1
Terminations - Involuntary	2	2	1	1	0	0	2	0	1	2	2	1	1
Turnover Rate	2.3%	1.7%	.01%	1.9%	1.4%	.005%	.005%	.01%	.01%	.02%	.01%	.01%	0.6%
Vehicle Accidents	2	2	1	1	0	5	2	3	3	3	6	6	3
Workers' Comp	2	4	1	1	3	4	2	3	2	4	2	2	3
Covid Related	9	2	1	0	0	0	1	7	5	1	1	0	2
Telework	14	14	14	14	14	14	14	14	14	14	15	15	14

Note: Hiring and separation statistics (resignations, retirements, and terminations) represent full-time and permanent part-time personnel.

Information Technology

November 2025

Prepared By: Angela Price

Date Prepared: December 2, 2025

- Setup conference camera for Travel & Tourism Conference Room.
- Replaced SCADA UPS at WTP.
- Completed MDT deployments for GFD.
- Replaced UPS for Golf Maintenance facility.
- Moved power sources in preparation for UPS replacement.
- Replaced primary UPS in server room.
- Met with departments on Website project.
- Supported Pocket Park video and audio recording.
- Setup reports in Banner Financial.
- Setup Cloudflare for the City.
- Completed fiber to North End Park.
- Completed fiber to HV Brown Park.
- Upgraded firmware on network switches for Public Safety, Public Works, and Public Utilities.
- Updated document library for new website.
- Replaced remote for door at Public Works.
- Ran cables for new WRF copier.
- Replaced cables in Planning office.
- Completed fiber to Herman Park.
- Updated SCADA firewall policies.
- Setup new Engineering employee computers.
- Repaired Pro Shop printers at Golf Course.
- Reprogrammed camera for Public Works fuel gate.
- Programmed cameras for park project.
- Staff testified in a criminal case related to camera footage.
- Raised functional level of the City Domain servers.
- Replaced UPS at Neuse River Pump Station.
- Installed fuel area gate camera at Public Works.
- Installed parking lot camera at Public Works.
- Resolved SCADA issues at WTP and WRF.
- Installed/Setup SCADA PCs at WRF.
- Installed cables for SCADA at WTP.
- Replaced UPS units at Paramount, DGDC, and Travel & Tourism.
- Updated AV software on SCADA PCs.
- Moved office for Server Administrator
- Conducted interviews and selected a candidate for the vacant CSA II at Public Safety.

- Updated Banner Test Server.
- Worked with DOT on fiber relocation for road project.

2025	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	AVG	TOTAL
Tickets Opened	767	557	725	600	618	650	812	720	566	617	495		648	7127
Tickets Closed	775	564	720	671	583	704	787	677	565	613	491		650	7150
Open Tickets	482	475	480	409	444	390	415	458	459	463	467		449	

2024	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	AVG	TOTAL
Tickets Opened	801	817	708	965	592	499	633	651	650	705	626	593	687	8240
Tickets Closed	819	838	714	963	580	523	602	686	601	688	517	613	679	8144
Open Tickets	374	353	347	349	361	337	368	335	384	401	510	490	384	

PARAMOUNT
November 2025
Prepared by: Adam Twiss
Date Prepared 12/7/2025

-----PARAMOUNT THEATRE-----

- **November activity included 26 rental/use days, including 6 public performances.**
 - Notable Activity:
 - StageStruck – Oliver musical
 - Seegars's, Jimmy Hare, John Best private movie events
 - Miss Goldsboro Pageant
 - PPAS: NC Symphony Holiday Pops
 - Goldsboro Ballet - Nutcracker
- **November cancelled/rescheduled programming includes 1 day, 1 public performance**
- **Repairs, Maintenance, Issues:**
 - New Admin-1 position filled, began training.
 - New PT Technical and BA Staff members being trained, performing well
 - Wheelchair lift replacement Pending.
 - HVAC controls upgrade Pending.

-----FINANCIAL-----

Expenses: \$79,333: Labor: \$47,862 / Operations: \$13,535 /Artist and Renter box office Payout: \$15,991

Revenues: \$46,092 Tickets: \$37,640 / Building Rentals: \$4,015 / Concession: \$3,040

	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	FY 25 Total	Average
Exp	\$24,455	\$32,436	\$32,981	\$75,388	\$79,333								\$244,593	\$48,919
Rev	\$1,986	\$27,542	\$34,342	\$34,695	\$46,092								\$144,657	\$28,931
	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	FY 25 Total	Average
Exp	\$26,909	\$40,311	\$44,811	\$75,226	\$78,041	\$100,534	\$98,615	\$43,539	\$56,989	\$87,571	\$84,611	\$93,985	\$831,142	\$69,262
Rev	\$1,331	\$4,162	\$28,283	\$35,245	\$47,073	\$78,220	\$81,970	\$25,173	\$77,321	\$72,310	\$60,238	\$71,956	\$583,282	\$48,607

- Open (free) play Pickleball at WA Foster Center – **130 participants**
- Golden Agers Luncheon held on November 12th – **50 participants**
- Goldsboro Event Center (GEC) hosted seven (7) events – **760 guests** and five (5) City of Goldsboro events – **247 guests**
- GEC had to turn away 13 events due to date wanted already being booked
- **1564 rounds of Golf this month**
- Several golf tournaments were held at the Golf Course this month - **174 participants**
- Open (free) play volleyball held at WA Foster Center on Mondays – **40 participants**
- Specialized Recreation Bingo held on November 17th – **47 participants**
- Neighborhood Watch Meeting held at Edgewood on November 5th
- Senior Card Group Play – **48 participants**
- Line Dancing is held on Mondays and Thursdays – **138 participants**
- Aktion Club meeting held at Edgewood on November 12th
- Specialized Recreation’s Friendsgiving Social was held on November 19th - **38 participants**
- Gym Open Play at WA Foster Center for Adults and Youth during November – **480 participants**
- ***Parks and Recreation staff have moved programming activities at the building/property formerly known as Edgewood School***
- Park Maintenance Staff continue to clean park restrooms that do not need to be winterized and the restrooms at the HUB daily. Park restrooms closed for the Winter include Mina Weil Park, Fairview Park, and North End Park
- Park Maintenance Staff continue to tend to the landscaping on Center Street
- Through June 2025, expenditures for the Goldsboro Golf Course and Goldsboro Event Center (GEC) were inclusive of Capital items purchased during the year.

2025	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	AVG
Goldsboro Event Center													
Rental Revenue	\$19,331	\$10,325	\$13,825	\$11,745	\$16,541	\$13,860	\$15,732	\$13,550	\$10,807	\$16,281	\$5,645		\$13,422
Facility Usage	1119	1724	1321	1579	1986	1184	1710	1810	939	1118	1007		1409
Expenditures	\$25,597	\$16,803	\$15,915	\$15,679	\$34,603	\$33,628	\$9,465	\$12,875	\$17,394	\$31,524	\$12,039		\$20,502
W. A. Foster Recreation Center													
Program Revenue	\$660	\$265	\$315	\$215	\$5,115	\$1,895	\$2,470	\$205	\$400	\$0	\$0		\$1,049
Rental Revenue	\$1,950	\$4,370	\$3,803	\$2,963	\$1,830	\$1,025	\$2,165	\$1,423	\$650	\$1,073	\$38		\$1,936
Facility Usage	986	950	1588	1782	1832	2422	3319	1786	1100	1276	1017		1642
Expenditures	\$12,871	\$13,000	\$13,473	\$12,862	\$13,206	\$25,574	\$34,238	\$22,828	\$14,270	\$14,174	\$14,863		\$17,396
T. C. Coley Community Center as of October - Edgewood													
Program Revenue	\$1,649	\$1,030	\$430	\$545	\$430	\$595	\$235	\$175	\$435	\$205	\$200		\$539
Rental Revenue	\$835	\$1,115	\$820	\$1,290	\$520	\$390	\$260	\$890	\$330	\$0	\$310		\$615
Facility Usage	400	477	375	471	422	296	335	305	343	311	273		364
Expenditures	\$5,773	\$6,555	\$6,400	\$6,427	\$7,213	\$5,497	\$7,182	\$7,822	\$9,063	\$8,530	\$7,926		\$7,126
Specialized Recreation													
Program Revenue	\$0	\$54	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$210		\$24
Rental Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
Facility Usage	101	122	108	250	1191	150	86	173	111	218	91		237
Expenditures	\$1,144	\$2,851	\$2,746	\$2,993	\$2,742	\$2,641	\$2,592	\$3,347	\$3,932	\$4,305	\$3,479		\$2,979
Senior Programs & Pools													
Program Revenue	\$0	\$0	\$72	\$80	\$945	\$7,906	\$4,514	\$1,296	\$1,291	\$0	\$0		\$1,464
Rental Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50	\$0	\$0		\$5
Facility Usage	155	330	153	361	316	3641	2381	1172	89	111	50		796
Expenditures	\$1,144	\$3,142	\$2,562	\$2,623	\$5,655	\$16,257	\$20,223	\$9,847	\$2052	\$1,865	\$2,623		\$6,181
Athletics, Field & Picnic Shelters, Bryan MSCX													
Program Revenue	\$4,010	\$10,540	\$18,840	\$370	\$3,990	\$5,819	\$4,970	\$30,931	\$1,350	\$1,438	\$5,190		\$7,950
Rental Revenue	\$6,971	\$300	\$0	\$0	\$350	\$650	\$0	\$0	\$0	\$0	\$0		\$752
Facility Usage	65563	67211	68484	71003	74171	76393	77175	79408	81313	83174	85297		75381
Expenditures	\$12,946	\$16,354	\$15,748	\$14,385	\$16,538	\$18,199	\$18,262	\$16,723	\$17,246	\$18,408	\$18,519		\$16,666
Golf Course													
Revenues	\$35,478	\$39,602	\$70,448	\$82,911	\$95,787	\$87,421	\$85,936	\$87,678	\$76,952	\$73,864	\$59,875		\$72,359
Expenditures	\$42,873	\$68,106	\$56,866	\$69,544	\$77,586	\$101,621	\$38,612	\$66,720	111,168	124,036	\$45,543		\$72,971
Rounds of Golf	632	953	2133	2282	2546	2223	2424	2445	2355	2201	1564		1978
Net	\$7,395	\$28,504	\$13,582	\$13,367	\$18,201	\$14,200	\$47,324	\$20,958	\$34,216	\$50,172	\$14,332		\$611
Special Events													
Revenues / Sponsorships	\$0	\$1,500	\$0	\$0	\$1,170	\$0	\$0	\$0	\$0	\$0	\$0		\$243
Participation	0	100	115	2877	80	0	0	0	0	1600	0		434
Expenditures	\$0	\$1,440	\$437	\$0	\$973	\$0	\$0	\$0	\$0	\$1,826	\$1,484		\$425
TOTAL REVENUE	\$70,884	\$69,101	108,553	\$100,119	126,678	\$119,561	\$116,282	136,148	\$92,265	\$92,861	\$71,428		\$100,353
TOTAL EXPENSES	102,348	\$128,251	114,147	\$124,513	158,516	\$203,417	\$130,574	140,162	175,125	\$204,668	\$106,476		\$144,382
TOTAL REVENUE FOR THE YEAR			\$1,103,880										
TOTAL EXPENSES FOR THE YEAR			\$1,588,197										

