

**GOLDSBORO CITY COUNCIL
REGULAR MEETING AGENDA
MONDAY, AUGUST 3, 2020**

(Please turn off, or silence, all cellphones upon entering the Large Conference Room)

NC Gov. Cooper's Executive Order 147 restricts mass gatherings due to COVID-19; therefore, public attendance of the Work Session and Council Meeting is restricted to those who are on the agenda or who would like to speak during the Public Comment Period. If you are speaking at the meeting, please enter the City Hall Annex front entrance and maintain social distance while waiting to enter the Large Conference Room one at a time. The meeting will be streamed live on the City's Facebook and YouTube pages at <https://www.goldsboronc.gov/mayor-of-goldsboro/city-council-minutes/>, and broadcast on the Downtown Center Street speakers.

I. WORK SESSION – 5:30 P.M. – CITY HALL ADDITION, 200 N. CENTER ST., ROOM 206

ADOPTION OF THE AGENDA

OLD BUSINESS

NEW BUSINESS

- a. Water Bill Relief Policy (Councilmember Matthews)

II. CALL TO ORDER – 7:00 P.M. – CITY HALL ADDITION, 200 N. CENTER ST., ROOM 206

Invocation (Pastor Ronald Miller, St. James AME Zion Church)

Pledge of Allegiance

III. ROLL CALL

IV. APPROVAL OF MINUTES (*Motion/Second)

A.1 Minutes of the Budget Work Session of 6-9-20

A.2 Minutes of the Work Session and Regular Meeting of 6-15-20

A.3 Minutes of a Recessed Meeting of 6-17-20

V. PRESENTATIONS

- B. Employee Performance Awards (City Manager)

VI. PUBLIC COMMENT PERIOD (TIME LIMIT OF 3 MINUTES PER SPEAKER)

VII. CONSENT AGENDA ITEMS (*Motion/Second--Roll Call)

C. Acquire the real property interest required by the Department of the US Army Corps of Engineers (Public Utilities)

D. CU-5-20 Kiapo Copeland – 110 E. Mulberry Street – The property is located on the north side of E. Mulberry Street between Center Street and John Street (Planning)

E. Site-12-20 Auto-Owners Life Insurance – 400 Commerce Court – The property is located on the northeast corner of Commerce Court and Gateway Drive (Planning)

F. Site-16-20 Hamilton Funeral Home – 423 S. James Street – The property is located on the west side of S. James Street between W. Pine Street and W. Elm Street (Planning)

G. Amending Chapter 32: Section 32.329 T.C. Coley Community Center Advisory Board of the Code of Ordinances of the City of Goldsboro (City Manager)

VIII. ITEMS REQUIRING INDIVIDUAL ACTION (*Motion/Second)

IX. CITY MANAGER'S REPORT

X. MAYOR AND COUNCILMEMBERS' REPORTS AND RECOMMENDATIONS (*Motion/Second)

- H. Resolution Expressing Appreciation for Services Rendered by James Lewis as an Employee of the City of Goldsboro for More Than 30 Years
- I. Resolution Expressing Appreciation for Services Rendered by Rama Chittilla as an Employee of the City of Goldsboro for More Than 35 Years
- J. Resolution Expressing Appreciation for Services Rendered by Kelly Best as an Employee of the City of Goldsboro for More Than 23 Years

XI. CLOSED SESSION

XII. ADJOURN

**MINUTES OF SPECIAL CALLED MEETING
OF MAYOR AND CITY COUNCIL
JUNE 9, 2020**

The Mayor and City Council of the City of Goldsboro, North Carolina, called a Special Meeting to for the purpose to discuss the proposed 2020-2021 Fiscal Year Budget in the Large Conference Room on the second floor of the City Hall Addition, 200 North Center Street, Goldsboro at 3:00 p.m. on June 9, 2020 with attendance as follows:

Present: Mayor Chuck Allen, Presiding
Mayor Pro Tem Bill Broadaway
Councilmember Antonio Williams
Councilmember Taj Polack
Councilmember Brandi Matthews
Councilmember David Ham
Councilmember Gene Aycock (via telephone and Webex)
Ron Lawrence, Attorney
Tim Salmon, City Manager
Melissa Capps, City Clerk
Catherine Gwynn, Finance Director

Call to Order. Mayor Allen called the meeting to order at 3:01 p.m.

Invocation. Councilmember Polack provided the invocation.

Mr. Salmon stated thank you Mayor and City Council for your valuable time to go through the discussion of the FY 20-21 operating budget in preparation of the City Council meeting on Monday, we will also have the public hearing. Our Finance Director has put together some slides for you, to help us walk through the issues.

Ms. Catherine Gwynn shared the following information:

FY21 Manager's Recommended

Fund	FY20 Adopted	FY21 Mgr. Rec.	Diff.	%
General Fund	\$ 43,395,311	\$ 42,425,220	\$ (970,091)	-2.24%
GF Cap Res	1,000.00	1,000.00	\$ -	0.00%
Stormwater	1,366,249.00	1,775,600.00	\$ 409,351	29.96%
CDBG	800.00	800.00	\$ -	0.00%
Utility Fund	17,207,328.00	18,933,616.00	\$ 1,726,288	10.03%
Downtown MSD	100,351.00	97,898.00	\$ (2,453)	-2.44%
Occ Tax Fund	1,113,732.00	1,159,844.00	\$ 46,112	4.14%
Total	\$ 63,184,771	\$ 64,393,978	\$ 1,209,207	

Revenues

- GENERAL FUND
 - Property Tax Rate – NO CHANGE (65 Cents per \$100 valuation)
 - Proposed \$1 Recycling Surcharge
 - Proposed Planning Rate Fee Adjustments
- UTILITY FUND
 - Proposed 25% Water & Sewer Rate Increases
 - 1% = ~\$68K
- OTHER OPERATING FUNDS
 - No other proposed fee changes

Planning Department

Proposed FY21 Fee Adjustments

- Planning Fees have not been adjusted since 2005
- Comparable to other municipalities
- Increase to account for advertising cost for those services requiring a Public Hearing
- Includes 7 new service fees

Water/Sewer Rate Comparison

Average Consumption (5,000 gallons)			
Municipality	Water	Sewer	Total
Jacksonville	\$35.63	\$66.86	\$102.49
Johnson County	38.35	56.25	94.60
Mt. Olive	24.66	64.34	89.00
Smithfield	31.97	56.03	88.00
Kinston	41.86	42.15	84.01
Wilson	37.14	44.49	81.62
Goldsboro (FY21)	33.13	38.9	72.03
Greenville	31.85	39.28	71.13
Goldsboro (FY20)	26.49	31.10	57.59
Rocky Mt.	21.57	28.50	50.07
Average Cost	\$32.27	\$46.79	\$79.05

Water and Sewer Rate Self-Sufficiency

Revenues/Expenditures/Debt	FY 2018-19	FY 2019-20	FY 2020-21	Over/Under
Water (No Increase)	111.61%	114.84%	77.33%	\$ (1,605,545)
Water Reclamation (No Increase)	92.39%	88.74%	84.05%	\$ (1,408,695)
Water (25% Increase)	-	-	96.87%	\$ (264,041)
Water Reclamation (25% Increase)	-	-	102.51%	\$ 264,041

The utility rate study has shown that if we do not fund a 25% rate increase in FY20-21 that our reserves will be depleted in the next fiscal year, and we will not be able to cover our operating expenses and debt service. There is very little capital outlay included in the FY20-21 budget. There are approximately 145 projects recommended in the next 10 years totaling \$245M. An updated Utility Master Plan (2008) is urgently needed. The estimated cost of the Plan is \$530K, and it should be funded if Council needs confirmation of the necessity of the proposed CIP.

Council discussed a 15% increase versus a 25% increase. Mr. Mike Wagner joined by Webex and provided information on Rate Study, impacts of budget cuts and valve maintenance crew.

Ms. Gwynn stated with the 15% increase, it would put us around \$66, so we would still be under Greenville.

Positions

- Frozen Positions FY21 Recommended

Department	# Positions	Approx. Savings
Police*	9	\$365K

Parks & Rec	1	\$38K
Downtown Development	1	\$34K
Total	11	\$437K

- *Police Personnel Funding ~93%

Councilmember Polack asked if this would impact in-house promotions. Mr. Salmon stated no sir, these are entry level positions.

New Positions Recommended

#	Position	Department	Salary & Benefits	Council Recomm ?
1	Senior Fleet Mechanic	Garage GF	\$ 46,923	Y/N
2	Front Desk Receptionist	Finance GF	\$ 35,014	Y/N
3	Assistant Golf Professional	Golf GF	\$ 49,269	Y/N
4	Stormwater Maintenance Tech.	Stormwater	\$ 36,765	Y/N
5	Warehouse & Purchasing Manager	Billing & Meter Svc UF	\$ 73,116	Y/N
6	Warehouse Technician	Billing & Meter Svc UF	\$ 42,651	Y/N
7	Utility System Operator	Distributions & Coll. UF	\$ 42,561	Y/N
8	Utility Maintenance Mechanic	Distributions & Coll. UF	\$ 40,534	Y/N
9	Operator I	Water Treatment	\$ 42,463	Y/N
10	SCADA Instrumental Tech.	Water Treatment	\$ 51,732	Y/N
Total			<u>\$ 461,028</u>	

Council discussed new positions. Councilmember Williams stated he felt the Assistant Golf Professional was more of a want than a need. Council consensus was to remove the Assistant Golf Professional.

Mr. Rick Fletcher provided information on the Stormwater Maintenance Tech. Mayor Allen asked that a plan or list of what the stormwater maintenance tech will be doing be provided.

Mayor Allen stated we need a Purchasing Manager and I would like to see them work with Catherine. Councilmember Ham stated I would recommend the title be changed to Procurement Manager.

Mr. Fletcher stressed the importance of the Valve Crew.

Permanent Part-time Positions

CITY OF GOLDSBORO
Permanent Part-Time

Department	Dept.	Incumbent	Position
1018	Paramount	Gentry, James	Part-Time Paramount Employee
1018	Paramount	Jensen, Crystal	Patron & Admin Svcs Assistant
1018	Paramount	Saviak, Michael	Part-Time Paramount Employee
1020	GEC	Tyler, Cassandra	Part-Time GEC Employee
1025	Downtown Dev.	Gartland, Robin	Part-Time Administrative Assistant I
6121	Police	Snead, Kirsty A	Custodian
7460	Parks & Rec	Flowers, Danny	Tennis Specialist
7460	Parks & Rec	Swain, Cullen	Part-Time Recreation Employee
7460	Parks & Rec	Council, Delbert	Custodian
7460	Parks & Rec	Haire, Dana R	Custodian
7460	Parks & Rec	Moore, Mary C	Custodian
7460	Parks & Rec	Reid, Wilbert A	Custodian
7460	Parks & Rec	DeVaughn, David L	Custodian
7461	Golf	Hope, Kyle	Part-Time Golf Course Employee
7461	Golf	Morton, Linwood	Club House Assistant
7461	Golf	Taylor, Raymond	Part-Time Golf Course Employee
16		16	GENERAL FUND
4176	Water Plant	Vacant	Administrative Assistant I
1		1	UTILITY FUND
17		17	Total All Funds

Ms. Gwynn stated with the new personnel policy adopted in April, permanent part-time positions that work over a certain number of hours are benefited, receive some

retirement, 401(k), vacation and sick. Councilmember Ham asked about other part-time people and why they may not be receiving benefits. Ms. Carter-Dove stated if they are working 1,000 hours or more in a year, we have to offer retirement benefits; if they make less than that they do not qualify. Ms. Brown stated we do contract with a temporary agency for some positions. Councilmember Ham stated have we ever looked at the cost analysis to bring temporary employees on as a permanent part-time city employee. Ms. Gwynn stated not to my knowledge. Councilmember Ham suggested staff do that.

General Fund Capital Outlay

Department	Account #	Description	Item To Be Purchased	Budget Requested	Budget Recommended
General Fund					
Information Technology	5219	Network Equipment	DJI Matrice 300 (Drone-Public Safety, Mapping, Zoom & Thermal Cameras)	\$ 35,000.00	\$ 13,500.00
	5219	Network Equipment	Fiber Finder Kit	\$ 6,500.00	\$ 6,500.00
	5423	Crew-Cab Pick-Up Truck	2020 Ford F-250 CrewCab 4x4 (Replace Green 2001 Malibu)	\$ 31,000.00	\$ 32,000.00
	5200A	Technology Lease - FY21	IT LEASE (Desktops, Laptops, Servers, Storage)	\$ 688,719.00	\$ 353,500.00
Cemetery	5486	72" Cut Riding Mower	John Deere 2930M w/Bagger	\$ 12,964.00	\$ 12,964.00
	5825	Storage Building	40x50x15 Commercial building with 20yr warranty	\$ 50,000.00	\$ -
				\$ 62,964.00	\$ 12,964.00
Planning	5412	Compact Pick-Up Trucks	F150 Code Enforcement Truck	\$ 25,000.00	\$ -
	5743	NCDOT ROW Purchase \$500K	NCDOT US724 Central Hts Road Realignment ROW Acquisition (2 of 3)	\$ 187,500.00	\$ 187,500.00
	5947	Sidewalks	NCDOT U-6204 Wayne Memorial Drive bulb out (30% City portion)	\$ 1,310.00	\$ 1,310.00
				\$ 213,810.00	\$ 188,810.00
Streets	5150	Excavator	E-55 Bobcat mini ex	\$ 60,200.00	\$ 60,200.00
	5420	Tandem Dump Truck	Replacement of Tandem truck body	\$ 24,600.00	\$ 24,600.00
	5420	Tandem Dump Truck	Replacement of Tandem truck body	\$ 24,600.00	\$ 24,600.00
	5426	Pick-Up Truck W/Club Cab	F-350 Service body	\$ 51,800.00	\$ 51,800.00
	5672	Utility Trailer	Tilt equipment trailer to haul mini excavator	\$ 6,000.00	\$ 6,000.00
				\$ 167,200.00	\$ 167,200.00
Street Utilities	5993	Railroad Signals	Railroad Signals (10% City's portion)	\$ 5,000.00	\$ 5,000.00
				\$ 5,000.00	\$ 5,000.00
Street Paving	5733	Paving Multi-Use Areas	NCDOT Project E-5707 Stoney Creek Greenway	\$ 187,500.00	\$ 187,500.00
				\$ 187,500.00	\$ 187,500.00

Department	Account #	Description	Item To Be Purchased	Budget Requested	Budget Recommended
General Fund					
Solid Waste	5402	Garbage Packer	2021 Freightliner /New Way Body	\$ 200,000.00	\$ 200,000.00
	5407	Trash Truck	2021 Autocar ACX64	\$ 315,000.00	\$ -
	5440	Leaf Vacuum Loader		\$ 270,000.00	\$ 135,000.00
	5527	Miscellaneous Equipment	Dumpster carrier attached to pickup truck to transport dumpsters	\$ 25,000.00	\$ 25,000.00
				\$ 810,000.00	\$ 360,000.00
Fire	5521	Fire Hose		\$ 13,155.00	\$ 13,155.00
	5735	Air Packs		\$ 35,100.00	\$ 35,100.00
	5736	Thermal Imaging Camera		\$ 5,700.00	\$ 5,700.00
				\$ 298,201.00	\$ 53,955.00
Police	5401	Administrative Car	2021 Dodge Charger	\$ 23,597.00	\$ 23,597.00
	5401	Administrative Car	2020 Jeep Compass	\$ 19,533.00	\$ 19,533.00
	5527	Miscellaneous Equipment	5-Tsumani Cameras - 1 Year Lease @\$6,500 each	\$ 32,500.00	\$ 6,500.00
	5544	Refrigerator	Commercial Grade Refrigerator (CALLEA standards)	\$ 10,000.00	\$ 10,000.00
				\$ 712,741.00	\$ 59,630.00
Parks & Recreation	5488	72" Deck Mower	2-Hustler Mowers @\$13,200 each	\$ 26,400.00	\$ 10,000.00
	5567	Playground Equipment	HV Brown Park - Tot Playground	\$ 30,000.00	\$ 30,000.00
				\$ 1,166,400.00	\$ 40,000.00
Golf Course	5136	All Terrain Vehicle	Golf Range Picker	\$ 10,000.00	\$ 12,000.00
				\$ 86,193.02	\$ 12,000.00
				Vehicles \$ 1,826,790.00	\$ 612,294.00
				Other Capital \$ 2,906,938.02	\$ 880,265.00
TOTAL GENERAL FUND				\$ 4,733,728.02	\$ 1,492,559.00

Councilmember Williams asked about Shotspotter. Chief West stated Shotspotter is definitely important to us, not every citizen calls in shots fired, it provides technology to locate shots fired, allows us to map where shots are fired and allows better community policing. It is very beneficial to us.

Stormwater Fund Capital Outlay

Department	Account #	Description	Item To Be Purchased	Budget Requested	Budget Recommended
General Fund					
Stormwater Fund					
Stormwater	5490	Street Sweeper	Global R4 Street Sweeper	\$ 267,600.00	\$ 267,600.00
	5200A	Technology Lease - FY21	IT LEASE (Desktops, Laptops, Servers, Storage)	\$ 1,566.00	\$ 1,566.00
				\$ 269,166.00	\$ 269,166.00
				Vehicles \$ 267,600.00	\$ 267,600.00
				Other Capital \$ 1,566.00	\$ 1,566.00
TOTAL STORMWATER FUND				\$ 269,166.00	\$ 269,166.00

Councilmember Williams stated I would like to see the all-terrain vehicle back in for the fire department. I hope that Council will approve that piece of equipment. Mr. Salmon asked if that was the atv for \$35,000. Councilmember Polack stated now that we have

these greenways, where fire trucks are not accessible to, with marshy land, it would be a tool, even off-road fires.

Mayor Allen stated I thought we had another department where they could share. Ms. Gwynn stated we can cut it out the utility fund, or cut it back to \$9,300.

Utility Fund Capital Outlay

Department	Account #	Description	Item To Be Purchased	Budget Requested	Budget Recommended
Utility Fund					
Meter & Billing Services	5200A	Technology Lease - FY21	IT LEASE (Desktops, Laptops, Servers, Storage)	\$ 35,050.00	\$ 35,050.00
				\$ 35,050.00	\$ 35,050.00
Distributions & Collections	5456	Utility Valve Truck		\$ 147,500.00	\$ 147,500.00
				\$ 422,500.00	\$ 147,500.00
Water Reclamation	5527	Miscellaneous Equipment	Refrigerated Sampler	\$ 6,000.00	\$ 6,000.00
	5527	Miscellaneous Equipment	Lab Distillation Unit	\$ 17,500.00	\$ 17,500.00
	5579	Electric Golf Carts	Utility Vehicle to maintain spray fields areas along fence line	\$ 9,300.00	\$ 35,000.00
				\$ 94,800.00	\$ 58,500.00
Utility Fund-Capital	5412	Compact Pick-Up Trucks	2020 F-150 4x2 SuperCab Truck (replace Surveyor's 1997 Ford E150 van)	\$ 24,000.00	\$ 24,000.00
	5527	Miscellaneous Equipment	Survey Utility Box	\$ 8,100.00	\$ 8,100.00
	5734	GPS Equipment	Trimble GEOXH GPS	\$ 6,110.00	\$ 6,110.00
	5909	Utility Improvements	Wayne Memorial Drive Improvements NCDOT Project U-5994	\$ 125,000.00	\$ 125,000.00
	5912	Water Tank Painting	New Hope Road Water Tank Painting	\$ 760,000.00	\$ 500,000.00
				\$ 2,308,210.00	\$ 663,210.00
Compost	5302	Mixing Truck	Dump Truck	\$ 135,000.00	\$ 45,000.00
	5509	Heavy Duty Wheel Loader	H.D. Wheel Loader	\$ 156,000.00	\$ 156,000.00
				\$ 291,000.00	\$ 201,000.00
			Other Capital	\$ 2,700,760.00	\$ 697,760.00
TOTAL UTILITY FUND				\$ 3,323,560.00	\$ 1,105,260.00

Council discussed potential cuts. Mr. Wagner stated the next tank that needs maintenance and painting is New Hope, it is in desperate need of repairs. Mr. Wagner stated I would like to cut other things out rather than the tank.

Occupancy Tax Fund Capital Outlay

Occupancy Tax Fund					
Travel & Tourism	5200A	Technology Lease - FY21	IT LEASE (Desktops, Laptops, Servers, Storage)	\$ 4,665.00	\$ 4,665.00
				\$ 4,665.00	\$ 4,665.00
			Vehicles	\$ -	\$ -
			Other Capital	\$ 4,665.00	\$ 4,665.00
TOTAL OCCUPANCY TAX FUND				\$ 4,665.00	\$ 4,665.00
			Vehicles	\$ 2,717,190.00	\$ 1,287,394.00
			Other Capital	\$ 5,613,929.02	\$ 1,584,256.00
TOTAL ALL OPERATING FUNDS				\$ 8,331,119.02	\$ 2,871,650.00

Proposed New Debt Service on Equipment & Rolling Stock

- Equipment Loan Proposed \$737,930
- IT Lease Proposed \$360,000

Department	Description	IFC Amount	Lease Amount
IT	2020 Ford F-250 CrewCab 4x4 (Replace Green 2001 Malibu)	32,000	
IT	IT LEASE (Servers, Storage, Fiber Finder Kit)		360,000
Public Works-Streets	E-55 Bobcat mini ex	60,200	
Public Works-Solid Waste	2021 Freightliner /New Way Body	200,000	
Public Works-Solid Waste	Leaf Truck (no addtl info)	135,000	
Police	2020 Jeep Compass	19,533	
Police	2021 Dodge Charger	23,597	
Stormwater	Global R4 Street Sweeper	267,600	
	Total	\$ 737,930	\$ 360,000

Operating Expenditures

- Operating Expenditures All \$16.6M (25% of total budget)
- Operating Expenditures GF \$9.5M (22% of total budget)
- Cuts in General Fund

- Training 30% \$33K
- Travel 30% \$36K
- Cut unobligated operating exp. to FY20 Adopted \$1.04M
- Cut 15% of FY20 Adopted \$675K
 - Fuel, Vehicle Maintenance, Office Supplies, Operational Supplies, Tools, Electricity, Natural Gas, Printing, Building Maintenance, Tree Replacement, Machine Equipment Maintenance, Advertising, Communications & Marketing, Tree Service, Equipment Expense

Operating Expenditures

- Demolition cut \$150K
- Tuition Reimbursement cut 50% \$24K
- Worker’s Comp Reserve cut 100% \$150K
- Tiger Match cut \$190K
- Garage tires, parts and outside repairs \$73K

Additional discussion included:

- Air Show
- Salary reimbursements by the County in Occupancy Tax Fund
- Water Feature at HV Brown Park

Agency Funding

FY 2020-21 Agency Requests					
Agency	FY 18-19 Allocation	FY 19-20 Allocation	FY 20-21 Requested	FY 20-21 Manager's Recommended	Incr/(Decr)
	Total	Total	Total	Total	
Chamber of Commerce	20,000	20,000	20,000	20,000	0%
Wayne County Alliance	25,000	25,000	25,000	25,000	0%
Literacy Connections	10,000	10,000	15,000	9,000	-10%
Rebuilding Broken Places	5,000	15,000	13,000	13,500	-10%
HGDC Community Crisis Ctr.	5,000	5,000	15,000	4,500	-10%
Boys & Girls Club	10,000	15,000	15,000	13,500	-10%
Arts Council	25,000	25,000	35,000	22,500	-10%
Wayne County Schools - PEG distribution			27,400	27,400	
WAGES	20,000	20,000	20,000	18,000	-10%
W.A.T.C.H.	20,000	20,000	50,000	18,000	-10%
Museum	15,000	15,000	17,000	13,500	-10%
Communities in Schools	15,000	15,000	20,000	13,500	-10%
Mental Health Association (3 year agrmt. FY20-FY22)		12,000	12,000	12,000	0%
Waynesborough Park	20,000	20,000	25,000	18,000	-10%
Goldsboro/Wayne Transportation	258,129	303,129	378,129	200,000	-34%
MIP (Mephibosheth Project Inc)	-	5,000	12,000	4,500	-10%
W.I.S.H.	10,000	10,000	12,000	9,000	-10%
Three In One Family Center	-	-	40,000	-	
A Drummers World Drumline Performing Arts School	-	-	2,500	-	
TOTALS	458,129	535,129	754,029	441,900	

Councilmember Williams stated I would like to advocate for a Drummers World. Mayor Allen stated I agree, last year we were able to get them funding through Community Development, hopefully we can do that again this year.

Councilmember Williams asked about the Friends of Seymour. Mayor Allen provided information about the Friends of Seymour, a group through the Chamber, I am a member and Mayor Pro Tem Broadway is a member that represents the city, we pay half, the County pays half to fund a consultant in Washington. Mayor Pro Tem Broadway stated they also raise money privately, it’s just a war chest should we have any threats against the base. Councilmember Williams stated I would like to be involved.

Councilmember Polack asked about Waynesborough Park. Mayor Allen stated I believe it goes towards operating, we can get more information. Councilmember Polack expressed concerns with them getting more money than the Boys and Girls Club.

Additional discussion included:

- Stage Expense – move from general fund to MSD fund
- Legal fees

Councilmember Williams asked where are we at this year with legal fees. Ms. Gwynn stated we can get the information and send it out. Mayor Allen asked that Ms. Gwynn give the information to the clerk to send to everyone.

Councilmember Polack shared on page 261 in the big book, may be just a copy and paste issue, air compressor, language next to it, definition does not match.

Next Steps:

- Public Hearing scheduled for June 15, 2020 at 7:00 p.m.
- Proposed FY Budget Ordinance will be presented based on changes from Council.
- Proposed Water and Sewer Rate Resolution will be presented based on changes from Council.

Councilmember Williams stated he had a couple more questions regarding the CBDG and HOME grant funds, what is the purpose of funds saved from prior years.

Ms. Simpson-Carter provided a handout to the clerk who provided to Council with the following information presented previously at the March 16, 2020 Council meeting and Ms. Simpson-Carter joined by Webex to review the following:

Projected Available HOME Funds

Conservative projection of available HOME funds from 3-11-2020 to 6-30-2022 possibly to commit to project(s): **\$869,577**

\$200,542 = FY20-21 (\$14,190 decrease from FY19-20 allocation)
\$182,290 = FY21-22 = (five-year average)
\$ 38,283 = (10% admin cost from both fiscal year – must be deducted)
\$344,549 Conservative Two-Year Availability of HOME funds (after

Balance of available HOME funds as of 3-11-2020 that can be committed to project(s): **\$525,027.59**

Program	Grant Year	Grant #	Current Authorized Amount	Grant Status	Net Drawn Amount	IDIS Grant Balance	Action
HOME	2019	H-19-MC-37-0209	\$214,732.00	Active	\$10,752.06	\$195,979.94	View
HOME	2018	H-18-MC-37-0209	\$228,922.00	Active	\$18,570.73	\$210,351.27	View
HOME	2017	H-17-MC-37-0209	\$158,231.00	Active	\$61,735.19	\$96,495.81	View
HOME	2016	H-16-MC-37-0209	\$159,629.00	Active	\$137,428.43	\$22,200.57	View
HOME	2015	H-15-MC-37-0209	\$149,935.00	Active	\$149,935.00	\$0.00	View
HOME	2014	H-14-MC-37-0209	\$159,653.00	Active	\$159,653.00	\$0.00	View
HOME	2013	H-13-MC-37-0209	\$153,186.00	Active	\$153,186.00	\$0.00	View

Projected Available CDBG Funds (As of 2-1-20, in preparation of developing ConPlan and AAP)

Please note the accounting method used for CDBG funds is First, In First Out (FIFO). Therefore, when drawing down funds from the federal system (IDIS) for the \$150,000 guarantee debt service payment for WA Foster Center – fiscal year 2018 will be depleted first and then fiscal year 2019 funds will be used for the remaining balance on the payment.