2024	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	AVG
Goldsboro Event Center													
Rental Revenue	\$6,484	\$26,818	\$10,194	\$15,938	\$19,325	\$13,629	\$9,052	\$15447	\$10649	\$9,633	\$6,592	\$19,704	\$13,622
Facility Usage	1488	1788	2,072	1850	2210	2412	1384	1885	1020	1648	1574	2050	1782
Expenditures	\$14,632	\$34,260	\$19,026	\$12,484	\$18,058	\$13,457	\$8,469	\$12770	\$14153	\$18594	\$31,190	\$15,675	\$17,731
WA Foster Recreation Center													
Program Revenue	\$710	\$380	\$570	\$490	\$430	\$7,725	\$3,775	\$1,535	\$540	\$575	\$225	\$320	\$1,440
Rental Revenue	\$425	\$1,050	\$1,190	\$1,475	\$3,462	\$1,763	\$1,900	\$3,060	\$1,690	\$2,076	\$813	\$1,480	\$1,699
Facility Usage	3368	2166	2305	2383	2708	2159	2528	802	1238	1528	1541	1326	2004
Expenditures	\$14,075	\$14,460	\$14,225	\$14,470	\$14,980	\$22,610	30,791	\$28,361	\$12792	\$12276	\$14,394	\$12858	\$17,191
T.C. Coley Community Center													
Program Revenue	\$1,742	\$1,271	\$787	\$433	\$586	\$130	\$515	\$360	\$270	\$290	\$561	\$307	\$604
Rental Revenue	\$570	\$1,150	\$835	\$530	\$490	\$550	\$590	\$480	\$130	\$150	\$120	\$160	\$479
Facility Usage	343	750	537	542	407	394	451	547	433	195	255	335	432
Expenditures	\$5,662	\$5,866	\$5,780	\$5,905	\$5,205	\$5,540	\$5,755	\$5,970	\$7,200	\$7,327	\$6,451	\$6,353	\$6,085
Specialized Recreation													
Program Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Rental Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Facility Usage	168	144	126	138	527	155	147	197	54	208	156	147	181
Expenditures	\$2,364	\$2,952	\$3,298	\$3,116	\$5,160	\$4,482	\$2,184	\$826	\$740	\$538	\$1,204	\$486	\$2,279
Senior Programs & Pools													
Program Revenue	\$0	\$0	\$125	\$0	\$50	\$8,491	\$7,787	\$3,070	\$820	\$306	\$525	\$0	\$1,765
Rental Revenue	\$0	\$0	\$0	\$0	\$0	\$525	\$525	\$0	\$0	\$0	\$0	\$0	\$88
Facility Usage	113	170	211	142	289	3967	2993	1324	102	306	313	162	841
Expenditures	\$2,475	\$2,594	\$3,685	\$3,980	\$4,140	\$15,135	20,996	\$10743	\$3,004	\$1,051	\$1,261	\$792	\$5,821
Athletics, Field & Picnic Shelters, Bryan MSCX													
Program Revenue	\$14,100	\$15,090	\$19,807	\$60	\$6,500	\$4,760	\$8,225	\$20890	\$6,550	\$1,945	\$3,445	\$6,650	\$9,002
Rental Revenue	\$0	\$0	\$1,325	\$0	\$375	\$600	\$0	\$0	\$0	\$50	\$0	\$300	\$221
Facility Usage	36489	37080	37195	39417	41484	44287	49860	51309	53489	59822	62942	64450	48152
Expenditures	\$16,198	\$16,363	\$16,420	\$16,865	\$17,676	\$37,716	15,703	\$16067	\$23481	\$15,466	\$14,506	\$15,930	\$18,533
Golf Course													
Revenues	\$36,586	\$53,758	\$62,463	\$80,212	\$81,257	\$86,468	67,129	\$72447	\$62,016	\$73,177	\$54,040	\$42,082	\$64,303
Expenditures	\$48,038	\$52,214	\$52,886	\$47,582	\$78,744	\$63,177	40,986	\$54,790	\$84,275	\$52,545	\$94,803	\$52,071	\$60,176
Rounds of Golf	938	1487	1493	2675	2343	2345	2127	2100	1851	2310	1538	1077	1857
Net	\$11,452	\$1,544	\$9,577	\$32,629	\$2,512	\$23,291	26,143	19,657	\$22,259	\$20,632	\$40,763	\$9,989	\$4,294
Special Events													
Revenues / Sponsorships	\$0	\$2,430	\$0	\$0	\$1,650	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$340
Participation	0	454	1606	1094	110	0	0	0	0	45	0	4500	651
Expenditures	\$0	\$4,080	\$536	\$760	\$1,700	\$0	\$0	\$0	\$0	\$71	\$0	\$1,639	\$732
TOTAL REVENUE													
TOTAL REVENUE	\$60,617	\$101,947	\$97,296	\$99,138	\$109,798	\$124,641	\$99,498	\$117289	\$82665	\$88202	\$66321	\$71003	\$93,201
TOTAL EXPENSES													
TOTAL EXPENSES	\$103,444	\$132,789	\$115,856	105,162	\$145,663	\$162,117	124,884	129527	\$145645	\$107868	\$163809	\$105804	\$128,547
TOTAL REVENUE FOR THE YEAR			\$1,118,415										
TOTAL EXPENSES FOR THE YEAR			\$1,542,568										

GOLDSBORO POLICE DEPARTMENT

November 2025

Prepared By: Michael D. West

Date Prepared: December 5, 2025

Total Part I Crimes (Homicide, Rape, Robbery, Aggravated Assault, Burglary, Larceny, Motor Vehicle Theft, and Arson) for November 2024 was 148, compared to 113 for November 2025.

Property with an estimated value of \$216,518 was reported stolen, while property with an estimated value of \$78,220 was recovered and property damaged was \$41,168.

Officers arrested 117 people and issued 303 citations during the month. There were 28 drug-related charges.

There were 0 report(s) of assault(s) on officer(s).

Revenue collected for November 2025 included:

Police Reports	502.00
Parking Tickets	\$ 0.00
Fingerprints	\$ 30.00
Special Events	\$ 0.00
Total	\$ 532.00

PART I CRIME COMPARISON & TREND														
2025	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sept	Oct	Nov	Dec	Total	
OFFENSE														
Homicide	0	1	1	0	0	1	2	0	1	1	0		7	
Rape	2	2	1	2	0	1	1	0	0	1	1		11	
Robbery	7	1	4	4	3	5	2	5	3	4	5		43	
Aggravated Assault	8	17	13	22	19	19	11	20	24	17	13		183	
Breaking & Entering	22	24	27	27	17	18	28	24	14	17	21		239	
Larceny	79	77	98	111	89	87	86	102	86	79	67		961	
Motor Vehicle Theft	6	8	12	15	5	4	6	10	2	4	6		78	
Arson	0	1	0	0	0	0	0	0	0	0	0		1	
TOTALS	124	131	156	181	133	135	136	161	130	123	113		1,523	
2024	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sept	Oct	Nov	Dec	Total	
OFFENSE														
Homicide	1	0	0	3	1	3	0	2	1	1	0	1	13	
Rape	3	0	0	1	1	1	2	1	0	0	0	0	9	
Robbery	3	2	6	1	0	10	6	7	3	12	7	5	62	
Aggravated Assault	21	15	20	13	21	24	9	12	9	20	13	18	195	
Breaking & Entering	22	38	23	21	33	27	33	23	31	28	16	23	318	
Larceny	159	96	145	114	156	111	128	166	155	110	99	102	1541	
Motor Vehicle Theft	10	6	13	8	14	14	5	10	9	5	12	8	114	
Arson	0	0	2	0	0	0	0	2	0	0	1	1	6	
TOTALS	219	157	209	161	226	190	183	223	208	176	148	158	2258	

PUBLIC UTILITIES DEPARTMENT

November 2025

Prepared By: Robert Sherman

Date Prepared: November 05, 2025

Water Treatment Plant

- The Water Treatment Plant operations are proceeding smoothly. Currently at 40% capacity.
- Capital Projects: WTP Structure Repairs, Replacements of the **ATs at the WTP(Completed)** and at the NRPS the progress has begun on the installation for the ATs. A Bid has been awarded to replace flow meters at WTP, sewer meter for SJAFB and a sewer meter coming from Fork Township.
- PFAS Pilot Study equipment has been installed, and the study has begun.
- Nuese River dredging at the WTP Intake Structure is continuing.

Water Reclamation Facility

- The Water Reclamation Facility (WRF) operates efficiently, with an average daily flow of 4.78 million gallons per day (MGD) in November. The yearly average flow for the WRF is 6.91MGD, indicating that the facility is currently operating at 49% of its capacity.
- The Water Reclamation Facility is pleased to report that all 25 of the city's pump stations are currently operating efficiently. McCall's Lift Station has an issue with a manhole near the station. Work schedule has changed to the beginning of December.
- Working with the Design Build Team of Crowder and Hazen on contracts for the WRF upgrade expansion.
- HWY 117 upgrade through Project Butter is going well. Completion of this project is coming to a close.
- Permit approval for the Reuse Water system for the next five years.

Distribution and Collections

- Call duty responded to 14 after hours calls-total of 23.5 hours
- 117 Completed work orders.

Compost Facility

- Three hundred and thirty-six cubic yards of compost and mulch were sold in November 2025.

Historical data for water and sewer volumes are in Millions Gallons per Day (MGD) and are average daily flows for each month. *Water permit- 14.0 MGD; **Wastewater permit- 14.2 MGD

2025 MGD	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Yearly Average
Water*	5.62	5.76	6.25	5.10	5.36	5.77	5.58	5.52	5.83	5.68	5.39		5.62
Sewer**	6.75	7.78	8.13	8.55	7.25	6.89	6.24	8.97	5.69	5.03	4.78		6.91
Compost	258	489	1,111	1,293	698	626	301	193	272	489	336		551

*Water permit- 14.0 MGD; **Wastewater permit- 14.2 MGD

2024 MGD	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Yearly Average
Water*	5.95	5.88	5.84	5.97	6.05	7.19	6.09	5.99	5.65	5.35	5.11	4.97	5.84
Sewer**	10.63	8.17	8.91	7.91	8.11	5.74	8.15	13.31	11.52	9.60	6.69	6.30	8.75
Compost	161	866	970	1156	542	785	325	215	225	239	200	349	503

*Water permit- 14.0 MGD; **Wastewater permit- 14.2 MGD

Distribution & Collections 2025		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Ave
	Utility Line Maint (1000-ft)	2	11.3	20.2	15.7	22.9	23.6	34.6	11.1	31.5	19.7	7.9		18
	Lines Camera'd (1000-ft)	1	1	1.2	2.5	2.8	1.9	1.2	1	1.2	1.6	1.2		2
	Water Repairs	51	18	17	16	10	12	13	21	21	34	27		22
	Sewer Repairs	17	10	15	26	40	33	27	32	37	41	24		27
	Hydrants Replaced/Fixed	7	3	6	4	1	2	5	49	20	6	4		10
	Meter Install/Changed	5	3	4	7	3	3	6	3	3	8	4		4

Distribution & Collections 2024		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Ave
	Utility Line Maint (1000-ft)	17.5	8.5	18.7	16.9	62.4	14.7	12.4	9.3	14.7	15.3	2	4.6	16
	Lines Camera'd (1000-ft)	1.8	24	1.1	1.8	2.7	1	1	1	1.9	2.6	1.2	1	3
	Water Repairs	52	25	18	22	22	24	20	18	26	27	20	24	25
	Sewer Repairs	21	16	13	20	19	21	20	14	19	18	13	8	17
	Hydrants Replaced/Fixed	1	3	1	2	3	1	1	2	6	5	3	2	3
	Meter Install/Changed	5	5	1	7	5	4	11	5	4	8	5	8	6

Public Works Department

November 2025

Prepared by: Jamie Stanley

Date Prepared: December 5, 2025

Monthly Highlights

Building, Grounds, Traffic and Signs: Efforts were primarily directed toward preparations for Lights Up, including tree trimming, testing of electrical outlets, and installation of lights on Center Street. New pavement markings on Slocumb and Harris intersection and many new street signs and sign visibility improvements made. Installed decals to new police vehicles and handled several electrical and plumbing issues in multiple city buildings. Identified several lots on mowing list to eliminate due to private ownership.

Solid Waste: Revised ordinance completed for council review at next meeting. Leaf and Limb collected 900 tons of yard waste this month which is more than any month in the past 2 years.

Streets & Stormwater: Crews removed 5 Beaver Dams, cleaned 3,332 LF of ROW cutbacks, 4,972 LF of ditch mowing and 2,814 LF of ditches shaped and cleaned. Jet Rodded 600 LF of stormwater pipe, cleaned 5 CB and 8 MH. Removed 7 trees from ROW and poured 30 LF of curb and gutter and 315 LF of sidewalk. Moved concrete barriers for Lights Up event. 43.5 total hours of overtime.

Divisions		2025												AVG
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Bldg & Grounds	Plumbing, Electrical, Bldg	13	32	31	32	26	39	36	21	22	22	29		27.5
	Traffic / Signs	na	na	na	na	na	na	75	54	40	58	34		52.2
	ROW Mowing (ac)	0	10	25	74	36	77	32	29	207	0	0		44.5
	City-Owned Lots Mowing (ac)	20	6	20	27	78	35	35	31	17	10	5.4		25.9
Garage	Total Work Orders	191	139	190	151	155	150	177	159	188	180	117		163.4
Solid Waste	Refuse (x1000 tons)	1.06	0.92	1.02	1.03	1.13	1.1	1.24	1.11	1.13	1.12	1.06		1.1
	Recyclables (tons)	98	72	78	83	76	59	22	10	33	24	12		51.5
	Leaf-n-Limbs (x1000 tons)	0.6	0.5	0.4	0.8	0.8	0.7	0.7	0.5	0.8	0.8	0.9		0.7
Cemetery	Funerals	5	8	4	1	4	4	5	4	2	2	3		3.8
Street & Storm	Utility Cut Repairs	0	0	13	35	30	11	24	33	22	25	17		19.1
	Pot Hole Repairs	101	239	256	63	170	215	108	112	65	28	129		135.1
	Streets Swept (miles)	188.3	182	235	325.7	356	446	421.6	322	245.5	197.4	335.9		295.9
	Pipe&Open Ditch Maint(1000-ft)	0.38	0.46	6.04	2.4	4.97	3.9	4.69	10.2	4.07	1.18	3.41		3.8
	Ditch mowing (1000-ft)	0	0	0	0.14	11.86	15.4	7.85	4.27	1.25	12.73	4.97		5.3
	Storm Pipe Repairs	2	7	4	7	5	0	10	6	6	3	0		4.5
2024														
Bldg & Grounds	Radio, Electrical, Bldg	33	37	29	30	13	22	29	25	28	41	29	20	28.0
	ROW Mowing (ac)	0	0	0	20	21	50	89	53.4	80	57	0	0	30.9
	City-Owned Lots Mowing (ac)	15	10	35	25	10	20	30	27	72	85	0	0	27.4
Garage	Total Work Orders	248	255	235	207	248	189	175	190	151	171	159	176	200.3
Solid Waste	Refuse (x1000 tons)	1.11	1.03	1.02	1.18	1.25	1.10	1.20	1.18	1.16	1.11	1.01	1.12	1.1
	Recyclables (tons)	19	15	16	0	0	0	9	15	12	15	13	22	11.3
	Leaf-n-Limbs (x1000 tons)	0.8	0.8	0.5	0.5	0.7	0.6	0.6	0.4	0.4	0.6	0.6	0.7	0.6
Cemetery	Funerals	6	2	3	1	6	3	10	3	4	4	2	5	4.1
Street & Storm	Utility Cut Repairs	2	15	51	40	14	26	16	22	16	18	18	1	19.9
	Pot Hole Repairs	73	62	100	188	74	59	71	110	56	177	52	103	93.8
	Streets Swept (miles)	270.4	300	310	356.1	369.9	314.3	305.2	358.5	379	283	121.9	12.3	281.7
	Pipe&Open Ditch Maint(1000-ft)	0.35	8.30	4.03	8.46	0.77	1.18	1.41	2.79	6.07	0.56	0.536	0.86	2.9
	Ditch mowing (1000-ft)	0.00	0.00	0.00	5.08	7.81	1.15	12.37	5.40	16.17	0.00	0.00	0.00	4.0
	Storm Pipe Repairs	6	4	4	7	2	2	4	3	3	5	1	2	3.6

Travel and Tourism

November 2025

Prepared by: Amanda Justice, Candace Clarkson and Amber Herring

Date Prepared: 12/02/2025

- Total hotel revenue generated in October was \$2,666,071 which is up 6.8% YOY. November totals have not yet been released.
- The October SEO report is available for anyone who wants to take a look. November numbers are not yet available.
 - Organic search made up 57% of the total website traffic with 1,819 sessions.
 - November numbers not yet available.
 - "things to do in goldsboro nc" maintained position #1.
 - "hotels in goldsboro nc" increased 8 position to #12.
- 11/4- Co-hosted Restaurant Solicitation Event with City Manager's Office, Downtown Development, and Planning.
- 11-5-11/7 – Amanda attended the NCTIA Tourism Leadership Conference held in Wilmington
- 11/10-NC Coast Host Social Medi planning zoom call
- 11/12- Restaurant Solicitation “Hot Wash” meeting
- 11/12- NCAF&E Zoom call to discuss ShowFest
- 11/13 – NC Coast Host Board Meeting
- 11/14 – Blue Couch Media came and took head shots for website
- 11/19 – Amanda attended the Wayne County Chamber Ag Meeting
- Mailed out handwritten thank you notes to 11/4 event attendees.
- 11/24- Amanda and Candace – Zoom Call with ITI Digital
- 11/24- Amanda and Candace attended Lights Up Downtown

City Occupancy Tax Collections

November tax collections have not been released

	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June	YTD	Average
2025-26	\$90,030	\$99,059	\$94,066	\$98,939									\$273,155	\$93,023
2024-25	\$85,920	\$85,921	\$122,575	\$84,785	\$103,718	\$63,096	\$102,434	\$64,459	\$107,807	\$95,488	\$101,927	\$105,986	\$112,4116	\$93,676

**CITY OF GOLDSBORO
AGENDA MEMORANDUM
DECEMBER 15, 2025 CITY COUNCIL MEETING**

TITLE: Review of Strategic Framework for Business Development Services Report prepared by Creative Economic Development Consulting

DEPARTMENT: Development Services

BACKGROUND:

In April 2022, the North Carolina Department of Commerce – NC Main Street and Rural Planning Center conducted an economic assessment workshop with City staff and stakeholders. The workshop resulted in a document adopted by the City Council called the "City of Goldsboro Economic Development Assessment and Plan". The plan provided short-term actionable items to prepare the City for comprehensive economic development planning. In January 2025, a follow-up economic assessment forum was conducted. This group reviewed what actions have been taken since the 2022 report and identified gap work goals for economic and business development. One of the eight key recommendations included developing a comprehensive business development strategic plan.

At the August 18, 2025 meeting, City Council approved the development of a Business Development Framework Plan to be prepared by Creative Economic Development Consulting. The purpose of this plan is to establish clear action steps that will enable the Development Services Department to foster and sustain a business-friendly environment throughout the City.

DISCUSSION:

In the FY25-26 adopted budget, City Council approved \$20,000 for business development studies within the city. Building upon the recommendations of the 2022 Economic Development Assessment and Plan and the subsequent 2025 forum, the Development Services Department has identified a critical need to enhance its internal capacity to support and lead local economic development initiatives. This strategic shift will focus on cultivating a departmental culture geared toward proactive engagement and resource development. The plan aids in the Department's capacity to strengthen and assist new and existing Goldsboro businesses and commerce.

Creative Economic Development Consulting has been carrying out the proposed scope of services, project schedule, meeting with an assigned team, and submitting costs consistent with the approved budget since its August 2025 approval.

In preparing the business development framework plan, Creative Economic Development Consulting has engaged City staff, leadership, and targeted community stakeholders to inform its direction. The plan is scheduled for completion by the end of 2025, with City Council participation serving as the final stage of the process. A draft plan will be presented to Council on December 15, 2025, by Chrystal Morphis of Creative Economic Development Consulting,

providing an opportunity for review and comment prior to completion of the final document.

BUDGET RELATIONSHIP:

The FY2025-26 budget supports this vision with a budgeted line-item in the City Manager's office budget to bring in a third party for strategy development.

STRATEGIC PLAN RELATIONSHIP:

The Business Development Framework & Strategic Plan provides a foundation towards the City of Goldsboro Strategic Plan goal of a Strong and Diverse Economy.

STAFF RECOMMENDATION:

Engagement from Council is welcomed, as staff values ensuring that final action steps incorporate their commentary on how the Development Services Department can best support business development throughout the city.

MANAGER'S RECOMMENDATION:

APPROVERS

Sakeithia Reece

April Choice

Laura Getz

Matthew Livingston

This is a draft report under development. After input from the Goldsboro City Council, the draft will be edited, formatted, and finalized.



Strategic Framework for Business Development Services

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DRAFT

Strategic Framework for Business Development

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.