Balance of available CDBG funds as of 2-1-2020 that can be committed to projects and activities after the **\$150,000** guarantee debt service payment for WA Foster Center: **\$180,123**

Program	Grant Year	Grant #	Current Authorized Amount	Grant Status	Net Drawn Amount	IDIS Grant Balance	Action
CDBG	2019	B-19-MC-37-0019	\$328,479.00	Active	\$12,017.48	\$316,461.52	View
CDBG	2018	B-18-MC-37-0019	\$339,336.00	Active	\$325,674.30	\$13,661.70	View
CDBG	2017	B-17-MC-37-0019	\$300,854.00	Active	\$300,854.00	\$0.00	View
CDBG	2016	B-16-MC-37-0019	\$312,836.00	Active	\$312,836.00	\$0.00	View
CDBG	2015	B-15-MC-37-0019	\$314,687.00	Active	\$314,687.00	\$0.00	View
CDBG	2014	B-14-MC-37-0019	\$325,648.00	Active	\$325,648.00	\$0.00	View
CDBG	2013	B-13-MC-37-0019	\$325,794.00	Active	\$325,794.00	\$0.00	View

How did the City show available funds to use in FY20-21 AAP from FY19-18 AAP as shown in the ConPlan & AAP for HUD?

CDBG Program Breakdown of Prior Year Fund Balance In Preparation for Developing the FY20-24 ConPlan and FY20-21 AAP			
	Budgeted CDBG Amt.	Remaining CDBG Amt.	Brief Explanation
FY19-20 AAP Activity			
Public Facilities & Improvements	240,000	90,000	\$150,000 deducted for the guarantee debt service pmt for WA Foster Center, remaining funds are for storm drainage issues to be addressed by the end of the federal fiscal year of October 1st or carried to FY20-21 AAP cycle to be completed.
Public Services	33,635	25,000	Amt remaining to drawdown by federal fiscal year of October 1st for WATCH (\$10,000), WSH (\$10,000), & MPI (\$0,000). Check request for WATCH has been process & awaiting final invoices for WISH & MPI to process final check request.
Economic Development	23,511	23,511	After the Department's presentation on the City of Goldsboro Summer Youth Employment Initiative Program to City Council on May 4, 2020, City Council authorized the suspension of just FY20 SYEI program and carried over to FY20-21 AAP cycle.
Program Administration	65,696	41,612	Remaining program administration to drawdown by federal fiscal year of October 1st or carry over to FY20-21 AAP cycle for projects not administration cost due to CDBG admin cap of 20% each AAP cycle.
Totals	362,842	180,123	

HOME Program \$525,028 - Due to the restrictive use of funds placed on the HOME program to focus on projects and/or activities designed exclusively to create affordable housing for LMI households, the City has historically each year carried over a substantial amount of prior years' HOME funds when it has not undertaken large development projects. These funds derive from unused CHDO and Homebuyer Assistance funds from prior grant cycle as discussed at the 3-16-20 City Council meeting.

Mayor Allen thanked Ms. Simpson-Carter.

Councilmember Williams stated the WA Foster, I know we need that building, that's fine, but I believe any money being used from the Community Block Grant should come from the Council and Council should vote on it. Mayor Allen stated they did come to Council, it is also listed in the budget. Councilmember Williams stated we need to do something differently; what's happening is we built that facility and now money that should be allocated to low-wealth communities are not being expected. Councilmember Williams also asked about Urgent Repair. Ms. Simpson-Carter provided an update.

Councilmember Williams stated where are we with the audit.

Ms. Gwynn stated all I have been doing is working on the budget. I will be coming before you Monday to ask for an extension until the end of August.

Councilmember Williams stated I know we did not allocate anything for a forensic audit. That is something the Council in October in 19 we voted and approved the forensic audit. Councilmember Williams stated I feel like we need the forensic audit more than ever, look at the school board, in order to protect the Council and the residents. Council discussed.

Councilmember Polack stated I did find out one thing, the Fire Department did submit a grant for the atv and it was denied.

Councilmember Williams stated we have a financial director that has stated some of our departments are a mess. Councilmember Williams made a motion we follow through with what we voted for before the election, that we start a forensic audit. The motion was seconded by Councilmember Matthews.

Councilmember Matthews stated I sat quiet because money and finances, I am the new kid on the block and I have three more years to sit on this board and personally I would like to ensure that we don't have anything to worry about because you do not know. What is happening with the School Board is terrible, it's devastating. We heard from an expert, our finance director, like Councilmember Williams said, there are some departments that are messy. We also learned in our forensic audit presentation it depends on the scope, so we do not have to look at this huge dollar amount, it depends on what do we specifically want to audit, and then a dollar amount would be attached.

Mayor Pro Tem Broadaway stated I am going to wait until Ms. Gwynn finishes her audit.

Mayor Allen asked if there were any other comments. Mayor Allen called for a vote. Councilmembers Williams, Polack and Matthews voted in favor of the motion. Mayor Allen, Mayor Pro Tem Broadaway, Councilmembers Ham and Aycok (via webex and phone) voted against the motion. The motion failed 3:4.

Councilmember Matthews asked are we sure he can vote. Attorney Lawrence stated when you passed the procedures you allowed him to vote.

Councilmember Williams stated I just want to clarify that we were going through elections and all of you gentlemen with the exception of Mr. Polack and Ms. Matthews showed the community you wanted transparency with the forensic audit, now you have changed.

Mayor Allen stated let Ms. Gwynn get hers completed and hire her positions, I think that will help.

There being no further business, the meeting adjourned at 5:04 p.m.

Chuck Allen
Mayor

Melissa Capps, MMC
City Clerk

MINUTES OF THE MEETING OF THE CITY COUNCIL HELD
JUNE 15, 2020

WORK SESSION

The City Council of the City of Goldsboro, North Carolina, met in a Work Session in the Large Conference Room, City Hall Addition, 200 North Center Street, at 5:00 p.m. on June 15, 2020 with attendance as follows:

Present: Mayor Chuck Allen, Presiding
Mayor Pro Tem Bill Broadway
Councilmember Antonio Williams
Councilmember Taj Polack
Councilmember Brandi Matthews
Councilmember David Ham
Councilmember Gene Aycock (Joined via phone & Webex)
Ron Lawrence, Attorney
Tim Salmon, City Manager
Melissa Capps, City Clerk

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

Adoption of the Agenda. A motion to adopt the agenda was made by Mayor Pro Tem Broadway and seconded by Councilmember Polack. Mayor Allen, Mayor Pro Tem Broadway, Councilmembers Williams, Polack, Ham and Aycock voted in favor of the motion. Councilmember Matthews did not vote, however, pursuant to NCGS 160A-75, Councilmember Matthews vote will be counted as an affirmative vote. The motion passed unanimously.

Closed Session Held. Upon motion of Councilmember Ham, seconded by Mayor Pro Tem Broadway and unanimously carried Council convened into Closed Session to discuss an economic development matter and a personnel matter.

Council came out of Closed Session.

FY 20-21 Budget Discussion. Ms. Catherine Gwynn stated I just want to run through the changes from the June 1 and June 9 meetings. What I am going to review are the changes to the manager’s recommended number. Ms. Gwynn reviewed the following information:

Changes included in Proposed Adopted FY20-21 Budget

- Proposed 15% increase in water & sewer rates effective 8/1/20
- \$1/month recycling surcharge effective 8/1/20
- Property Tax .65 per \$100 valuation – same
- Property Tax .235 per \$100 valuation MSD – same
- Planning fees updated and added

New Positions Recommended

#	Position	Department	Salary & Benefits	Council Recomm?
1	Senior Fleet Mechanic	Garage GF	\$ 46,923	YES
2	Front Desk Receptionist	Finance GF	\$ 35,014	YES
3	Assistant Golf Professional	Golf GF	\$ 49,269	NO
4	Stormwater Maintenance Tech.	Stormwater	\$ 36,765	YES
5	Warehouse & Purchasing Manager	Billing & Meter Svc UF	\$ 73,116	YES
6	Warehouse Technician	Billing & Meter Svc UF	\$ 42,651	YES
7	Utility System Operator	Distributions & Coll. UF	\$ 42,561	NO
8	Utility Maintenance Mechanic	Distributions & Coll. UF	\$ 40,534	NO
9	Operator I	Water Treatment	\$ 42,463	YES
10	SCADA Instrumental Tech.	Water Treatment	\$ 51,732	NO
Total			\$ 461,028	

FY19-20 Authorized 474 FTE

FY20-21 Recommended New FTE 6 Total 478 FTE
PPT 17

Mayor Allen stated Mr. Rick Fletcher, Public Works Director, called me on Friday and he wanted me to ask the Council instead of doing a 15% increase doing a 17.5% which would give him enough money for his valve crew; the truck and his two people. Mayor Allen asked if Council would like to hear from Mr. Fletcher. Council agreed.

Councilmember Ham stated while we are waiting on Mr. Fletcher, on number 5 under positions, we talked about hiring a procurement manager. Ms. Gwynn stated I did note the change in the title, I just didn't have time to change the title.

Mr. Fletcher provided information on the need for a valve crew and shared the lead time for equipment is 9 to 12 months.

Councilmember Williams asked to go back to the street sweeper. What I have noticed when we have street sweepers going around, there is no notice to cars that are blocking drains. If we are going to get this piece of equipment, we have to implement something that will notify people when they should move their cars.

Mr. Fletcher stated we do not have anything in place to notify individual residents, I can look into something. Councilmember Williams stated some municipalities have signage. Mr. Fletcher explained the challenge of trying to schedule and notify, its sporadic, the number of vehicles out there, we go around. If we do not invest in sweepers, we went a couple of months not sweeping because of equipment being down.

Mayor Allen asked who was in favor of the valve crew. Mayor Pro Tem Broadaway, Councilmember Polack, Councilmember Ham, Councilmember Aycock stated they were in favor of the valve crew. Mayor Allen stated there are enough in support to do the 17.5% and the valve truck and crew.

Council went back to the street sweeper and discussed condition of current street sweepers.

Mayor Allen polled Council. Councilmember Williams, Councilmember Polack, Councilmember Matthews and Councilmember Aycock stated they would like to remove the street sweeper from the budget.

Councilmember Aycock stated he would like to see the ditches in his area cleaned out.

Mr. Marty Anderson stated the street sweeper program is part of the phase two stormwater program, it is mandated, we have to have street sweeping.

Councilmember Williams stated if we can get some clarity that signage will be in place, I will change my vote. Councilmember Matthews stated if the machine can pay for itself, then I am ok with that.

Mr. Salmon stated I think we can come up with a schedule that we can post and ask that you park off the street.

Councilmember Williams stated I make a motion if we get adequate signage notifying the public, predominately in busy areas, we get the street sweeper. The motion was seconded by Councilmember Matthews. Mayor Allen, Mayor Pro Tem Broadaway, Councilmembers Williams, Polack, Matthews and Ham voted in favor of the motion. Councilmember Aycock voted against the motion. Mayor Allen stated the motion passed 6:1.

FY20-21 Changes
6/1 and 6/9 Budget Worksessions

General Fund Dept.	Reason	Amount
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Downtown Development	Reduce \$30K HUB stage upfit. Moved to MSD Fund.	(\$30,000)
Fire Department	Amphibious Rescue Vehicle added	\$35,000
Parks & Rec	Reorganization of 2 personnel split between Parks & Rec & Golf. Benefits for PPT.	\$47,777
Golf	Remove FTE request for Asst. Golf Professional, reorganization of 2 personnel split between Parks & Rec & Golf.	(\$36,996)
Transfers & Shared Services	Reduce TIGER match funding to balance change requests	(\$5,781)
Total GENERAL FUND Increase/(Decrease)		\$-0-

Utility Fund Dept.	Reason	Amount
Billing, Meter Services & Inventory	Remove bonuses, wellness benefit	(\$5,069)
Distribution & Collections	Remove 2 new requested FTE's for valve crea; remove bonuses, wellness benefit; remove valve truck	(\$255,118)
Water Treatment Plant	Remove 1 new requested FTE; remove bonuses, wellness benefit; reduce telemetry	(\$117,523)
Water Reclamation Facility	Remove 1 new requested FTE; remove bonuses, wellness benefit; reduce Machine & Equipment Maintenance; remove distillation unit	(\$324,631)
Transfers & Shared Services	Reduce TIGER match funding to balance change requests	(\$5,781)

Utility Fund Dept.	Reason	Amount
Compost	Remove bonuses, wellness benefit; remove dump truck bed	(\$24,220)
Utility Capital Expense	Remove merit/cola	(\$65,576)
Transfers & Shared Services	Reduce transfers to fund balance	(\$93,243)
Total UTILITY FUND Increase/(Decrease)		(\$885,380)

Downtown MSD Fund	Reason	Amount
Downtown MSD	Reallocate budget for HUB stage upfit \$30,000	\$-0-
Total DOWNTOWN MSD FUND Increase/(Decrease)		\$-0-

Occupancy Tax Fund	Reason	Amount
Travel & Tourism	Advertising to be funded out of Fund Balance	\$40,000
Total OCCUPANCY TAX FUND Increase/(Decrease)		\$40,000

Mayor Allen asked that the \$40,000 be pulled for now. He asked for details on how the \$40,000 would be spent.

Councilmember Williams asked about Parks and Recreation budget, my question was where were reductions in item 18. Ms. Gwynn stated if you look at page 305 in the big book, Felicia told me to reduce other training \$4,630, she did not specifically say what line item. Councilmember Williams stated I see a lot of traveling in Parks and Recreation budget. Councilmember Williams also expressed concerns regarding contract services for soccer officials.