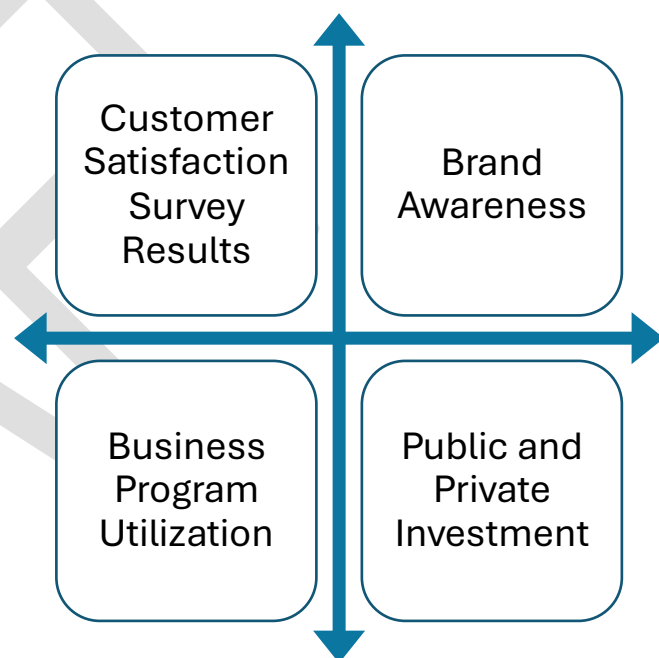
Strategy: Incorporate planning and designing space for businesses to start up and grow into city development plans, ordinances, and policies.

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

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



Strategic Framework for Business Development Services

The City of Goldsboro's new Development Services Department streamlines all functions related to growth, investment, and land use, serving as a centralized hub for residents, businesses, and developers. The department coordinates planning, zoning, building inspections, permitting, code enforcement, and development review to ensure projects move efficiently from concept to completion. The goal of integrating these services under one umbrella is to enhance customer service, support responsible growth, and help shape a vibrant, well-planned future for Goldsboro. This strategic framework builds on that foundation by specifically addressing how the Department Services Department can be a catalyst for business growth.

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 for the city’s business development and revitalization efforts. This position will oversee the business development efforts of the Development Services staff:
- The Director of Development Services will be the main liaison with business and execute this strategic framework plan.
 - Be the city’s liaison/ombudsman to assist businesses through the regulatory process, further streamlining the process and helping businesses navigate regulations and take advantage of support programs.
 - Engage with departments across city government to advocate for businesses and business development. Examples: be the voice of business in planning process; provide policy review from business perspective; and act as a conduit for communication between departments and businesses.
 - Convene the city’s business development allies to form coalitions to advance projects and initiatives that support a vibrant economy. An example is forming a coalition to develop an entrepreneurship hub (see below).
 - Lead development initiatives for the city by engaging with partners and allies and private developers. This could include redevelopment of vacant and underutilized properties.
- Create a “business-forward” culture in the city, especially in departments that engage with businesses, developers, and development projects (planning, inspections, fire marshal, etc.). This could include:
 - Regular training / team training programs on customer service and engagement.
 - Visiting and learning from best-practice communities.

- Creating awards and recognition for departments and staff who practice a high level of customer service as evaluated by customer surveys. This could be in partnership with the chamber.
- Ensuring staff are connected to the meaningful outcomes of projects by participating in open houses and tours and sharing project success stories.
- Ensuring the development review process is rolled out with a positive, business-forward message.
- Utilize the Commission on Community Relations and Development, neighborhood task forces, and current council efforts to strengthen and build out a neighborhood engagement structure to increase engagement with neighborhoods. Review the work the Danville Regional Foundation is doing with [community councils](#) as a best-practice model. Establish goals such as:
 - Empowering neighborhoods to work toward a common vision for revitalization and investment.
 - Neighborhood engagement in city planning processes.
 - Neighborhood leaders participating in/serving on city commissions, committees, task forces, etc.
 - Identification and prioritization of catalyst projects and initiatives in neighborhoods so the city knows the neighborhood's priority projects.
- Invest in systems, standard operating procedures, and technology to help the Business Services Department and new “assistant city manager of development” clearly communicate internally with departments and more efficiently and effectively with external audiences. This could include an external review by a peer, best-practice city and/or a local government consultant.

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. One example is an annual calendar of events, programs, and marketing schedule to reduce duplication and encourage collaboration.
- 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.

DRAFT



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. These are commercial corridors that will benefit from increased public and private sector investment and can become hubs of economic growth.
 - Target these corridors for infrastructure improvements such as road resurfacing, water and sewer upgrades, new parking, lighting, etc.
 - Develop streetscape plans to connect “revitalization corridors” to commercial hubs such as downtown. Examples are wayfinding signage and public art. This is important because businesses need to feel connected to the city’s economic center of downtown.
 - Invest in placemaking strategies such as venues for events, public art, and wayfinding.
 - Consider using special assessment or municipal service districts to raise funds to invest in and promote development opportunities in the districts.
 - See below about creating special investment incentives to attract private investment to the districts.
- Identify “activity nodes” in neighborhoods that can be small centers of economic activity (i.e., local markets, convenience stores, and small commercial businesses). This will support walkable retail and service amenities to neighborhoods and support neighborhood revitalization.
 - Incorporate the “activity nodes” into the comprehensive planning process.
 - Consider the activity nodes when planning for capital improvements.
 - Market the activity nodes to local entrepreneurs interested in starting up local, neighborhood-based businesses.



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" to promote to developers and target for public investments such as infrastructure improvements.
 - Promote the anchor properties to developers, existing businesses, and nonprofit development partners.
- Explore a partnership with Wayne Community College to develop an "entrepreneurship center" that could include an incubator, makerspace, and cowork space.

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

Action Steps:

- Consider repealing the business license, which generates very little revenue and can be a deterrent, and replacing it with a vacant and dilapidated building ordinance that encourages redevelopment and investment.
- Consider making the eligibility requirements for city incentives lower in "revitalization districts" to encourage more investment in these areas.
- Give priority in city incentive programs to businesses starting and growing in "revitalization districts" and "activity nodes."
- Explore the following grants, incentives, and finance tools:
 - Vacant building reuse grant – this could be similar to the [state's](#) program.
 - Appearance grant – The [City of Hickory's Community Appearance Grant](#) program includes facades, landscaping, tree planting, and appearance improvements in the Urban Revitalization Area.
 - Rent Subsidy – The City of Wilson used to offer a rent subsidy for pedestrian-oriented businesses to jump start activity in downtown. A similar program could be used to jump start business activity in a "revitalization corridor."
- Explore ways to invest in neighborhoods such as the [City of High Point Community-Based Initiatives Grant](#) which supports projects in targeted neighborhoods.



Goal: Promote Goldsboro as a choice location for business.

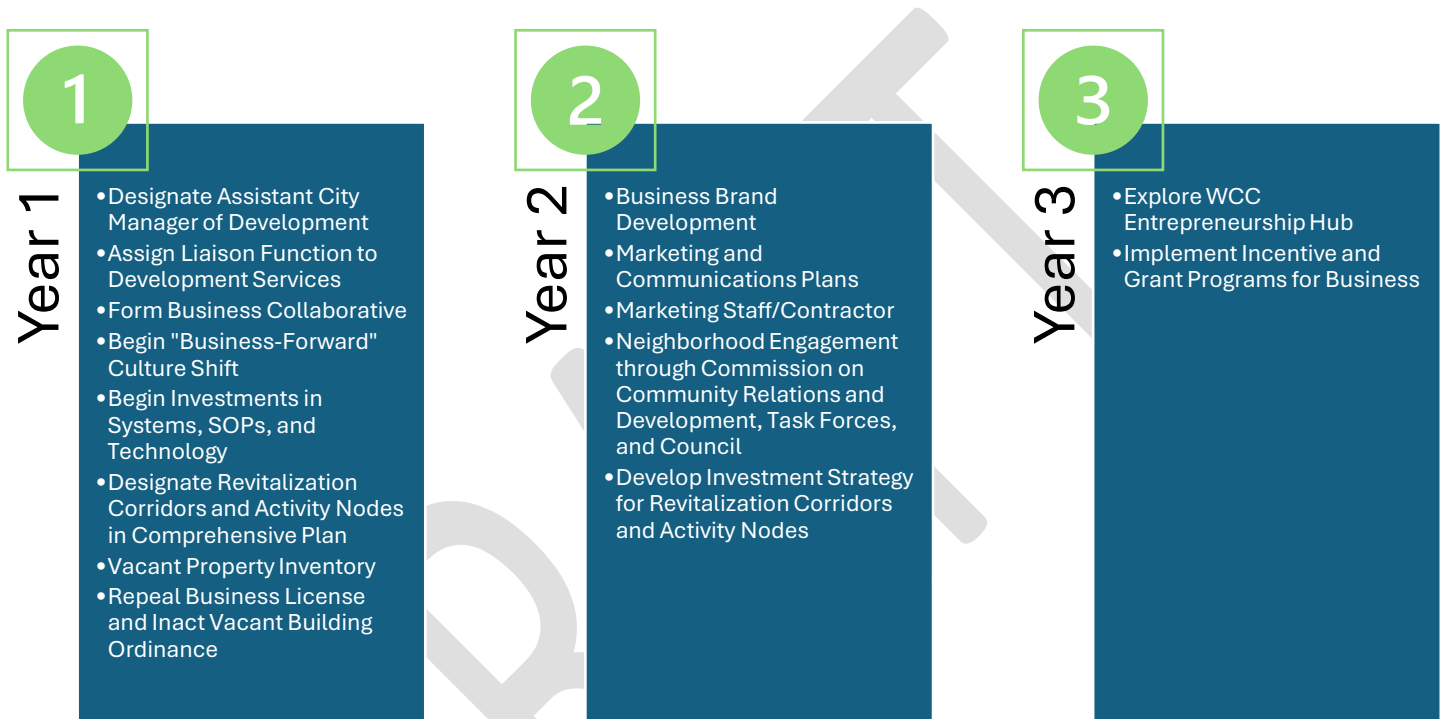
Strategy: Develop and deploy a brand image of Goldsboro as a business-friendly location to start up and grow a business.

Action Steps:

- Work with a professional marketing firm to iterate on the “Be More, Do More, Seymour” tagline to create a tagline for Goldsboro’s business development efforts. It could be something like “Invest More, Grow More, Prosper More.”
- Create a marketing plan, which is different from a communications or public information plan, to promote the city for business development. It could include:
 - Revamped content on the city’s website, or a new external website, to make the site “business-forward.” The website currently does not “sell” Goldsboro as a business location. Consider including pages with information on Goldsboro’s assets and market opportunities, links to community and economic development agencies, list of support programs, etc.
 - Social media campaigns around National Small Business Week, National Entrepreneurship Week, Small Business Saturday, etc.
 - Electronic brochures on the city’s website showcasing the city’s assets and opportunities.
 - Toolkits for partners to participate in the city’s marketing plan – brand guideline, shared photo library, etc.
- Develop a communications strategy to position the city as business-friendly. Examples:
 - Toolkits on how to start a business in Goldsboro.
 - Step-by-step guides on how to access city resources such as incentives and grants.
 - Promote the city liaison/ombudsman for business development.
 - 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. The city needs dedicated resources to promote the city to businesses and communicate the city’s assets and opportunities.
- Promote available space and development opportunities through special events with developers, on the website, and through partners.

Implementation & Metrics

Tracking the implementation of a strategic plan is essential to turning vision into measurable progress. It provides a clear line of sight between goals, actions, and outcomes, ensuring that leaders understand what is working, what needs adjustment, and where resources should be focused. Regular monitoring builds accountability, keeps teams aligned, and prevents momentum from stalling as priorities compete for attention. By using data, milestones, and performance indicators, organizations can make informed decisions, report progress, and adapt to changing conditions.



Measure for Success

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

Partner Engagement

The consulting team interviewed the city's partners in community, economic, business, and tourism development to learn how the city can support their work, gaps in business development that the city could fill, and areas of the city that would benefit from proactive business development policies.

- City of Goldsboro – Development Services, Administration
- Goldsboro Builders Supply
- Launch Wayne
- Wayne Community College Small Business Center
- Wayne County Chamber of Commerce
- Wayne County Tourism Development Authority
- Downtown Goldsboro Development Corporation-Economic Vitality Committee

Study Sponsor and Consultant



Located in Eastern North Carolina, the City of Goldsboro is the county seat of Wayne County. Conveniently located on US 70, Goldsboro is within 30 minutes of the I-40 and I-95 corridors.

The City of Goldsboro employs 484 full-time personnel and provides numerous services to its residents. Recognized as a Top Ten City by Money Magazine in 1993, the City of Goldsboro takes great pride in providing quality and efficient services to the public. Recent projects include the completion of the final phase of the Center Street Streetscape Project, which transformed the city's main street corridor, and the construction of the [Bryan Multi-Sports Complex](#). The City of Goldsboro is the proud home of Seymour Johnson Air Force Base, home of the 4th Fighter Wing and 916th Air Refueling Wing.



[Creative Economic Development Consulting](#) is a “go-to” consulting firm that helps communities develop unique approaches to economic development. The firm provides strategic planning, product development, organizational development, and economic impact analysis services to communities and companies.

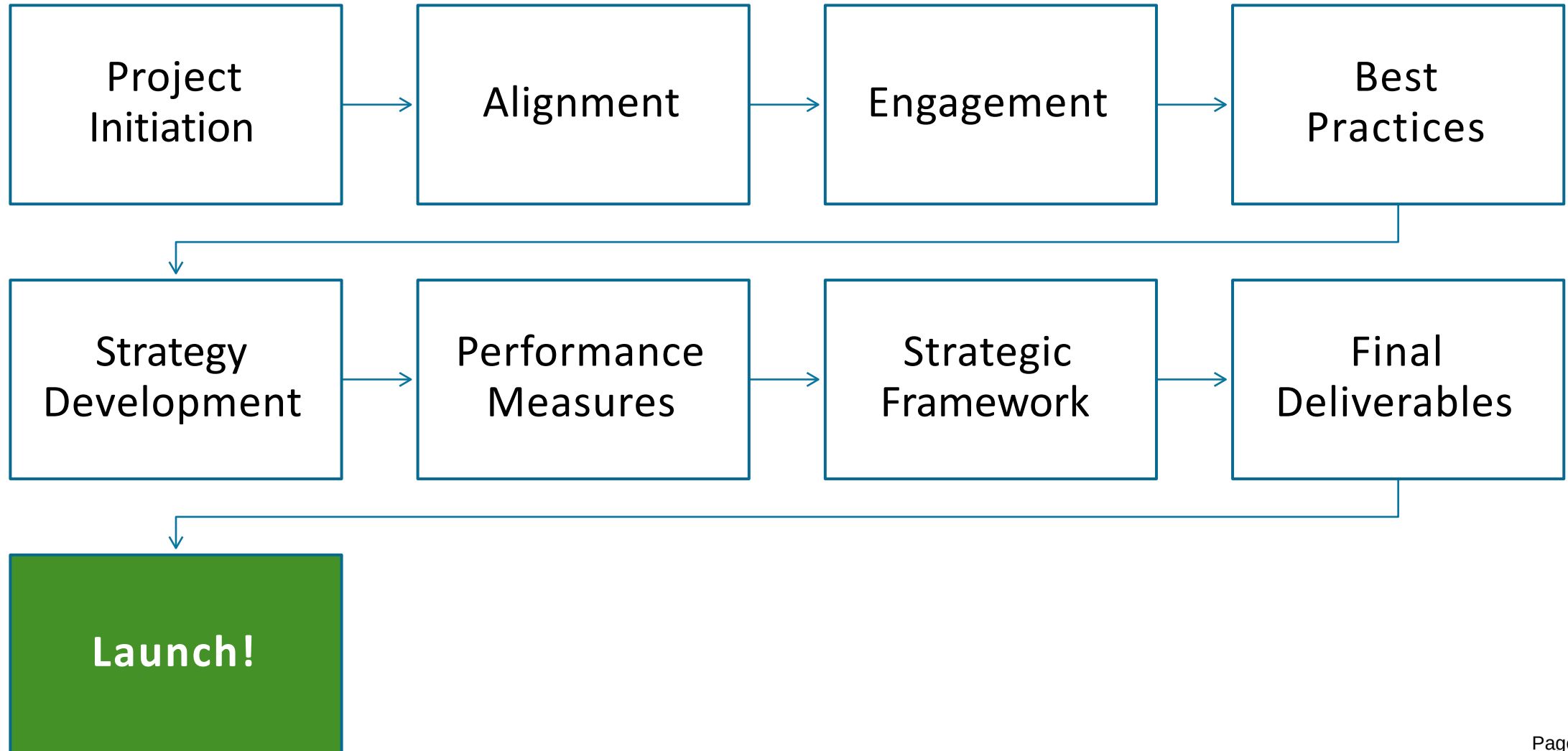


BE MORE DO MORE SEYMOUR

North Carolina

Strategic Framework for Business Development Services

Scope of Work / Approach





Invest More, Grow More, Prosper More

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

1

Year 1

- Assistant City Manager of Development Position
- Form Business Collaborative
- Begin "Business-Forward" Culture Shift
- Begin Investments in Systems, SOPs, and Technology
- Designate Revitalization Corridors and Activity Nodes in Comprehensive Plan
- Vacant Property Inventory

2

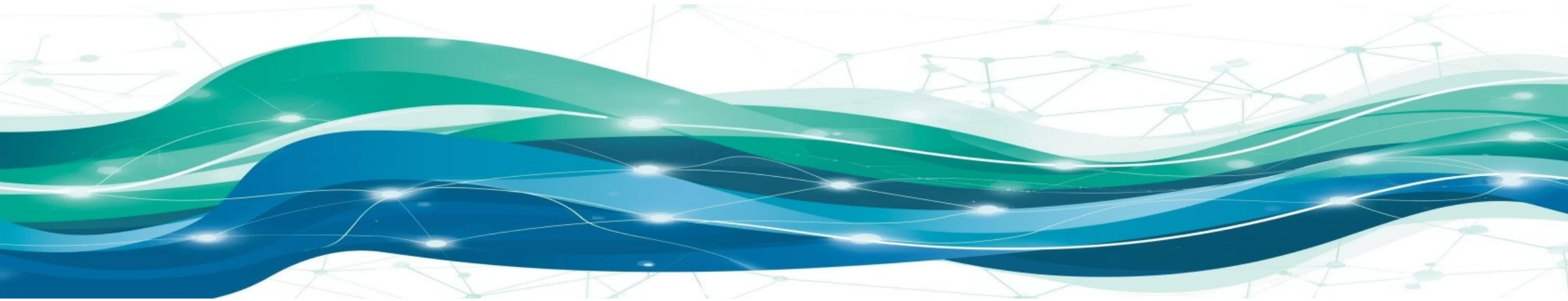
Year 2

- Business Brand Development
- Marketing and Communications Plans
- Marketing Staff/Contractor
- Neighborhood Engagement through Commission on Community Relations and Development
- Develop Investment Strategy for Revitalization Corridors and Activity Nodes

3

Year 3

- Explore WCC Entrepreneurship Hub
- Implement Incentive and Grant Programs for Business



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



Council
Feedback



Staff
Review



Final
Strategic
Framework



Adoption



Implementation



Crystal Morphis, CEcD

creative**edc**.com

reative

economic development consulting

**CITY OF GOLDSBORO
AGENDA MEMORANDUM
DECEMBER 15, 2025 CITY COUNCIL MEETING**

TITLE: Presentation of FY 2025 Audit Results by Forvis Mazars, LLP

DEPARTMENT: Finance

BACKGROUND:

North Carolina General Statute §159-34 requires the annual audit to be completed by an independent CPA firm and presented to the governing board in an open meeting within 45 days of the audit report's issuance. Additionally, if the audit identifies any Financial Performance Indicators of Concern (FPICs), the governing board must submit a response to the LGC within 60 days of the presentation.

DISCUSSION:

Chad Cook, Director with Forvis Mazars, will present the results of the City's audit for the fiscal year ended June 30, 2025 at tonight's meeting. His presentation will include the audit opinion, required communications, financial highlights, and identification of any FPICs. As noted in the auditors' materials, the City has one FPIC for FY25 related to the Water and Sewer Capital Asset Ratio (slide 11).

Following the presentation, staff will prepare the required response to the LGC for Council review and submission ahead of the deadline which will be approximately February 13, 2026.

BUDGET RELATIONSHIP:

STRATEGIC PLAN RELATIONSHIP:

STAFF RECOMMENDATION:

This item is for informational purposes only. No action is required by Council at this meeting.