Ms. Felicia Brown, Parks and Recreation Director shared line item 3914 contract services, line item used to pay for services, whether its soccer officials, basketball officials, we also use it for HVAC contract, pest control contract, as well as temporary staff through the temporary agency. Ms. Brown also shared they offer spring and fall soccer and the number of teams have expanded.

Additional discussion included playground equipment, ADA accessibility and splash pad for HV Brown Park.

There being no further business, the meeting recessed until the 7:00 p.m. meeting.

CITY COUNCIL MEETING

The City Council of the City of Goldsboro, North Carolina, met in regular session in Large Conference Room, City Hall Annex, 200 North Center Street, at 7:00 p.m. on June 15 2020 with attendance as follows:

Present: Mayor Chuck Allen, Presiding
Mayor Pro Tem Bill Broadway
Councilmember Antonio Williams
Councilmember Taj Polack
Councilmember Brandi Matthews
Councilmember David Ham
Councilmember Gene Aycock (Joined via phone & Webex)

The meeting was called to order by Mayor Allen at 7:00 p.m.

Councilmember Matthews provided the invocation. The Pledge of Allegiance followed.

Approval of Minutes. Upon motion of Mayor Pro Tem Broadway, seconded by Councilmember Aycock and unanimously carried, Council approved the Minutes of the Work Session and Regular Meeting of May 18, 2020 as submitted.

CU-04-20 Ace Hardware and Flex Space – East side of Mollie Drive between Miles Lane and Southeast Drive. Public Hearing Held. The applicant requests a Conditional Use Permit for retail sales to include outside storage. In conjunction with the request, the applicant is asking for separate site plan approval for the construction of a 21,105 sq. ft. multi-tenant commercial center.

According to the City's Unified Development Code, commercial developments incorporating retail sales of less than 30,000 sq. ft. with outdoor storage require a Conditional Use Permit. Separate site plan approval is required and shall be approved by City Council.

The subject property consist of two private lots. These lots were approved by City Council on November 7, 2005 as part of a 14-lot preliminary subdivision plat proposed for commercial development and formally known as Southeast Commercial Park.

Lot #8:
Frontage: 177 ft.
Depth: 217.5 ft. (avg.)
Area: 50,240 sq. ft., or 1.15 acres

Zoning: General Business

Lot #9:

Frontage: 150 ft.

Depth: 291 ft. (avg.)

Area: 41,983 sq. ft. or 0.96 acres

Zoning: General Business

Currently, the subject properties referenced above are clear and vacant.

The submitted site plan indicates the recombination of two private lots for the construction of a single-story, 21,105 sq. ft. metal building used for commercial development.

Ace Hardware intends to occupy 11,025 sq. ft. of commercial building space. The hardware store proposes to occupy an additional 3,937 sq. ft. for outside retail sales and storage.

Hours of Operation: 7:30 a. m. to 6:30 p. m.
(Monday – Saturday)

No. of Employees: 5

The remaining 6,143 sq. ft. of commercial tenant space will be divided into five (5) separate tenant spaces for rent or lease. At this time, there are no proposed uses for the (flex) spaces.

Two 24 ft. wide curb cuts are proposed off Mollie Drive and are adjacent to the northern and southern property lines. A 24 ft. wide access drive provides access to parking spaces located at the front and rear of the site, as well as, loading and unloading zones for on-site commercial businesses.

Parking for the proposed hardware store requires 1 space per 500 sq. ft. of gross floor area. Parking for the remaining commercial retail spaces requires 1 space per 250 sq. ft. of gross floor area. A total of 42 parking spaces are required for the site. 46 parking spaces have been provided to include 2 van accessible handicap parking spaces.

In addition to parking, the submitted site plan proposes a 12 ft. wide stacking lane sufficient for 4 vehicles along the northern building wall should a tenant opt to provide pick up window services in the future.

7 Autumn Blaze Maples are proposed as street trees along Mollie Drive. A Type A, 5 ft. wide buffer is proposed along the northern and southern property lines consisting of Blaze Maples and Variegated Privets. Snow Goose Flowering Cherries and Dwarf Yaupons will serve as vehicular surface area plantings.

An existing Type C, 20 ft. wide landscape buffer is required and present along the eastern property line adjacent to residentially-zoned property.

Currently, the owner is in the process of choosing exterior building components for the proposed commercial multi-tenant space. One option utilizes brick-veneer walls, masonry column supports, sloped metal roofs over entryways and aluminum thermal windows. The second option utilizes projected and recessed brick-veneer walls and EIFS wall panels and aluminum thermal windows. Staff will ensure that commercial design guidelines are incorporated into the construction of the commercial building.

Existing 5 ft. wide exterior sidewalks are shown on the submitted site plan. The applicant shows interior sidewalks leading from the parking lot to the building entrances through sloped walkways and handicap ramps.

Commercial lighting plans have not been submitted. However, all exterior lighting improvements proposed for the site shall be in accordance with the City's commercial lighting design standards.

The property is not located within a Special Flood Hazard area. Water is available to serve the property and is provided by Eastern Wayne Sanitary District. City sewer is available to serve the property. Storm water calculations and drainage plans have not been submitted. Commercial building permits cannot be issued until all City engineering requirements have been satisfied.

The site falls within the 70-74 day-night average sound level (DNL) noise zone of Seymour Johnson Air Force Base. Base officials have indicated that a noise level reduction (NLR) of 25 decibels is required for the proposed commercial development to be compatible within the noise zone.

A solid waste commercial dumpster enclosure has been provided for tenants of the commercial center and is shown along the southeastern property line located behind the proposed hardware store. The dumpster will be located in a coral and screened from off-site views in accordance with City standards.

Interconnectivity has not been identified on the site plan. The applicant believes that interconnectivity would be impractical due to location of an underground storm sewer along the southern property line. The applicant is requesting a modification of the interconnectivity requirement along the southern property line. Staff is working with the developer to provide interconnectivity along the northern property line.

As previously stated, the applicant is requesting a modification of interconnectivity due to the location of an underground storm sewer along the southern property line.

Mayor Allen opened the public hearing. No one spoke and the public hearing closed.

No action necessary. The Planning Commission will have a recommendation for the City Council at their next regularly scheduled meeting on July 13, 2020.

Z-3-20 Adamsville Gateway Center, LLC. – East side of S. Berkeley Boulevard between E. Elm Street and East Street. Public Hearing Held. On December 9, 1986, City Council approved a rezoning change from Neighborhood Business (NB) to General Business Conditional District (GBCD) limiting the subject property to the following permitted uses in the General Business zoning district: retail sales, appliance installation and repairs, barber shops, pawn shops, restaurants, bakeries and apparel tailoring/alterations.

In recent months, the owner of the commercial multi-tenant center has had several inquiries regarding potential uses that were not approved as uses for the site, however, are permitted uses within the General Business zoning district.

A zoning change is requested by the owner in order to maximize the use and marketability of his commercial property. The owner is requesting the following uses to be added as permitted uses for the site: pet grooming, laundromats/dry cleaning (personal), health spas, tanning salons, fitness centers, martial arts studios, nail salons, copying/printing services, offices to include business, medical and professional and travel agencies.

Surrounding Zoning:

North: General Business (GB)

South: Property owned by SJAFB

East: Property owned by SJAFB

West: General Business Conditional District (GBCD) and Shopping Center (SC)

As previously stated, the owner is requesting a zoning change from General Business Conditional District (GBCD) to General Business Conditional District (GBCD) to amend the permitted uses allowed for the site. Separate site plan approval is required.

The following uses are requested by the owner to be added to the list of permitted uses approved for the site: pet grooming, laundromats/dry cleaning (personal), health spas, tanning salons, fitness centers, martial arts studios, nail salons, copying/printing services, offices to include business, medical and professional and travel agencies.

The submitted site plan indicates an existing 6,965 sq. ft., single-story, brick-veneer and concrete block commercial building. Currently, the commercial building is separated into seven (7) tenant spaces. If the rezoning is approved, new uses must meet building code regulations as regulated by the North Carolina State Building Code.

At this time, no other changes to parking or landscaping are required for the site. No outside storage is proposed. Any outdoor storage proposed in the future must receive City Council approval.

The City's Comprehensive Land-Use Plan recommends commercial development for the property.

The property is not located within a Special Flood-Hazard Area.

The site is not located in an Accident Potential Zone (APZ) or within the Noise Overlay District of Seymour Johnson Air Force Base. Since the property was adjacent to SJAFB, City officials contacted Base officials for comment. According to Base officials, the proposed uses requested by the owner to be added to the list of permitted uses for the site pose no commercial development concerns or hazard to flight operations.

Mayor Allen opened the public hearing. The following person spoke:

Eddie Adams spoke in favor of the rezoning.

No one else spoke and the public hearing was closed. No action necessary. The Planning Commission will have a recommendation for the City Council at their next regularly scheduled meeting on July 13, 2020.

Councilmember Williams stating I will be excusing myself and would like to be able to come back and ask the City Manager questions pertaining to this. Councilmember Williams stepped out at 7:15 p.m.

DRAFT FY20-24 Consolidated Plan (ConPlan) and FY20-21 Annual Action Plan (AAP). Public Hearing Held to receive and consider public input from citizens on the draft FY20-24 ConPlan and the FY20-21 AAP. The Department of Housing and Urban Development (HUD) requires jurisdictions receiving federal funds from Community Development Block Grant and HOME Investment Partnerships programs to develop and submit a Five-Year Consolidated Plan. The plan identifies the needs of lower-income persons in the locality and the proposed actions to be taken to serve those needs. For each year during the ConPlan period, the City of Goldsboro submits an Annual Action Plan outlining the proposed projects to serve lower-to-moderate income (LMI) persons in Goldsboro.

Goldsboro's draft FY20-24 ConPlan and the FY20-21 AAP was made available for review and comment on May 27, 2020 until 5:00 p.m. on June 25, 2020. The FY20-24 ConPlan and FY20-21 AAP will outline the proposed use of funds Goldsboro is expected to receive: **\$351,137** from CDBG, **\$237,076** from HOME, **\$206,554** from CDBG-CV and any other funding to be used in conjunction with these three grants. Goldsboro expects to receive **\$1,369,863** in CDBG; **\$1,348,095** in HOME; and **\$400,000** in Urgent Repair (URP) funds over the remainder of FY20-24 ConPlan.

Additionally, the City will have available in FY20-21 approximately **\$180,123** in prior year CDBG funds and **\$525,028** in prior year HOME funds (prior year balances as of February 1, 2020) along with program income of **\$3,120** in CDBG and **\$4,048** in HOME. Due to the restrictive use of funds placed on the HOME program to focus on projects and/or activities designed exclusively to create affordable housing for LMI households, the City has historically each year carried over a substantial amount of prior years' HOME funds when it has not undertaken large development projects.

Advertisements were published in the Goldsboro News Argus on May 12, 2020, relative to the holding of a May 22, 2020 virtual public meeting before the Commission on Community Relations and Development, on May 15, 2020 relative to the FY20-24 ConPlan and FY20-21

AAP availability for thirty-day review and comment period, and a final advertisement was published on May 30, 2020 relative to the scheduling of June 15, 2020 public hearing before City Council. Comments received at this public hearing, from the May 22, 2020 virtual public meeting, and during the thirty-day review and comment period will be incorporated as part of Goldsboro's final version of the FY20-24 ConPlan and FY0-21 AAP to be sent to HUD on or before July 15, 2020.

Councilmember Matthews stated I am looking at the packet you provided us in our mailboxes on page 87, I know fair housing is one of our number one priorities, however, when I am looking at our spending, we are only spending \$2,000 for a total of \$10,000 over this time span. Your objective is to provide decent, affordable housing so with that being so high on the priority list, we do not appear to be investing a lot of money into that area. Can you explain what the fair housing is?

Ms. Simpson-Carter stated the Community Relations department is the central hub for the City of Goldsboro fair housing and one mile outside the city limits. So this funding would be used to continue those efforts. Fair housing is just not this activity, we have housing counseling so you have two activities that will address fair housing. Ms. Simpson-Carter provided information on housing counseling events provided throughout the year and partnering with non-profits that provide housing as well as partnering with lenders, realtors and property owners.

Councilmember Matthews stated the resources available from the previous year, you gave us that total, where does it go because it was a significant amount.

Ms. Simpson-Carter stated as I brought before you all in March and you approved for that money to go towards a rental housing project through Morgan Associates, the Tiffany Garden project off of Central Heights Road. Ms. Simpson-Carter also reviewed the CDBG Program Breakdown of Prior Year Fund Balance which shows how the city's available funds to be used in FY 20-21 AAP from FY 19-18 AAP as shown in the ConPlan and AAP for HUD.

Councilmember Polack stated so am I to assume the amount that is paid out for WA Foster Center, is that something we are committed to for the duration of the loan each year.

Ms. Simpson-Carter stated you all allocated \$1.6 million for WA Foster Center, right now we are at \$1.2 million, the final payment will be FY 22-23.

Councilmember Polack stated on page 7 where it talks about needs assessment, a lot of people I work with live on the south end of John, they fear a possible buyout, a lot of people have inherited their homes or whatever, they would have to start all over again, with the flood plain, is there a way the closing costs amount could be ramped up if that was the case, where multiple people are bought out.

Ms. Simpson-Carter stated if FEMA buyouts the property, they will provide a supplement. If that is not enough, they can apply for homebuyer assistance program and if they meet eligibility they can qualify for some assistance.

Councilmember Matthews asked did we hire more people, because I am looking at our program administrative fees and they are high. I saw where we pay Wayne Community College for the workforce training, is it included in the \$90,000.

Ms. Simpson-Carter stated that would be a public service activity. I can tell you the program administration is quite low for salary when you have the Community Development Specialist, my salary and that includes our office, we pay for the consultant to prepare work write up. I am being paid partially out of the general fund. This does not cover all the costs we go through for the year.