MANAGER'S RECOMMENDATION:

APPROVERS

Catherine Gwynn
Sakeithia Reece
Laura Getz
Matthew Livingston



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

City of Goldsboro, North Carolina / December 15, 2025

forv/s
mazars

Scope of Our Audit

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

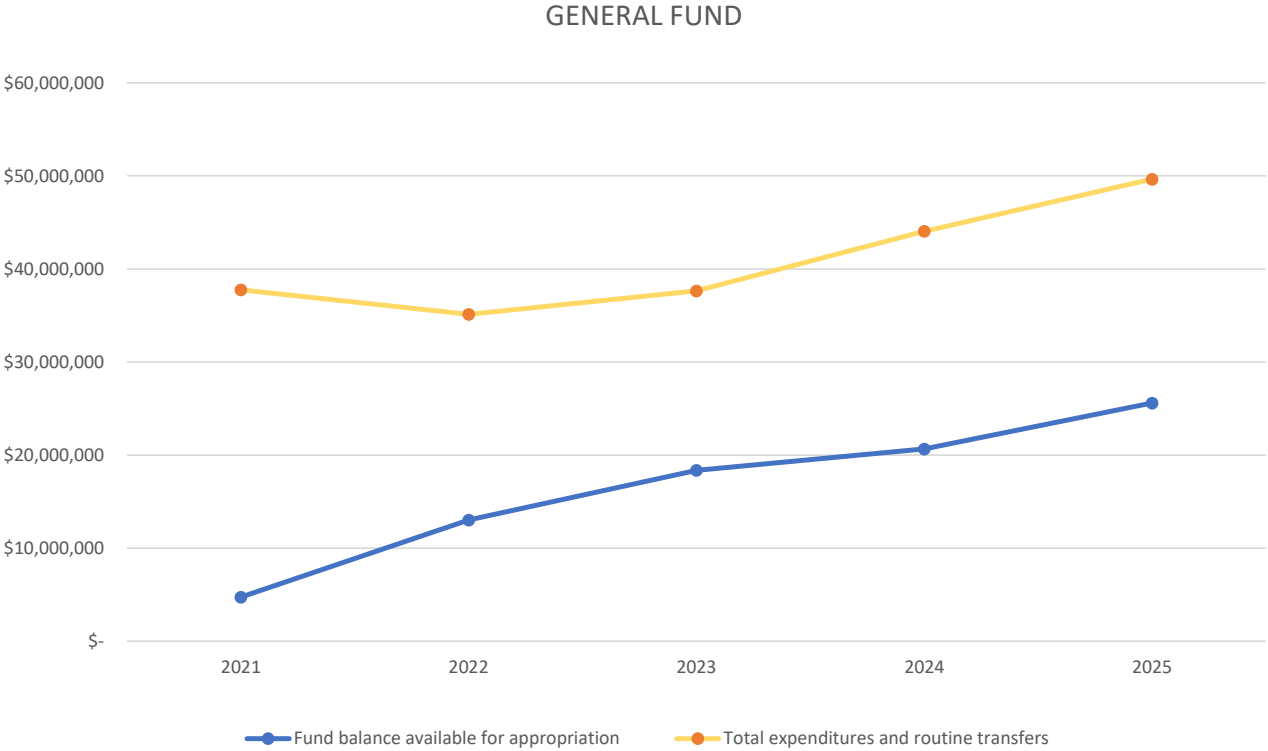
Government Auditing Standards

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	\$ 10,611,159	\$ 21,407,906	\$ 27,339,238	\$ 28,472,212	\$ 33,706,157
Less:					
Nonspendable fund balance	(255,407)	(425,801)	(760,312)	(868,715)	(884,542)
Restricted fund balance	<u>(5,610,552)</u>	<u>(7,946,741)</u>	<u>(8,211,391)</u>	<u>(6,939,217)</u>	<u>(7,220,535)</u>
Fund balance available for appropriation	<u>\$ 4,745,200</u>	<u>\$ 13,035,364</u>	<u>\$ 18,367,535</u>	<u>\$ 20,664,280</u>	<u>\$ 25,601,080</u>
Total expenditures and routine transfers	<u>\$ 37,757,916</u>	<u>\$ 35,124,968</u>	<u>\$ 37,645,366</u>	<u>\$ 44,048,897</u>	<u>\$ 49,638,699</u>
Available fund balance as a percentage of expenditures and transfers to other funds	<u>12.6%</u>	<u>37.1%</u>	<u>48.8%</u>	<u>46.9%</u>	<u>51.6%</u>
Peer average for municipalities in NC with > \$10M in General Fund Expenditures, based on June 30, 2024 figures:	<u>57.7%</u>				

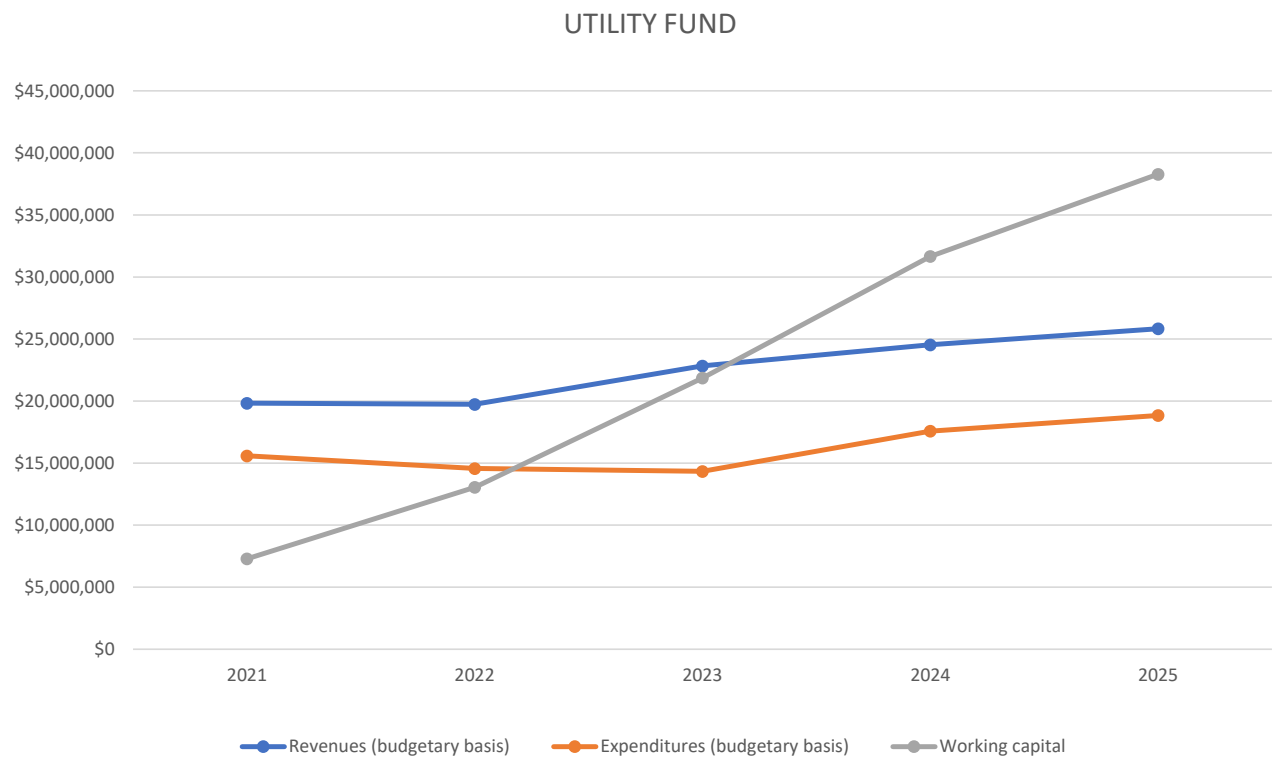
General Fund – Fund Balance Summary



Utility Fund Summary

	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
Revenues (budgetary basis)	<u>\$ 19,829,707</u>	<u>\$ 19,736,202</u>	<u>\$ 22,830,483</u>	<u>\$ 24,532,582</u>	<u>\$ 25,832,345</u>
Expenditures (budgetary basis)	<u>\$ 15,589,547</u>	<u>\$ 14,569,058</u>	<u>\$ 14,338,736</u>	<u>\$ 17,581,099</u>	<u>\$ 18,844,798</u>
Working capital*	<u>\$ 7,294,726</u>	<u>\$ 13,053,741</u>	<u>\$ 21,859,568</u>	<u>\$ 31,653,678</u>	<u>\$ 38,277,116</u>
* - Working capital consists of current assets (excluding restricted cash) minus current liabilities					

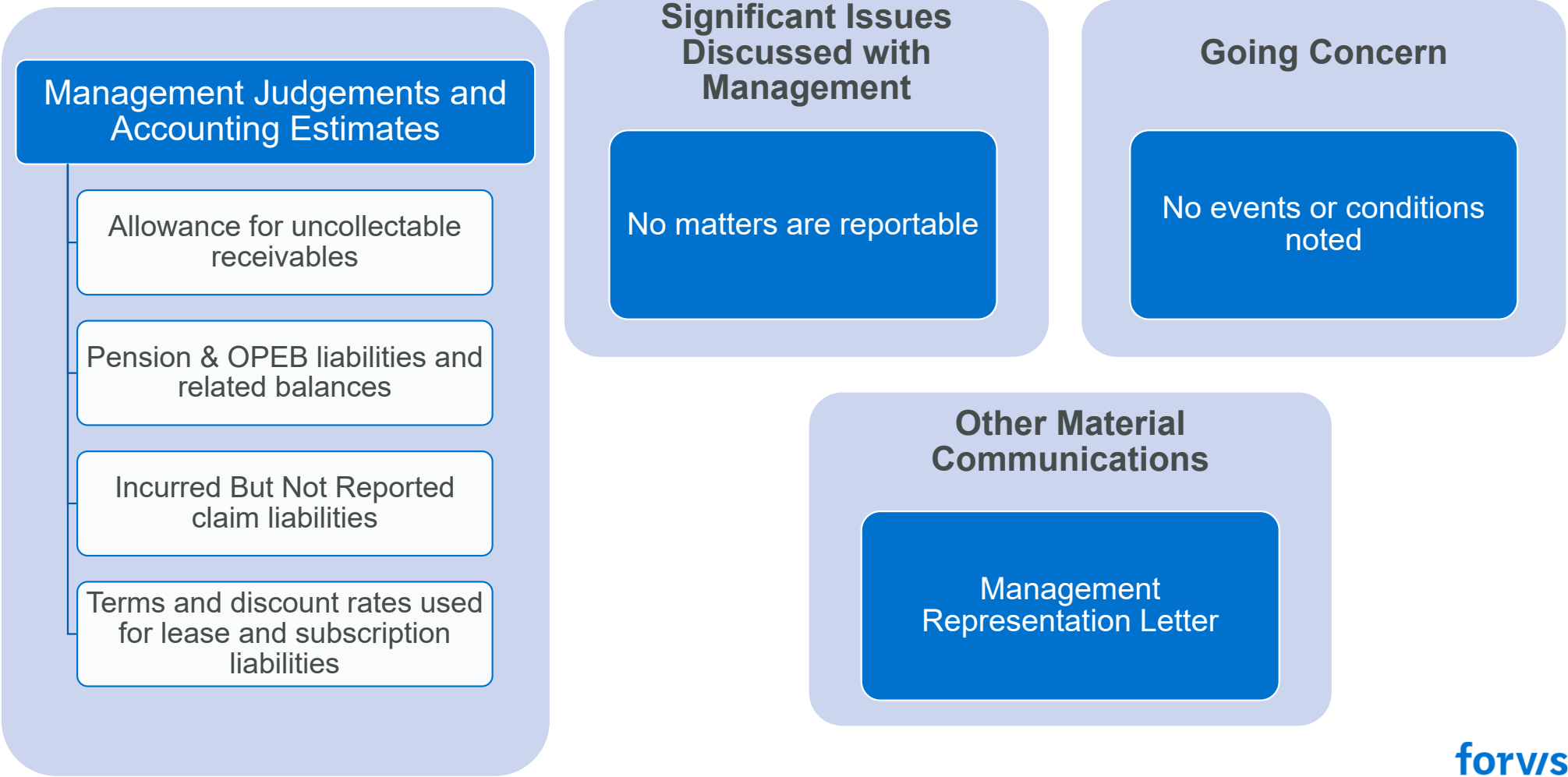
Utility Fund Summary



Other Required Communications

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

Other Required Communications



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://lgcportal.nctreasurer.com/>

Contact

Forvis Mazars

Chad Cook

Director

P: 336.822.4494

chad.cook@us.forvismazars.com

The information set forth in this presentation contains the analysis and conclusions of the author(s) based upon his/her/their research and analysis of industry information and legal authorities. Such analysis and conclusions should not be deemed opinions or conclusions by Forvis Mazars or the author(s) as to any individual situation as situations are fact-specific. The reader should perform their own analysis and form their own conclusions regarding any specific situation. Further, the author(s)' conclusions may be revised without notice with or without changes in industry information and legal authorities.