Councilmember Matthews asked do we have a specific strategy for the CARES Act money.

Ms. Simpson-Carter stated on page 97 you will see in consultation with HUD we developed a COVID-19 grant for non-profits. On page 98, we have provided you all with the agencies and services they will provide in response to COVID-19.

Councilmember Williams returned at 7:46 p.m.

Mayor Allen opened the public hearing and the following people spoke:

1. Alicia Pierce provided comments on the Draft FY20-24 Consolidated Plan (ConPlan) and FY20-21 Annual Action Plan (AAP). A copy of the comments are attached to the minutes as Exhibit 1.

Councilmember Williams thanked Ms. Pierce for her comments. He also shared concerns regarding agencies and homelessness.

Councilmember Matthews stated have you guys read this plan.

Mayor Allen stated I have seen it before.

2. Carl Martin provided comments on the FY20-21 Annual Action Plan (AAP). A copy of the comments are attached to the minutes as Exhibit 2.

Mayor Allen stepped out at 8:24 p.m. and returned at 8:27 p.m.

Councilmember Williams thanked Mr. Martin for his comments.

3. Dr. David Craig stated I want to set the record straight, I think some of the things that took place or did not occur, in terms of helping with the Draft FY20-24 Consolidated Plan (ConPlan) and FY20-21 Annual Action Plan (AAP) may rest on my shoulders. Dr. Craig read a series of emails between Ms. Simpson-Carter, Mr. Salmon, Mr. Murphy and himself. Dr. Craig also provided comments on the Draft FY20-24 Consolidated Plan (ConPlan) and FY20-21 Annual Action Plan (AAP).

Councilmember Aycock stated I agree we have to work together as a city. We cannot work together as two separate entities. We cannot work with one entity being black and one entity being white. Councilmember Aycock stated we have to work together, the only way we are going to solve our problems is if we all work together.

Councilmember Williams thanked Dr. Craig for his comments and willingness to help.

Councilmember Matthews asked how do we plan to follow-up with the residents who came up and spoke.

Ms. Simpson-Carter stated we are required by HUD to do a 30 day comment period. We are allowing the public to continue to comment, we are bringing it back to you all on July 13th. This plan was submitted to HUD for their compliance before I put it out to anyone else.

Mayor Allen asked Ms. Simpson-Carter to prepare a response, let Mr. Salmon review and share it with Council and those who spoke.

Additional discussion included tiny homes, Habitat for Humanity and smaller foot print, energy efficient homes.

No one else spoke and the public hearing was closed. No action necessary. The Community Relations Department will have a final recommendation of the FY20-24 ConPlan and FY20-21 AAP for the Council's meeting on July 13, 2020.

Public Hearing on FY2020-2021 Annual Operating Budget. Public Hearing Held. The North Carolina General Statute §159-12 requires the governing board to conduct a public hearing prior to the adoption of the annual operating budget. Statute further requires that the budget officer file notice of the availability of the budget for public inspection and the date and time of the budget hearing. This was done on Saturday, May 30, 2020 in the Goldsboro News-Argus, and additionally published on the City's website and via social media.

Ms. Gwynn presented the following information:

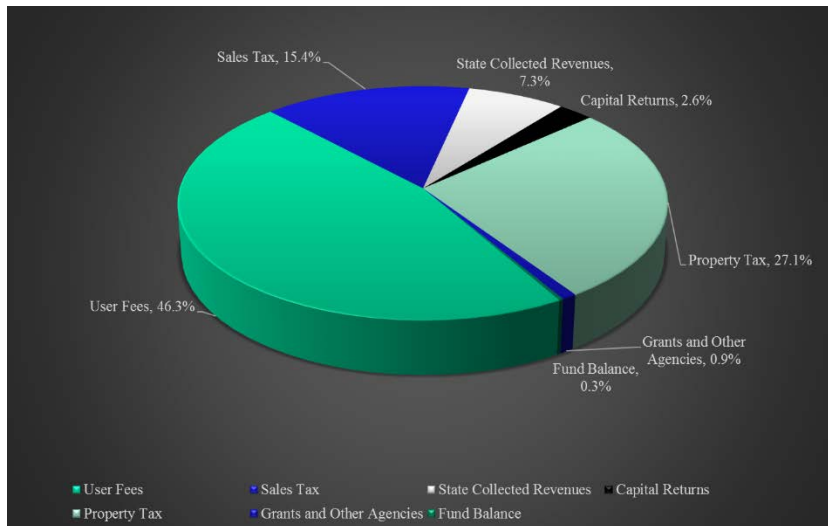
TOTAL BUDGET

<u>FISCAL YEAR 2019-20</u> <u>ADOPTED</u>	<u>FISCAL YEAR 2020-21</u> <u>PROPOSED ADOPTED</u>	<u>DIFFERENCE</u>
\$63,184,771	\$63,548,598	\$363,827 0.58%

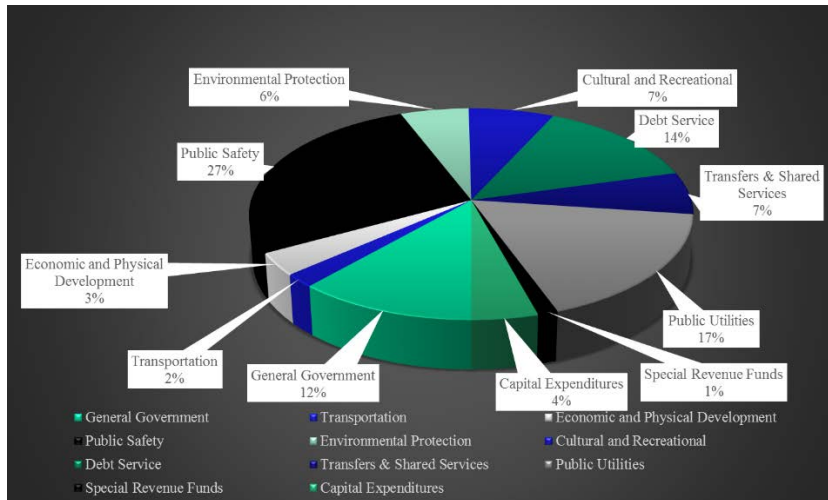
Changes included in Proposed Adopted FY20-21 Budget

- Proposed 15% increase in water & sewer rates effective 8/1/20 (per discussion at work session 17.5% increase in order to fund valve crew and equipment)
- \$1/month recycling surcharge effective 8/1/20
- Property Tax .65 per \$100 valuation – same
- Property Tax .235 per \$100 valuation MSD – same
- Planning fees updated and added

Where It Comes From



WHERE IT GOES



PROPOSED ADOPTED BUDGET FOR FISCAL YEAR 2020-21

<u>FUND</u>	<u>EXPENSE</u>
GENERAL FUND	\$42,425,220
STORMWATER FUND	1,775,600
UTILITY FUND	18,048,236
OCCUPANCY TAX	1,199,844
DOWNTOWN DISTRICT	97,898
CDBG	800
GENERAL FUND CAPITAL RESERVE	1,000
TOTAL ALL FUNDS	\$63,548,598

Ms. Gwynn noted the Utility Fund will change due to the increase in water and sewer fees.

AGENCY RECOMMENDATIONS/FUNDING SOURCE

FY 2020-21 Agency Requests					
Agency	FY 18-19	FY 19-20	FY 20-21	FY 20-21	FY 20-21
	Allocation	Allocation	Requested	Manager's	Adopted
	General	General	General	General	General
Chamber of Commerce	20,000	20,000	20,000	20,000	20,000
Wayne County Alliance	25,000	25,000	25,000	25,000	25,000
Literacy Connections	10,000	10,000	15,000	9,000	9,000
Rebuilding Broken Places	5,000	15,000	13,000	13,500	13,500
HGDC Community Crisis Ctr.	5,000	5,000	15,000	4,500	4,500
Boys & Girls Club	10,000	15,000	15,000	13,500	13,500
Arts Council	25,000	25,000	35,000	22,500	22,500
Wayne County Schools - PEG distribution		27,339	27,400	27,400	27,400
WAGES	20,000	20,000	20,000	18,000	18,000
W.A.T.C.H.	20,000	20,000	50,000	18,000	18,000
Museum	15,000	15,000	17,000	13,500	13,500
Communities in Schools	15,000	15,000	20,000	13,500	13,500
Mental Health Association (3 year agrmt. FY20-FY22)		12,000	12,000	12,000	12,000
Waynesborough Park	20,000	20,000	25,000	18,000	18,000
Goldsboro/Wayne Transportation	258,129	303,129	378,129	200,000	200,000
MIP (Mephibosheth Project Inc)	-	5,000	12,000	4,500	4,500
W.I.S.H.	10,000	10,000	12,000	9,000	9,000
Three In One Family Center	-	-	40,000	-	-
A Drummers World Drumline Performing Arts School	-	-	2,500	-	-
TOTALS	458,129	562,468	754,029	441,900	441,900

Councilmember Williams stated Human Resource, they have the Employee Assistance Program, the services are already provided with the current health insurance plan they have; that could be \$6,000.

Ms. Carter-Dove stated that is for the EAP provider for all employees, it is not included in the health insurance, however, you can use it for psychological services. It provides three free visits for employees and their immediate family. EAP is not a part of the state health plan.

Councilmember Williams asked that she double check that and send him a copy of the health insurance benefits. Councilmember Williams also asked about the health management program and have we renewed the contract. Ms. Carter-Dove stated if I am not mistaken the contract was renewed at the beginning of the calendar year. Councilmember Williams asked that she provide a copy of the contract and suggested bidding it out or hiring our own nurse. Councilmember Williams suggested changing the sensitivity training to race relations training. Travel was also discussed.

Mayor Allen opened the public hearing and the following people spoke:

1. Mary Ann Dudley and Jacquelyn Cannon with the Boys and Girls Club spoke, thanked Council for support and provided a short video.

Councilmember Williams suggested the Boys and Girls Club look at providing carpentry.

2. Jennifer Kuykendall, Executive Director of the Wayne County Museum spoke and shared concerns regarding revenues and COVID-19.
3. Yvonna Moore shared concerns about the city's financial state, the previous vote on performing a forensic audit, a forensic audit not being funded in the upcoming budget and the Community Relations department.

No one else spoke and the public hearing was closed.

Mayor Allen stated I want everyone to know we did vote on a forensic audit and it was approved. Then sometime after that, we told them to bring someone in and do a presentation on a forensic audit. I think after that a majority of Council decided it was not needed especially because Ms. Gwynn was digging so deep, when she gets done, if we need to do something differently then we will. We have funded an additional position for the finance department.

Councilmember Williams stated a forensic audit is needed. I would like Council to follow through with their vote.

Councilmember Matthews asked what the process was, seems there is a vote on the table where we agreed to go forward with the audit, and now we are just saying we are not going to do it.

Attorney Lawrence stated I would like for the clerk to pull the motions and votes to look at whether proper procedures were followed. There are some thing you can change your votes on but there are some you cannot such as longterm financial items. Attorney Lawrence stated he would like into it and get back with Council.

Councilmember Matthews stated she looked back at the minutes and did not see the vote for the audit and asked at that point do you look at the video. Councilmember Matthews stated when decisions are made, those definitely need to be put in the minutes.

Ms. Capps stated the vote for the audit was in the minutes of the September 23, 2019 work session.

Councilmember Aycock dropped off of the call and Webex meeting.

Each item on the Consent Agenda was reviewed. Additional discussion included the following.

Item G. Accept or Reject Initial Bid and Authorize Finance to Advertise for Upset Bids for 119 N. James Street from John Patrick Reilly. Upon motion of Councilmember Williams, seconded by Mayor Pro Tem Broadaway and unanimously carried, Council amended the motion to accept the offer on 119 N. James Street and adopt a resolution authorizing Finance to advertise for upset bids.

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

Amendment to the WNB Landlord, LLC Redevelopment Agreements. Approved. Rehab Development, Inc. (WNB Landlord, LLC), the Design-Build company is investing over \$12M in rehabilitating six historic buildings downtown. All properties are in need of significant rehabilitation to make them productive once again.

The original agreement for this project was approved by Council on November 20, 2017.

The project scope consists of the following properties: 200 E. Walnut Street, 204 E. Walnut Street, 206 E. Walnut Street, 106 S. John Street, 135 W. Walnut Street and 139 W. Walnut Street.

The originally approved agreements state the completed project will result in a minimum of 12,000 sq. ft. of commercial, ready-to-lease space and 55 market-rate residential units and successfully repurposing 68,000 sq. ft. of vacant, non-productive space. After official measurements and consulting professionals in the construction process, the project will result in approximately 10,900 sq. ft. of commercial space and not less than 60 market-rate residential units. The total building area will be 67,000 sq. ft.

WNB Landlord, LLC is requesting to amend these agreements to reflect these revisions.

It was recommended Council accept and authorize the Mayor to sign the revised agreements with the following changes subject to City Attorney review, approval and based on the intent, expectations and assurances as stated herein and intended.

1. The developer will be building not less than 60 housing units. They are/have submitted plans for 63 units.
2. The developer will be building approximately 10,900 SF of commercial space.
3. The project's entire scope, upon most recent actual measurements done by their

architect, is approximately 67,000 square feet. Consent Agenda Approval.
Ham/Broadaway (6 Ayes)

Accept or Reject Initial Bid and Authorize Finance to Advertise for Upset Bids for 119 N. James Street from John Patrick Reilly. Resolution Adopted. 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 offers have been received:

119 N. James Street

Offeror: John Patrick Reilly

Offer: \$60,000.00

Bid Deposit: \$6,000.00

Parcel #: 0103183 Pin #: 2599863376

Tax Value: \$39,320.00 Zoning: 10-Commercial

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.

It is recommended the Council accept the offer on 119 N. James Street and adopt the following entitled resolution authorizing Finance to advertise for upset bids. Consent Agenda Approval.
Ham/Broadaway (6 Ayes)

RESOLUTION NO. 2020-40 “RESOLUTION AUTHORIZING UPSET BID PROCESS”

Operating Amendment FY19-20 Budget. Ordinance Adopted. Council adopted the FY19-20 operating budget on June 17, 2019. There are several items that have occurred during the year that need to be formalized in a budget ordinance amendment.

Please see detailed memo attached (Exhibit 3) explaining budget amendments proposed for the General Fund and Utility Fund.

It is recommended that the attached FY19-20 Operating Fund Budget Ordinance amendment be adopted. Consent Agenda Approval. Ham/Broadaway (6 Ayes)

ORDINANCE NO. 2020-11 “AN ORDINANCE AMENDING THE BUDGET ORDINANCE OF THE CITY OF GOLDSBORO FOR THE 2019-20 FISCAL YEAR”

Establishing a Community Relations Special Revenue Fund Ordinance (G1108). Ordinance Adopted. The City has received several donations and sponsorships that are funded with donor specific restrictions, such as the Human Relations Committee, Interfaith Breakfast, Martin Luther King, Jr. Commemoration, Mayor’s Committee on Disabilities and the Mayor’s Youth Council.

In the past, these items were accounted for in balance sheet “wash accounts”, and in an attempt to properly recognize the revenue and expenses in FY19 I created named accounts within the General Fund operating budget.

The department would like to use any unspent funding in subsequent years, which would require an operating amendment to the General Fund and appropriation of fund balance. In order to make the accounting and tracking more transparent, I would recommend establishing a special revenue fund which will allow the funds to remain intact and discretely presented, and will span the life of the project rather than a single fiscal year.

It is recommended the following entitled Grant Project Budget Ordinance be adopted to establish the Community Relations Special Revenue Fund (G1108) be approved for \$14,023. Consent Agenda Approval. Ham/Broadaway (6 Ayes)

ORDINANCE NO. 2020-12 “AN ORDINANCE ESTABLISHING THE GRANT PROJECT BUDGET FOR THE COMMUNITY RELATIONS SPECIAL REVENUE FUND”

Establishing a Parks & Recreation Special Revenue Fund Ordinance (G1107). Ordinance Adopted. The City has received several donations and sponsorships in which the donor/sponsor has requested that the funds be spent on various special programs sponsored by Parks & Recreation.

In the past, these items were accounted for in balance sheet “wash accounts”, and in an attempt to properly recognize the revenue and expenses in FY19 I created named accounts within the General Fund operating budget.

The department would like to use any unspent funding in subsequent years, which would require an operating amendment to the General Fund and appropriation of fund balance. In order to make the accounting and tracking more transparent, I would recommend establishing a special revenue fund which will allow the funds to remain intact and discretely presented, and will span the life of the project rather than a single fiscal year.

It is recommended the following entitled Grant Project Budget Ordinance be adopted to establish the Parks & Recreation Special Revenue Fund (G1107) be approved for \$20,708. Consent Agenda Approval. Ham/Broadway (6 Ayes)

ORDINANCE NO. 2020-13 “AN ORDINANCE ESTABLISHING THE GRANT PROJECT BUDGET FOR THE PARKS & RECREATION SPECIAL REVENUE FUND (G1107)”

Amend Contract for Audit Services for Fiscal Year Ending June 30, 2019. Resolution Adopted. The City changed auditors for the FY2019 audit from Carr, Riggs & Ingram to Dixon Hughes Goodman, LLP. This was the first time auditors had been changed in 22 years.

The Finance staff has worked the past 11 months to complete the FY19 audit. We have had multiple challenges completing the audit, even with working well outside reasonable hours. We are requesting approval of an extension to complete the FY2019 audit until August 31, 2020. Finance hopes to complete its portion of the audit in the next 4 to 6 weeks, but need to allow the auditor time to complete their portion of the audit, and time to draft and review financial statements.

It is recommended that the Council approve the following entitled Resolution to amend the contract for the auditing services for the Fiscal Year ending June 30, 2019 to Dixon Hughes Goodman, LLP for a proposed completion date of August 31, 2020. Consent Agenda Approval. Ham/Broadway (6 Ayes)

RESOLUTION NO. 2020-41 “A RESOLUTION TO AUTHORIZE THE MAYOR TO EXECUTE A CONTRACT AMENDMENT NO. 2 BETWEEN THE CITY OF GOLDSBORO AND DIXON HUGHES GOODMAN, LLP FOR THE EXTENSION OF THE AUDIT OF CITY’S ACCOUNTS FOR THE FISCAL YEAR ENDING JUNE 30, 2019”

Amending Capital Project Fund Ordinance – Police Evidence Room and Fire Department Renovation (G1106). Ordinance Adopted. On October 1, 2018, the Council approved the establishment of a capital project fund for the construction of the Police evidence room and Fire Station renovation which was funded with a \$5.3 million dollar loan.

The project is completed and there are additional funds that need to be appropriated so that they may be expended for items necessary to the project.

In July, 2014 the City issued \$4.5 million in debt for multiple General Fund projects which included approximately \$500 thousand for HVAC for the Police building. Those funds have not yet been expended and need to be appropriated. The debt revenue was recognized in the General Fund in fiscal year 2015, so the appropriation to fund this is a transfer from the General Fund in the amount of \$516,264.

There is associated investment interest in the amount of \$113,412 from the 2014 loan and the 2018 loan that has not yet been appropriated for the project and will be used to offset

unanticipated expenditures. There is also revenue from a bid dispute settlement of \$40,000 to also be used to offset unanticipated expenditures. The total revenue appropriation for these items is \$669,676.

The total expenditure appropriation will increase by \$669,676. To date, these appropriations have been obligated or spent as follows:

Architect Fees	\$ 7,000.00
Computer Network Cabling – Brady	59,967.00
Computer Network Cabling – Brooks	80,478.00
Buck’s Fire Extinguisher	325.00
Enviro Assessments – Mold	18,200.00
Crane Rental – Generator	5,000.00
HVAC	16,127.00
S&ME – soil testing	685.00
Miscellaneous	1,951.00
Furniture for Fire Department Quarters	35,000.00
Furniture for Police Offices and Evidence (estim.)	<u>60,000.00</u>
	\$284,733.00

It is recommended the following entitled Capital Project Ordinance for the Police Evidence Room and Fire Department Renovation (G1106) be amended for \$669,676. Consent Agenda Approval. Ham/Broadaway (6 Ayes)

ORDINANCE NO. 2020-14 “AN ORDINANCE AMENDING THE POLICE EVIDENCE ROOM & FIRE DEPARTMENT RENOVATION CAPITAL PROJECT FUND (G1106)”

Amending a Special Revenue Fund Ordinance – Police Other Restricted Revenue Funds (P3104). Ordinance Adopted. The Council authorized the creation of a special revenue fund to account for donor and sponsor restricted program funding on June 17, 2019.

The Police department has received various donations and sponsorships, and sales of found property over the past year and it is necessary to appropriate these revenues at this time.

Walmart Grant	\$ 4,000.00
Calendar Project	4,000.00
Found Guns sold through Property Room.com	9,555.15
Investment Interest	<u>113.00</u>
Total	\$17,668.15

The City has received the funds noted, and in order to comply with G.S §159-28 that requires all expenditures to be budgeted, it is necessary to appropriate the expenditures for the items purchased in FY20. This fund will continue to be amended as needed to account for the receipt of revenues and corresponding disbursements.

It is recommended the following entitled Special Revenue Fund Ordinance for the Police Other Restricted Revenue Funds (P3104) be adopted for \$17,668.15. Consent Agenda Approval. Ham/Broadaway (6 Ayes)

ORDINANCE NO. 2020-15 “AN ORDINANCE AMENDING THE SPECIAL REVENUE FUND FOR THE POLICE OTHER RESTRICTED REVENUE FUND (P3104)”

Departmental Monthly Reports. Accepted as Information. The various departmental reports for April 2020 were submitted for the Council’s approval. It was recommended Council accept the reports as information. Consent Agenda Approval. Ham/Broadaway (6 Ayes)

End of Consent Agenda.

CU-3-20 Jerry Futrell – East side of US 117 South between Arrington Bridge Road and South George Street (Increase in electronic gaming machines from 50 to 100 for existing Internet Café). Approved. An internet café was previously approved for 20 gaming machines at this location on September 3, 2013. On June 2, 2014, City Council denied a request

to increase the number of gaming machines from 20 to 35 based on requiring 2 parking spaces per machine.

On August 4, 2014, the Council approved a parking ordinance amendment to the City's UDO requiring 1.5 parking spaces per machine. In addition, they approved the previous owner's request to allow an increase in the number of gaming machines from 20 to 35.

The previous owner closed the business in March of 2016 upon order from the District Attorney's office. Once software upgrades were installed and in compliance with State law, he reapplied for a Conditional Use Permit to operate an internet café in accordance with the City's Unified Development Ordinance. City Council approved site, landscape and floor plans for the previously approved 35 gaming machines on January 3, 2017.

On May 8, 2017, City Council amended the City's Electronic Gaming Ordinance. The following requirements were approved as they pertain to new gaming establishments proposed for operation in the City of Goldsboro's planning jurisdiction:

- (1) Electronic gaming operations are permitted only in the General Business (GB) zoning district after the obtainment of a Conditional Use Permit approved by City Council.
- (2) No establishment shall be located within five hundred (500) feet of any residentially zoned or developed property, church, school, day care, playground or public park. Where the proposed establishment is separated from residentially zoned or developed property by a four-lane highway, the five hundred (500) foot separation shall only apply to the properties along the sides and rear of the establishment.
- (3) No such establishment shall be located within one mile (5,280 ft.) of another such establishment.
- (4) The hours of operation for such operations shall be limited to 7:00 a. m. to 2:00 a. m.

On February 3, 2020, City Council approved a request by the applicant to amend a Conditional Use Permit for the operation of an internet café to increase the number of gaming machines from 35 games to a maximum of 50 gaming machines. 52 existing paved parking spaces were available to serve the site.

The applicant contended that the City's commercial parking ordinance requiring 1.5 parking spaces per gaming machine was excessive based on the fact that only one customer could operate one gaming machine at any one time.

Now, the applicant is requesting to amend an existing Conditional Use Permit for the operation of an internet café to increase the number of gaming machines from 50 to 100.

Frontage: 454.3 ft. (US 117)
Area: 97,220 sq. ft., or 2.23 acres
Zoning: General Business
Hours of Operation: 10:00 a.m. to 2 a.m. (7 days)
No. of Employees: 2 (17 employees; maximum 2 per shift)

Site and landscape plans for this operation were previously approved with Conditional Use Permit #CU 16-16. The following modifications were also approved:

- a. Rear yard landscape buffer due to grade separation at railroad tracks.
- b. Vehicular surface buffer at front due to existing paving and public right-of-way;
- c. Street tree requirement; and
- d. Distance from residentially zoned property from 200 ft. to 125 ft.

As previously stated, parking is required at 1.5 space per gaming machine. Currently, there are 52 paved parking spaces to serve the site. 150 parking spaces are required. The applicant is proposing to pave an additional 50 parking spaces for a total of 102 parking spaces. Previous

parking modifications have been granted by City Council for electronic gaming operations at one (1) space per gaming machine. A modification from 150 to 102 parking spaces will be necessary.

At the public hearing held on May 18, 2020, the applicant came forward to speak in favor of the request and no one appeared to speak against the request.

The Planning Commission, at their meeting held on May 26, 2020, recommended modifying the applicants request from 50 games to a maximum of 100 gaming machines.

City Council at their meeting June 1, 2020 deferred action on Planning Commission's recommendation until June 15, 2020.

Councilmember Polack asked for clarification on parking. Ms. Collins stated the site plan shows 52 existing spaces and he would add 50 additional spaces. Councilmember Polack expressed concerns regarding flooding. Ms. Collins stated engineering has reviewed.

Councilmember Williams made a motion to accept the recommendation of the Planning Commission and:

- (1) Adopt an Order approving the Conditional Use Permit for the operation of an internet café by increasing the number of gaming machines from 50 to 100 located within the General Business District (GB) zoning district.
- (2) Approved the Conditional Use permit with the following modification;
 - a) Modification of the required parking from 150 spaces to 102 parking spaces.

The motion was seconded by Councilmember Matthews. Mayor Allen, Councilmembers Williams, Polack, Matthews and Ham voted in favor of the motion. Mayor Pro Tem Broadway voted against the motion. Mayor Allen stated the motion passed 5:1.

Mayor and Councilmembers' Reports and Recommendations.

Proclamation – Phillip & Sherrie Stokes Day. Captains Phillip and Sherrie Stokes are the commanders of the Salvation Army in Goldsboro, NC. After being in Goldsboro for the last five years, the Stokes family will be leaving Goldsboro on June 21, 2020. Phillip and Sherrie have assisted the community through hard times by providing disaster relief during several hurricanes and recent floods. The commanders started new programs while in Goldsboro, including a community movie night and a community garden. They have assisted the homeless, helped families provide Christmas gifts for their children and have provided spiritual guidance for many of the citizens in the City of Goldsboro. Phillip and Sherrie Stokes have been role models, great neighbors, friends, and advisors and they will be dearly missed by this community. Mayor Allen proclaimed June 15, 2020, as PHILLIP AND SHERRIE STOKES DAY in Goldsboro, North Carolina.

Councilmember Ham stated no comment.

Councilmember Matthews stated no comment.

Councilmember Polack shared Seymour Johnson Air Force is coordinating a Juneteenth celebration which will be on July 11th at 1:00. For those who do not know what Juneteenth, it's an annual festival that on the 19th of June, commemorates the Emancipation Proclamation of 1865 for the freedom of slaves. I also want to commend Chief Dixon and Chief Quinby with SJAFB and community leaders who worked on the EOP for the city.

Mayor Pro Tem Broadway stated no comment.

Councilmember Williams encouraged everyone to stay safe during COVID-19.