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**CITY OF GOLDSBORO
AGENDA MEMORANDUM
DECEMBER 15, 2025 CITY COUNCIL MEETING**

TITLE: Approval of Funding of the Basis of Design Report for the Water Reclamation Facility Upgrade

DEPARTMENT: Public Utilities

BACKGROUND:

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.

DISCUSSION:

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

BUDGET RELATIONSHIP:

STRATEGIC PLAN RELATIONSHIP:

STAFF RECOMMENDATION:

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 is recommended that the City Council approve the attached 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.

MANAGER'S RECOMMENDATION:

APPROVERS

Sakeithia Reece

Laura Getz

Matthew Livingston

RESOLUTION 2025- 106

**RESOLUTION APPROVING THE FUNDING OF THE BASIS OF DESIGN REPORT
FOR THE WATER RECLAMATION FACILITY UPGRADE**

WHEREAS, the City of Goldsboro Water Reclamation Facility requires the Design Build team of Crowder and Hazen and Sawyer to prepare the Basis of Design report for the Water Reclamation upgrade; and

WHEREAS, it is requested that the funding of \$1,880,654.70 from the Public Utilities Fund fund balance be approved to complete this scope of service; and

WHEREAS, it is recommended that the City contract services with the Design build team of Crowder and Hazen and Sawyer for an amount not to exceed \$1,880,654.70.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Goldsboro, North Carolina that:

1. The City Manager is hereby authorized and directed to execute a contract with Crowder and Hazen and Sawyer in an amount not to exceed \$1,880,654.70 to prepare the Basis of Design Report for the Water Reclamation Facility upgrade.
2. The funding request of \$1,880,654.70 from the Public Utilities Fund fund balance.

This Resolution shall be in full force and effect from and after December 15, 2025.

Charles Gaylor, IV
Mayor

Attested by:

Laura Getz
City Clerk

**CITY OF GOLDSBORO
AGENDA MEMORANDUM
DECEMBER 15, 2025 CITY COUNCIL MEETING**

TITLE: Amending the Capital Project Fund Ordinance – Arrington Bridge Road Water Reclamation Facility Expansion Project FY27 (S1112)

DEPARTMENT: Finance

BACKGROUND:

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).

DISCUSSION:

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.

BUDGET RELATIONSHIP:

STRATEGIC PLAN RELATIONSHIP:

STAFF RECOMMENDATION:

It is recommended that the City Council adopt the attached capital project ordinance amendment.

MANAGER'S RECOMMENDATION:

APPROVERS

Sakeithia Reece
Laura Getz
Matthew Livingston

ORDINANCE 2025 - 56

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

WHEREAS, the City of Goldsboro provides municipal water and wastewater services for customers inside and outside the City of Goldsboro; and

WHEREAS, it is necessary for the City of Goldsboro to maintain modern treatment facilities to ensure the safety and well being of its citizens, customers, visitors and businesses, as well as to be able to service the water and wastewater needs of its customers to allow for growth in the City; and

WHEREAS, it is necessary to begin work on the expansion of the Arrington Bridge Road Water Reclamation Facility (WRF) from a 14.2 mgd facility to a 17.6 mgd facility in conjunction with other improvements such as modifications to equalization basin pumping systems, preliminary pretreatment facility with flow distribution structure, new blower facility with building, new secondary clarifier, replacement of tertiary filtration, replacement of UV disinfection, replacement of belt filter presses, replacement of existing flood pumps, upgrades to telemetry system/SCADA, site development, upgrades to the electrical system, replacement of emergency generators, replacement of four bay garage building, and development of an operations center complex for distribution and collections; and

WHEREAS, City Council selected the team of Crowder Construction and Hazen and Sawyer for a design build project for the WRF expansion project; and

WHEREAS, it is necessary to appropriate funds for phase 2 to execute the scope of work for the basis of design and preconstruction services with Hazen and Sawyer, and this will be funded with a transfer from the Utility Fund.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Goldsboro, North Carolina, that that the Arrington Bridge Road Water Reclamation Facility Expansion Project FY27 (S1112) be amended as follows:

Section 1: To authorize revenue and expenditure appropriations as follows:

**Arrington Bridge Road Water Reclamation Facility
Expansion Project FY27 (S1112)**

	<u>Current Budget</u>	<u>Amended Budget</u>	<u>Increase (Decrease)</u>
Revenues:			
Transfer from Utility Fund	\$ 600,000.00	\$ 2,500,000.00	\$ 1,900,000.00
Total Revenues	<u>\$ 600,000.00</u>	<u>\$ 2,500,000.00</u>	<u>\$ 1,900,000.00</u>
Expenditures:			
WRF Expansion Project FY27	\$ 600,000.00	\$ 2,500,000.00	\$ 1,900,000.00
Total Expenditures	<u>\$ 600,000.00</u>	<u>\$ 2,500,000.00</u>	<u>\$ 1,900,000.00</u>

Section 2: Copies of this budget ordinance shall be furnished by the City Clerk to the Budget Officer and Finance Officer.

This Ordinance shall be in full force and effect from and after December 15, 2025.

Charles Gaylor, IV
Mayor

Attested by:

Laura Getz
City Clerk

**CITY OF GOLDSBORO
AGENDA MEMORANDUM
DECEMBER 15, 2025 CITY COUNCIL MEETING**

TITLE: Consideration of Ordinance Amending Chapter 50 Yard Waste

DEPARTMENT: Public Works

BACKGROUND:

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.

DISCUSSION:

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.

BUDGET RELATIONSHIP:

STRATEGIC PLAN RELATIONSHIP:

STAFF RECOMMENDATION:

It is recommended 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 attached Ordinance.

MANAGER'S RECOMMENDATION:

APPROVERS

Jamie Stanley

Sakeithia Reece

Laura Getz

Matthew Livingston

ORDINANCE 2025 - 57

AN ORDINANCE AMENDING CHAPTER 50: YARD WASTE OF THE CITY OF GOLDSBORO'S CODE OF ORDINANCES

WHEREAS, the City of Goldsboro provides Solid Waste services for our citizens to include Yard Waste pick up of residential properties; and

WHEREAS, the volume of yard waste has continually increased over the last 10 years, and it is directly due to more landscapers and yard maintenance services available; and

WHEREAS, Public Works crews have difficulty identifying whether yard waste was created by the resident or a hired agent, so Public Works picks up yard waste at residential locations created by hired agents daily; and

WHEREAS, this volume of debris is causing scheduling issues due to the capacity of Solid Waste collection equipment and personnel being unchanged for the past decade; and

WHEREAS, the city no longer provides tote bag dumpsters for construction debris. Rentable steel dumpsters are available for construction debris.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Goldsboro, North Carolina, that sections 50.04 and 50.06 of the Code of Ordinances, City of Goldsboro, North Carolina, are hereby amended to read as follows:

Chapter 50 Solid Waste

§ 50.04 YARD WASTE.

(A) *General Yard Waste.* General yard waste is defined as grass clippings, vines, garden and hedge trimmings, straw, and other such debris. General yard waste shall be placed at a point behind the curb for pick up and shall not be containerized in a bag. Placement of general yard waste in the street will result in a citation and fine set by the City Council through resolution. The amount of yard waste collected from an individual residence is limited to no more than ~~one full truck load~~ **4 cubic yards** per collection. Collection of yard waste will be made from the same location and on the same schedule as recyclable materials.

(B) *Tree limbs and shrubbery limbs.* Tree limbs and large shrubbery limbs must be placed in a pile separate from ~~other yard waste~~ **leaves, pine straw and grass clippings**. Limbs shall be a maximum of three inches in diameter and four feet in length. ~~Collection will not fall on a specific day for any residence, and the frequency of collection will depend on the volume of such debris city-wide.~~ The amount of limbs collected from an individual residence is limited to no more than ~~one full truck load~~ **4 cubic yards** per residence per collection. Felled trees, stumps, and branches larger than three inches in diameter are not collectable by the city and must be disposed of by private means.

(C) *Leaf, **pine straw and grass clipping** collection.* ~~For Leaf,~~ **pine straw and grass clippings** should be raked **into a pile** to a point behind the edge of pavement. Leaves, **pine straw and grass clippings** shall be separated from all other refuse, including limbs **and shrubbery trimmings**, when placed behind the edge of pavement for collection.

(D) *Schedule.* Yard waste collection will generally fall on the same day as the recycling schedule. However, the schedule may temporarily change without notice as determined by the Public Works Director or Solid Waste Superintendent.

§ 50.06 LIMITATIONS ON COLLECTIONS.

The city of Goldsboro yard waste collection program is only available for single family residential properties. The City of Goldsboro will not be responsible for the collection of any of the following: dirt, turf, rock, building materials, trade waste, carpeting, wallpaper, wet paint, gasoline/kerosene cans, lumber shavings, brick, concrete, metal, shingles, fencing material, logs, tree stumps, automobile parts, animal waste, hazardous materials, or other like materials or by-

products. None of the above types ~~of~~ materials shall be placed at the curb or at a garbage collection point for collection by the city. Construction debris may be serviced through the ~~flexible tote bag dumpsters~~ **rental of steel dumpsters from Public Works**. ~~Any yard waste, with the exception of grass clippings, generated by landscaping, tree or yard maintenance contractors or other agents hired to do work at a residence or business, will not be collected by the city. Grass clippings will be collected by the city provided they are placed at the curb or at a garbage collection point in accordance with the provisions of this chapter.~~ **Yard waste volume will be limited to 4 cubic yards per collection per property. Yard waste piles containing limbs and or shrubbery trimmings mixed with leaves, pine straw or grass clippings will not be collected. Yard waste piles containing limbs in excess of 3 inches in diameter or 4 feet in length will not be collected.**

This Ordinance shall be in full force and effect from and after December 15, 2025.

Charles Gaylor, IV
Mayor

Attested by:

Laura Getz
City Clerk

**CITY OF GOLDSBORO
AGENDA MEMORANDUM
DECEMBER 15, 2025 CITY COUNCIL MEETING**

TITLE: Review of City Hall and Council Meeting Safety Proposal

DEPARTMENT: City Manager's Office

BACKGROUND:

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.

DISCUSSION:

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 (1st and 3rd 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.

BUDGET RELATIONSHIP:

STRATEGIC PLAN RELATIONSHIP:

STAFF RECOMMENDATION:

It is recommended that staff finalize plans to implement the Interim Phase with a start date of February 2nd. 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.