There being no further business, the meeting recessed at 9:58 p.m. until June 17, 2020 at 10:00 a.m.

Chuck Allen
Mayor

Melissa Capps, MMC/NCCMC
City Clerk

**Alicia Pierce, Citizen
District 4
806 S. Taylor Street
Goldsboro, NC 27530**

Comments for Draft FY20-24 Consolidated Plan (ConPlan) and FY20-21 Annual Action Plan (AAP)

1. My first points is more about the process of the development of the plan. During my comments of the 2018-2019 CAPER, I mention about ways to promote citizen's participation. I noticed that none of the suggested ideas were utilized. I will share them again this evening and add another one in hopes to assist getting more citizens aware and involved. Send information about the CDBG, public comment opportunities, the how and when individuals can apply for the programs through the following sources.
 - Water Bill and Newsletter we already receive
 - Facebook Alerts and/or sponsored ads
 - Robocalls
 - Send to all the local churches
2. Another Major concern I have is the idea that the Plan was once again developed with very little support from the community and citizens. It indicates all these stakeholders, the commission and some residents input, but, that's questionable.
3. As I mention in my Caper Comments before, the Commission on Community Relations committee should be more involved. Also it states that it is a 3 years term, but several of the members have been on there for more than 3 years. There is also no minutes showing proof that the Commission members assisted with the development of this FY20-24 ConPlan. There is also comments written throughout the plan that varies local organizations (Stakeholders) were involved.
4. From page 5-9, 14 Agency/Group/Organizations were identified. It was asked to Briefly describe how they were consulted, it was repeatedly stated: One-on-one interviews, one-on-one conversations. There is no evident that those organizations provided any of the information in the plan. I suggest that the one on one interviews having some documentation proving that the meeting took place and that what was said, is interpreted correctly.
5. I am concern that individuals that provided comments and shared interest in this grant funding was not invited to participate in the development of this plan. How can a 5 years plan that should have input from the citizens and community be release on May 27 with only 30 days to comment. It almost feel like I am being asked to only come and critique, versus being asked to participate in the development of the CDBG. See Public Comment dates on Page 3

6. Page 1 – The HOME Investment Partnership (HOME) Program was created by the National Affordable Housing Act of 1990 to create local partnerships for providing decent affordable housing to lower-to-moderate income households. The HOME Investment Partnerships Program (HOME) provides formula grants to states and localities that communities use — often in partnership with local nonprofit groups — to fund a wide range of activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low income people. It is the largest Federal block grant to state and local governments designed exclusively to create affordable housing for low-income households.
 - But where is the evident that any of that has happen in our city with the previous funds? I am concern that nothing will get done this time.
7. Our city lacks accountability and responsibility when it comes to the CBDG.
8. Page 11 – mentions a survey that was provided to residents. How can a city with 34,000+ citizens only 141 retrieved and 56 responded. 23 stakeholders also participated, but a 5 years plan was developed. We must do better with our advertisement.
9. On page 12 – States that all comments given today will be accepted. My question is will they be used to assist in development of the plan.
10. I am also concern that it does not appear that other or new agencies are being asked to participate or be given the opportunity to prove resources to the community.
11. Page 20 If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates: Goldsboro does not provide these estimates. Instead, Goldsboro relied on the data from Comprehensive Housing Affordability Strategy (CHAS) FY11-15 and FY12-16.
 - We have a High At Risk Population in our school system. Why did we not have a full description here of our students?
12. Page 21 – Why is there not more concentrated focus and assessments on the group identified as having the greater need?
13. Page 36 – No. Utilizing methodology provided by NCHFA, a demand analysis conducted found a shortage of rental units for households earning 40 and 60 percent AMI per year. The demand has increased since the last ConPlan was conducted due to two major hurricanes (Matthews and Florence) and Goldsboro

substantial aging and deteriorated housing stock. Based on the resident survey many renters stated they would like to buy or rent in Goldsboro. However, with subsidies most renters who want to be homebuyers must earn at least \$50,000 before a reasonable proportion of homes in Goldsboro are affordable to buy

- I feel that it is imperative that you as a council started voting yes to companies that want to come here and pay more. Our current median income is between \$35,000-\$40,000.

14. On page 40 – all of these are comments to help as the document will be sent to HUD

- First Paragraph, you mention that rent listed above: Is the above the information on page 37. Because directly above is no information about rent.
- Introduction under MA-20 Housing Analysis: Condition of Housing
 - I think you meant to say, most of the houses were built before 1980. You should also have 1950-1980 versus 1980-1950.

15. Page 43 – Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing: To maintain at least a standard performer designation on the Public Housing Assessment System (PHAS). Extensive training will be provided to all HACG employees relative to the key components of the PHAS system. The Chief Executive Officer and PHAS Coordinator will be responsible for biannual reviews and evaluation of major indicators. The information will be shared with key staff members. Another strategy will be to develop an agency-wide portfolio and five year capitalization plan to serve as a framework for future development endeavors that focus on diversification and stabilization of income sources. Final, a strategy will be to establish a quality control program for maintenance work orders to ensure the quality of work performed by maintenance staff is satisfactory. The Supervisory staff will inspect a 1 percent random sample of work orders given the number of work orders. Maintenance staff having deficiency will be identified, counseled, and trained.

- Is this new or have we done this before? If so, where is the information?

16. Page 46 – As always Goldsboro will work with our North Carolina Balance of State (BoS) Continuum of Care (CoC) Neuse Regional Committee to see where additional resources and/or funding from Goldsboro can further meet housing and supportive services needs.

- Where are the minutes from these meetings?

17. Page 63-64 – The SP-35 Anticipated Resources for the 5 year ConPlan has the same information as the AP-15 Expected Resources, the one year Annual plan on page 79-80. How can the two be the same when one is for 5 years and one is for 4 years. The corresponding documents that go with them SP-45 Goal Summary for the 5 years show a larger amount than the AP-20 for the 1 year.

18. Page 89 – How many years will these awesome funds be designated to pay for the loan of WA Foster? Please provide me an answer to this question.

19. Page 91 – Description: Funds will be provided for owner-occupied housing rehabilitation for LMI households and special needs population. Funds will also be provided for Goldsboro to acquire, rehabilitate, or reconstruct housing units to ensure affordability for LMI households and special needs populations. While reducing slum & blight to benefit LMI households and special needs populations within a physical environment of a deteriorating area. Funds will be provided for all delivery costs (including staff, other direct costs, and service costs) directly related to carrying out housing rehabilitation activities.

- Do we have any idea which agencies will be utilized for this description?

20. Page 93 – Description: Funds will be used to reduce the monthly carrying costs of mortgage loans from private lenders to increase homeownership opportunities through down payment and closing cost assistance to LMI households (including individuals and families with children who are currently housed but threatened with homelessness).

- In the public meeting last June, Ms. Simpson-Cole; mention that she could not find qualified resident. What will be done differently to find qualified residents?

21. Page 95 – Sounds like a great thing, but how will this actually find its way to really happening. Are we asking for 525,028 or is this previous amount rolled over?

22. Page 98 – How do other organizations and agencies that assist with homelessness and other special needs get eligible to gain funding?

23. Page 107 – Where is the other 10% going or used for?

My comments ends with a reminder that Citizen Participation is not truly being encouraged and that accountability and responsibility of this program needs to be better monitored.

CDBG/HOME/CDBG-CV ANNUAL PLAN PUBLIC COMMENTS

- THE CITY WILL RECEIVE \$351,137 IN CDBG FUNDS IN FY2020-21.
- THE ANNUAL PLAN IS TO SPEND \$534,380, IN FY 2020-2021, OF WHICH \$180,123 IS CARRY OVER FUNDS THAT WERE NOT SPENT OVER THE PAST FIVE FY.

- FAIR HOUSING ACTIVITY IS AT THE TOP OF THE ANNUAL PLAN LIST AND IS GOAL #1, THE TOP PRIORITY.
- THE ANNUAL PLAN IS TO SPEND \$2000 IN FY 2020-2021 ON THIS ACTIVITY OVER THE NEXT 5 FY FOR A TOTAL OF \$10,000.
- IN FY 2020-2021 THAT'S ONLY .04%, OR FOURTENTHS OF 1%, OF THE \$534,380 IN AVAILABLE FUNDS.

- THE REHABILITATION ACQUISITION ACTIVITY IS RELATED TO HOUSING AND IT IS A LEVEL 6 GOAL OR PRIORITY.
- THE ANNUAL PLAN IS TO SPEND \$40,910 IN FY 2020-2021 ON THIS ACTIVITY, AND A TOTAL OF \$265,368 OVER THE NEXT 5 FY.
- THAT'S 8% OF THE TOTAL AMOUNT OF CDBE FUNDS AVAILABLE IN FY 2020-21 FOR THIS ACTIVITY.

- HOUSING COUNSELING IS RELATED TO HOUSING, AND IT IS A LEVEL 3 GOAL OR PRIORITY.
- THE ANNUAL PLAN IS TO SPEND \$6,120 IN FY 2020-2021 ON THIS ACTIVITY, AND \$24,480 OVER THE NEXT 5 FY.
- THAT'S ONLY 1% OF THE TOTAL AMOUNT AVAILABLE FOR THIS ACTIVITY IN FY 2020-2021,

- REHABILITATION PUBLIC OWNED RESIDENTIAL BUILDINGS IS RELATED TO HOUSING AND IT A LEVEL 6 GOAL OR PRIORITY.
- THE ANNUAL PLAN IS TO SPEND \$40,000 IN FY 2020-2021 ON THIS ACTIVITY, AND \$235,507 OVER THE NEXT FIVE FY.
- THAT'S ONLY 7% OF THE TOTAL AMOUNT AVAILABLE IN FY 2020-2021.

- THE ACTIVITIES INVOLVING PUBLIC FACILITIES & IMPROVEMENTS (W.F. FOSTER), PUBLIC FACILITIES & IMPROVEMENTS (CITY OWNED), ARE NOT REALLY RELATED TO HOUSING, AND THEY ARE LISTED AS A LEVEL 4 GOAL OR PRIORITY.
- THE ANNUAL PLAN IS TO SPEND A TOTAL OF \$340,123 IN FY2020-2021 ON BOTH OF THESE GOAL LEVEL 4 ACTIVITIES, AND \$816,633 OVER THR NEXT FIVE FY.
- THAT'S 64% OF THE TOTAL AMOUNT AVAILABLE IN FY 2020-2021, FOR THESE ACTIVITIES THAT ARE NOT RELATED TO AVAILABLE HOUSING FOR LMI FAMILIES IN SPECIFIC AREAS OF POVERTY IN GOLDSBORO.

- THE ACTIVITIES INVOLVING PUBLIC SERVICES ARE RELATED TO HOUSING AND THEY ARE LISTED AS LEVEL 5 GOALS OR PRIORITIES.
- THE ANNUAL PLAN IS TO SPEND A TOTAL \$30,000 IN FY 2021 FOR THIS ACTIVITY, AND A TOTAL OF \$170,000 OVER THE NEXT FIVE FY.
- THAT'S 6% OF THE TOTAL AMOUNT OF CDBG FUNDS AVAILABLE IN FY 2020-2021
- THE PROGRAM ADMINISTRATION EXPENSES IN THE CDBG FY 2020-2021 ANNUAL PLAN IS \$70,227, AND A TOTAL OF \$453,197 ON THE CDBG, HOME AND OTHER FUNDS THE OVER THE NEXT FIVE FY.
- THE \$70,227 IN PROGRAM ADMINISTRATION EXPENSES IN THE CDBG FY 2020-2021 IS 13% OF THE TOTAL AMOUNT OF AVAILABLE CDBG FUNDS IN FY 2020-2021.
- WHEN YOU LOOK AT HOW MUCH OF THE AVAILABLE CDBG FUNDS THAT IS PLANNED FOR SPENDING ON HOUSING ISSUES IN FY 2020-2021, IT COMES TO \$124,030 OR 23% OF THE AVAILABLE FUNDS.
- COMPARING THE \$410,350 THAT WILL BE PAID TO THE CITY FOR PUBLIC FACILITIES AND ADMINISTRATIVE COSTS FOR FY 2020-2021, THAT AMOUNT IS 77% OF THE AVAILABLE CDBG FUNDS FOR FY 2020-2021.
- NOTHING FROM THE CDBG FUNDS IS ALLOCATED TO THE HOMEBUYER ASSISTANCE, HOUSING DEVELOPMENT, AND RENTAL HOUSING DEVELOPMENT ACTIVITIES.
- IF THESE ACTIVITIES ALSO RELATE TO THE GUIDELINES FOR THE PAYMENT OF CDBG FUNDS, THEN THERE IS NO PLAN TO ALLOCATE ANY CDBG FUNDS TO THESE ACTIVITIES.
- UNDER THE CDBG-CV THERE IS \$206,544 AVAILABLE IN FY 2020-2021.
- THE GOAL OR PRIORITY LEVEL FOR THE CDBG-CV ACTIVITY TO PROVIDE ESSENTIAL SERVICE & EMPLOYMENT TRAINING, IS A #5 TARGET GOAL OR PRIORITY.
- THE GOAL/PRIORITY TO PROVIDE ESSENTIAL SERVICE & EMPLOYMENT TRAINING SHOULD BE A LEVEL 1 GOAL/PRIORITY BECAUSE, 100% OF THE CDBG-CV FUNDS ARE GOING TO THESE PUBLIC SERVICES ACTIVITY.
- THE ANNUAL PLAN IS NOT SPECIFIC ON WHAT ESSENTIAL SERVICES & EMPLOYMENT TRAINING THAT WILL BE PROVIDED FOR THE \$165,236 IN FUNDS FOR FY 2020-2021, AND BY WHOM IT WILL BE PROVIDED.
- THE CDBG-CV PROGRAM ADMINISTRATION PLANS CALLS FOR \$41,306 TO BE PAID TO THE CITY IN FY 2020-2021.
- THAT'S 20% OF THE AVAILABLE FUNDS.
- THAT PERCENTAGE IS MUCH HIGHER THAN THE PROGRAM ADMINISTRATION PLANS FOR THE CDBG FUNDS WHERE ONLY 13% OF THE \$534,380 IN CDBG FUNDS ARE BEING HANDLED.