MANAGER'S RECOMMENDATION:

APPROVERS

Sakeithia Reece

Laura Getz

Matthew Livingston

**CITY OF GOLDSBORO
AGENDA MEMORANDUM
DECEMBER 15, 2025 CITY COUNCIL MEETING**

TITLE: Council Committee Appointments

DEPARTMENT: City Manager's Office

BACKGROUND:

At the end of each calendar year, Council reviews the current Council Appointments to Boards and Commissions and makes any requested changes.

DISCUSSION:

A copy of the current committees listing is attached.

BUDGET RELATIONSHIP:

STRATEGIC PLAN RELATIONSHIP:

STAFF RECOMMENDATION:

Staff recommends Council discuss Council appointments to Council Committees and conduct a vote based off the decision of Council.

MANAGER'S RECOMMENDATION:

APPROVERS

Sakeithia Reece

Laura Getz

Matthew Livingston

COUNCIL APPOINTMENTS TO BOARDS AND COMMITTEES

<u>Council Appointed Boards (Voting Members)</u>		
<i>Transportation Authority Board (GWTa)</i>	<i>Transportation Advisory Committee (TAC)</i>	<i>Wayne County Development Alliance (WCDA) Board</i>
Councilwoman Hiawatha Jones	Mayor Charles Gaylor	Councilman Chris Boyette
Councilwoman Jamie Taylor	Councilman Rod White	
Felicia Brown- Citizen	Alternate Position- Councilman Chris Boyette	

<u>Council Appointments to City Boards and Commissions (Ex-Officio)</u>	
<i>Commission on Community Relations and Development</i> (2nd Tuesday, 6:00 p.m.)	Councilwoman Jamie Taylor
<i>Historic District Commission</i> (1st Tuesday, 5:30 p.m.)	Councilwoman Beverly Weeks
<i>Mayors Committee for Persons with Disabilities</i> (3rd Thursday, 12 Noon)	Councilwoman Brandi Matthews
<i>Parks & Recreation Advisory Commission</i> (3rd Tuesday, 6:00 p.m.)	Councilman Rod White
<i>Goldsboro Tourism Council</i> (4th Wednesday, 8:30 a.m.)	Mayor Charles Gaylor City Manager

<u>City of Goldsboro Special Committees</u>	
<i>Law and Finance Committee</i>	Mayor Charles Gaylor Mayor Pro Tem Hiawatha Jones Councilwoman Beverly Weeks
<i>Intergovernmental Committee</i>	Mayor Charles Gaylor Councilman Boyette Councilwoman Brandi Matthews
<i>Military Liaison Committee</i>	Mayor Charles Gaylor Councilman Rod White Councilwoman Jamie Taylor City Manager

**CITY OF GOLDSBORO
AGENDA MEMORANDUM
DECEMBER 15, 2025 CITY COUNCIL MEETING**

TITLE: Selection of Mayor Pro Tem for 2026

DEPARTMENT: City Manager's Office

BACKGROUND:

Council typically selects a Mayor Pro Tem at the last Council meeting in December.

DISCUSSION:

The position of Mayor Pro Tem is outlined in the City's Charter, section 3.4.

BUDGET RELATIONSHIP:

STRATEGIC PLAN RELATIONSHIP:

STAFF RECOMMENDATION:

MANAGER'S RECOMMENDATION:

APPROVERS

Sakeithia Reece

Laura Getz

Matthew Livingston

December 15, 2025

City Manager's Report

City of Goldsboro recognized for the Dick Schram Community Relations Award*

A former Blue Angel, Commander Dick Schram was the U.S. Department of Defense Aviation Support Liaison Officer in the Office of the Assistant Secretary of Defense. He had a wealth of knowledge and experience that he would share with anyone. Dick helped established shows, new shows, performers, writers and moviemakers. He did so enthusiastically and fairly. Schram died of a cerebral hemorrhage on June 29, 1987 at the age of 46. A second generation Naval officer, Dick was the son of the late Captain Dick Schram, known nationwide as the "Flying Professor" who thrilled air show audiences for more than 20 years.

The Dick Schram Memorial Community Relations Award is presented each year to the military base which in planning and implementing its air show or air event, not only exhibits traditional community relations as it considers the needs of its civilian neighbors, but sets new standards of excellence in this area by including its community in the planning, execution and rewards of the event.

**This is the first time Seymour Johnson has won this award since award establishment in 1988*

The #1 military Airshow event of the year by the Thunderbirds*

Awarded by demonstration teams (e.g., Blue Angels, Thunderbirds) to the host site that sets the standard for event coordination, safety, and community interaction.

**Seymour Johnson did also win this award in 2018*

Mid-term accomplishments by City Council

Attached is a draft list of the various items, initiatives accomplished over the past two years. It is for reference and is not inclusive of all the many things that have been accomplished but rather a highlighted list. Halfway through your term in office is I believe a time to reflect and plan out the next two years. Please see attached (item #1).

Organization Chart

City staff continue to implement the recommendations with the organizational study. Well over half of the recommendations have been fully implemented with about twenty five percent still in process. The remaining 25 percent were either not recommended, not feasible or are simply longer-term goals as funds are not available. Please see the attached organizational chart for reference (item #2).

February Budget Retreat

City staff have set aside February 12th and 13th for the city annual retreat. To help facilitate the retreat we are once again bringing in Joe Durham with the League of Municipalities. We have also requested that he help us with a team-building activity. So, stay tuned for that! New for this year is a change in venue to provide a new stimulating atmosphere. We have reserved space at Lane Tree Golf and Country Club. More details on the retreat are forthcoming soon.

Community Surveys

The community surveys are complete. The consultant is now compiling all the data and preparing an initial report for staff review and analysis. The findings will be presented to City Council at the second meeting in January.

Employee Service Awards

It's the time of the year again when the city recognizes and presents our employee service awards. The city is blessed with talented, dedicated and long-serving employees that are the backbone of this organization and separate us from being simply a good organization, to a great organization, that I know us to be. This is our opportunity to once again honor those that work with us every day to help make our city a better place to live, work and play. Without them, we could not exist and thrive in the manner we do. Please join us Thursday at 8:30am at the Goldsboro Event Center as we recognize our employees hard work and dedication while ringing in the holiday season.

Department Year end Reports

There is no doubt that the city had an excellent 2025! However, we are looking to do even greater things in 2026 and beyond. To recap the year, departments have been tasked with providing a year end summary for 2025 to include any current or new best practices. Reports are to focus on significant accomplishments, year-end highlights and major milestones for the city.

Budget Concerns, Forecast and Priorities

As we begin Budget season, a guidance memo is being drafted, and we have had our first initial meeting with the budget committee to set overall goals and budget expectations. The upcoming budget year will present some significant challenges more than years past. However, that said, the city is in a better financial position than it has been in many years and as such is better prepared to address those challenges head on. A budget calendar will be presented in January for consideration and adoption. A couple of challenging budget matters for FY26/27 are:

FY26/27 Concerns

a). Health Care costs

Health care is a major issue in terms of affordability right now; therefore, we are certain to see increased costs. As such, we have started exploring various options. While the state health care plan has been an excellent plan for the city for many years, there are concerns that the cost for this plan will increase dramatically over the next several years. Consequently, the city intends to explore options such as other insurance pools and self-funding.

b). Inflation

Inflation continues to keep costs elevated and it's likely to continue as we move into FY26/27. To address this issue, we must continue to look at ways to keep our own costs down. For example, as part of the budget process this year we are requiring departments to maintain operation spending to no greater than the current year's budget.

c). Employee recruitment and retention

The city has made significant progress and improvement in employee recruitment and retention, most notably within public safety. However, this is an ongoing challenge that requires an ongoing commitment. We have to maintain a competitive edge to attract the best and brightest while retaining in-house talent.

d). Revenue growth

Revenue growth is predicted to be modest this year as commercial and particularly residential growth, while having substantially increased, is slower to come out of the ground in part due to investors waiting on anticipated interest rate cuts. The national economy remains on a very uncertain footing with futures murky at best. Emerging technology, along with advances in artificial intelligence, while driving the tech economy, are creating significant concerns with job losses in the service and manufacturing sectors. Overall, this is expected to result in a modest increase in revenues.

e). Aging Infrastructure and public building concerns

An ongoing concern for the city is the large amount of aging infrastructure. To better capture and address those needs, the city developed a comprehensive CIP to be presented in January 2026. While it is impossible to rectify all these critical infrastructure needs at one time, the CIP provides a pathway and a strategy to address critical infrastructure needs over an extended period. In so doing, the city systematically addresses the critical issues and over time greatly improves the condition and viability of its public infrastructure.

FY26/27 Priorities*

a). Funding high priority Level A CIP needs

b). Improve business and economic development climate (implement plan)

- c). Safety and security enhancements for administration building and city council meeting(s)
- d). Support and fund employee pay and benefits to maintain competitive market position
- e). Fund critical infrastructure improvements i.e. roads and WWTP.

**City Council 2024 priorities remain overarching principals to guide discretionary funding.*

Economic Forecast

Federal Funding

Deep cuts (over 20%) to non-defense discretionary spending by the current administration will impact local governments. While the City is not dependent on Federal revenue, there is a tangible trickle-down effect, and the likelihood of program reductions and unfunded mandates will impact the local economy. Further complicating matters are anticipated changes in cost sharing formulas for programs such as the supplemental nutrition assistance program or (SNAP) and Medicaid. Fewer available grant funds will also slow project spending down as major ARPA projected wind down by the end of 2026. In summary, Federal government funding levels seem completely unpredictable at this time, beyond expected predicted uptick in military spending.

State Shared Funding

Like cuts in Federal funding, we are seeing a similar approach at the state level. However, without an adopted budget (1 out of 50 states without a budget) and no certain path to a budget, there is little movement towards a solution. Consequently, state funding continues through a series of continuing resolutions. Thankfully, North Carolina comparatively speaking, is in significantly better shape than other US states. The hope is that they will not need to pass along restructured costs to local governments like has been done in other states. Consequently, we must budget conservatively for state shared revenue with no greater than a 2.5 percent increase.

Local Economy

Property tax

Locally, modest growth in property tax revenue is forecasted in the next year with greater increases in future years particularly with residential development as several larger developments begin construction.

Military Spending

Our local economy is heavily influenced by military spending, specifically Seymour Johnson Air Force Base more than any other sector. The estimated economic impact for Seymour Johnson is 1.1 billion annually. The city worked diligently with its federal delegation to ensure that no reductions in planes or troops would be authorized in FY26 NDAA.

We must continue these efforts because beyond the 2026 NDAA, there is uncertainty as the US Air Force is committed to modernization and can then start divesting the F-15E. While modernization is desperately needed to keep our fighting forces at a highly competitive level, it cannot or should not be done at the expense of North Carolina and Wayne County, absent a plan for re-investment.

Sales Tax

We anticipate sales tax revenue increasing as consumer spending remains fairly strong, though not at the levels we have seen over past years when we saw some double-digit increases. A conservative budget figure for sales tax growth would be 4.5 percent.

As hiring remains stable and somewhat resilient, the economy will continue to expand with a GDP increase of around 3 percent.