- WHY ARE THE PROGRAM ADMINISTRATION COSTS FOR THE CDBG-CV 7% MORE THAN THE PROGRAM ADMINISTRATION COSTS FOR THE CDBG FUNDS?
- LOOKING AT THE CARRY OVER AMOUNTS OF CDBG (\$180,123) AND HOME FUNDS (\$525,028) IT APPEARS THE CITY IS FALLING SHORT IN SPENDING ALL OF THE CDBG AND HOME FUNDS THAT WERE PLANNED TO BE SPENT IN PRIOR FIVE FY.
- AND NONE OF THE SHORTFALLS IN CDBG FUND SPENDING APPEAR TO BE FOR THE ACTIVITIES INVOLVING PUBLIC FACILITIES & IMPROVEMENTS, AND PUBLIC SERVICES.
- THE CARRY OVER FROM SHORTFALLS IN SPENDING OF AVAILABLE CDBG AND HOME FUNDS MEANS THAT SOME OF THE LMI FAMILIES WHO WERE, AND ARE IN NEED, ARE NOT RECEIVING FUNDS THAT SHOULD BE, AND SHOULD HAVE BEEN MADE AVAILABLE TO THEM.
- THE \$525,028 CARRY OVER FROM SHORTFALLS IN SPENDING OF PRIOR AVAILABLE HOME FUNDS IS ALARMING IN THAT THE CARRYOVER AMOUNT APPEARS TO BE MORE THAN TWO YEARS WORTH OF FUNDING, THAT WAS SAVED AND NOT SPENT FOR THE INTENDED PURPOSES.
- THE CITY IS, HAS BEEN, AND WILL BE PAID TO USE THE CDBG FUND TO ADDRESS THE HIGH LEVELS OF POVERTY IN SPECIFIC AREAS OF THE CITY.
- WHEN YOU LOOK AT THE POVERTY LEVELS IN THESE SPECIFIC AREAS OF GOLDSBORO, OVER THE PAST CONSOLIDATED FIVE-YEAR PERIOD, THERE DOES NOT APPEAR TO HAVE BEEN ANY DECLINE IN THE POVERTY LEVELS IN THE SPECIFIED GOLDSBORO POVERTY AREAS, INSPITE OF ALL THE CDBG FUNDS THE CITY HAS RECEIVED AND SPENT.
- IF ANYTHING, THE POVERTY LEVELS APPEAR TO HAVE WORSENERD.
- THE CDBG PLANS THAT ARE BEING PRESENTED FOR FY 2020-2021, ARE VAGUE AND VERY SIMILAR TO THE FAILED PLANS THAT WERE APPROVED AND IMPLIMENTED OVER THE PAST FIVE FYS.
- IT IS MY BELIEF THAT FOR FY 2020-2021 WE NEED MORE INOVATIVE PLANNING, THAT WILL ONLY COME ABOUT THROUGH A DEPARTMENTAL LEADERSHIP CHANGE.

Extracted from May 22, 2020 Virtual Public Meeting (Slide 6)

What will Goldsboro receive in this ConPlan?

Source of Funds	Expected Amount Available Year 1 (FY20-21)	Expected Amount Available Remainder of ConPlan (FY21-24)
Community Development Block Grant - CDBG	Annual Allocation: \$ 351,137 Program Income: \$ 3,120 Prior Year Resources: \$ 180,123 Total: \$ 534,380	\$1,369,863
HOME Investment Partnerships - HOME	Annual Allocation: \$ 287,078 Program Income: \$ 4,048 Prior Year Resources: \$ 525,026 Total: \$ 766,152	\$1,348,095
Community Development Block Grant - COVID - CDBG-EV	Annual Allocation: \$ 200,554	\$0
Urgent Repair - URP	Annual Allocation: \$ 100,000	\$400,000

Extracted from May 22, 2020 Virtual Public Meeting (Slide 10)

Goals & Proposed Projects Identified in ConPlan

Goldsboro Target Goals

- 1) Affirmatively Further Fair Housing Choice
- 2) Increase Affordable Rental Housing Option
- 3) Increase Access to Affordable Homeownership Option
- 4) Improve-Expand Public Facilities Access & Capacity
- 5) Provide Essential Service & Employment Training
- 6) Provide Rehabilitation Owner-Occupied & City-Owned
- 7) Program Admin to Support ConPlan & AAPs Objectives



Goldsboro Proposed Projects

- 1) Fair Housing
- 2) Housing Counseling
- 3) Public Facilities & Improvements (City-Owned)
- 4) Public Services
- 5) Rehabilitation (Acquisition, Admin., & Public Owned Residential Bldgs.)
- 6) CHDO Reserve
- 7) Homebuyer Assistance
- 8) Homebuyer Assistance & Rehabilitation
- 9) Rental Housing Development
- 10) Program Admin to Support ConPlan & AAPs Objectives
- 11) COVID-19 Public Services Grants

June 8, 2020

Exhibit 3

Memorandum

To: Timothy M. Salmon, City Manager
From: Catherine F. Gwynn, Finance Director
Re: FY19-20 Operating Budget Amendment

FINAL FY19-20 BUDGET AMENDMENT DETAIL

Please find below a discussion of the items presented for the final FY19-20 Operating Budget Amendment for the General Fund and Utility Fund.

GENERAL FUND - DEBT SERVICE (8111)

Incorrect Debt Amortization \$694,528

In working on a financial analysis model with our financial advisors, Davenport & Co., LLC, we discovered that there were errors in the amortization schedules for several loans held by the City. The effect of the errors was an incorrect split between the General Fund and Utility Fund whereby the General Fund underpaid its share of principal and interest, and the Utility Fund overpaid its share of principal and interest through June 30, 2020 in an amount of \$694,528.

Loans Affected

2008 GO Bonds \$7.425M (Debt #021-GE) 5/23/2017
Refunding 2008 General Fund Street Bonds \$1.635M
Refunding 2010 Utility Fund Sewer Bonds \$5.79M

Bank of America Loan \$7.532M (Debt #019-GE) 3/23/2017
General Fund Vehicles/Equipment \$1.911M
Utility Fund Vehicles/Equipment \$275K
AMI Infrastructure \$5.346M

Bank of America Loan \$4.659M (Debt #004-GE) 3/6/2012
General Fund Streetscape Project \$896K
Utility Fund Refunding AMR Loan \$1.036M
General Fund Refunding City Hall Phase II BB&T \$2.727M

Background

The previous Finance Director used the percentage allocation that is found on the LGC Debt Ledger sheet to split the debt between the funds. However, when the debt was issued there were specific allocations based on what was being refinanced/financed, and in some cases the maturity was kept the same as the original debt which was shorter than the overall life of the loan.

When I came aboard in late January, 2019, I was given paper copies of the loan amortization schedules used by the previous Finance Director and no other direction that the loans had any other split or allocation other than what was in the copies.

I took it upon myself to create an excel workbook that captured the amortization schedules along with the splits between the funds so that I could have a means to check debt principal and interest when preparing budget and audit schedules. I used the paper copies of the loan amortization schedules as my document workpaper.

In March, 2020 the City Manager asked our financial advisors, Davenport, to develop a model to help in budgeting for future years since they have done similar work in the past for the City. I provided my excel amortization schedules to them so they could update and compare both sets of records. In this process, Mitch Brigulio (Davenport) found errors in the three loans above that had significant differences between what I had on my amortization schedules in comparison to their amortization schedules. Davenport has all of the City's debt records, loan closing documents and has assisted on all major financing. On April 9th, Mr. Brigulio explained that the three loans in question were refinanced loans of different types and maturities of loans. The final loan closing documents he provided to me clearly showed what he described. He said that Davenport frequently ran into issues with other governments where the government will use the percentage allocation that shows on the LGC debt ledger even when the financing had differing allocations of principal and interest, and differing maturity levels. This is not an error on the LGC's part, it's just that the LGC records don't reflect that much detail.

Current

I have updated my amortization schedules to reflect the proper allocation and maturities as per the official final loan documents, so that the current fiscal year and future fiscal years are budgeted properly and audit schedules will reflect the correct amounts.

I have discussed the issue with the City's auditors, and they understand that it is too late to budget for Fiscal Year 2019, and have agreed to pass on the adjustment for the errors accumulating up until that year. In order to make the correction, I am requesting an appropriation for FY20 for the prior years' payments in the amount of \$694,528, and this will be funded with an appropriation of General Fund balance.

Incorrect Debt Amortization 2018 Street GO Bonds \$224,868

The debt amortization schedule for the budgeted FY20 debt had been prepared prior to my arrival at the end of January. The paper document we were provided had a formula error which omitted the new 2018 GO Street Bond principal payment from the FY20 budget. I did not catch the error until I finished creating the excel workbook to track the principal and interest payments, and was able to reconcile my set of records against what was budgeted. Having created this tool will allow me to have a set of checks and balances to ensure that the debt payments are as accurate as possible. The debt payments for the FY21 budget have been based on my revised schedules.

Since all debt must be appropriated, we are requesting an appropriation of \$224,868 for bond principal expense, and this will be funded with a reduction of expenditures.

Arbitrage Rebate Fees \$2,225

The City must compute arbitrage on its outstanding debt issues. I discovered that there were fees being charged to the Utility Fund that should have been paid by the General Fund for the arbitrage fees. There is a shortage in the line item of \$2,225 and this will be funded with a reduction of expenditures. The fees have been budgeted correctly in the FY21 budget.

GENERAL FUND – NON-RECURRING CAPITAL OUTLAY (7315)

Retiree Health Insurance Benefit Allowance \$124,740

The City offers an allowance to full-time employees who retire from the Local Government or Law Enforcement Officer's Benefit Retirement System and who also were actively employed with the City at the time of retirement age 55 or older and at least 20 years of City service. The employee must pay the active State Health Plan premium, and the City contributes the remainder of the age-banded rate for all participants in the City's health care plan. This benefit continues until the retiree is eligible for Medicare.

The City was self-insured for health insurance until 2016 and those retiree premiums were simply netted out of the collections of the premiums, rather than being budgeted as an expenditure. When the City joined the State Health Plan in 2016, the practice of netting out the retiree premiums continued, and there was a small reserve of premiums left over from the old self-insurance plan to offset the retiree cost. Since the account was not reconciled annually, the deficit did not appear until my staff and I discovered the error working on the FY19 audit. The City's cost of the retiree premiums should have been budgeted in FY19 and FY20, but were not. Had I been aware of the charges I would have included them in the FY20 budget process. This has been corrected for the FY21 budget, and the premiums for retirees for the General Fund and Utility Fund have been budgeted.

We are requesting an appropriation of \$124,740 for the City's portion of retiree health insurance allowance, and this will be funded with a reduction of expenditures.

Insurance Deductible Claims \$10,000

During FY20, we were required to pay a deductible for a claim against our Law Enforcement Liability Policy. We are requesting an appropriation of \$10,000 for insurance deductible claims expense, and this will be funded with a reduction in other expenditures in this organization.

Economic Development – Alta Foods \$5,000

This is the economic development incentive with Alta Foods dated 12/5/16. I was not aware that this was a multi-year agreement when we were budgeting for FY20. I have budgeted this item going forward in FY21. The amount earned by Alta in FY20 was \$5,000. We are requesting an appropriation of \$5,000, and this will be funded with a reduction of other expenditures.

Land Lease Payable (Farms) \$10,000

The City Council approved the renewal of seven farm leases at the January 6, 2020 Council meeting. Six of the seven leases are held jointly with Wayne County. Per our agreement, we split the proceeds 50/50. We received the signed executed leases in late April, and billed them in May. We are requesting an appropriation of \$10,000 and this will be funded with an appropriation of Farm Land Lease Income in the same amount.

Non-recurring Capital Outlay - Other \$45,540

- There were some minor expenses of land sales totaling \$710. We are requesting an appropriation of this amount, to be funded with a reduction of other expenditures.

- The City has been paying property taxes on several properties related to properties owned and being marketed by the Downtown Goldsboro Development Corp.
 - 419 S. Center Street
 - 100 W. Elm Street
 - 410 S. John Street
 - 117 W. Elm Street
 - 119 W. Elm Street
 - 423 S. Center Street
 - 402 S. John Street

We are requesting an appropriation of \$230 for property tax expense, and this will be funded with a reduction of other expenditures.

- There are several dues that were previously budgeted in Special Expense, that I am moving to Non-recurring Capital Outlay so that only items related to Agency/Organizational Support remain in Special Expense.
 - Institute of Government \$14,300
 - League of Municipalities \$27,000
 - National League of Cities \$3,300

We are requesting an appropriation for these line items, and this will be funded with a reduction of expenditures.

GENERAL FUND - FINANCE (2111)

Contribution Based Benefit Cap Liability \$95,940

NC General Statute requires an additional employer contribution to fund the increased cost to the Retirement System if the member's retirement benefit is determined to be in excess of the Contribution-based Benefit Cap Liability. We received such a letter and invoice at the end of November, 2019 for Kaye Scott, and were required to pay the CBBC calculation of \$95,938.59 by January 1, 2020. Staff was not aware of this expense. I do monitor the Pension Spiking Reports each month, but there were no files prior to my arrival that were found that would have indicated this would be due. This amount was paid directly to the Local Government Employee's Retirement System as required by law.

We are requesting an appropriation of \$95,940 for LGERS – CBBC Liability (#1825) in the Finance division, and this will be funded with a reduction of expenditures.

Audit Fees \$15,000

Due to the extremely convoluted state of the FY19 records, the auditors have requested additional fees for the excessive number of hours that have been expended on working the audit. We are requesting an appropriation of \$15,000 for the additional audit fees, and this will be funded with additional property tax revenues.

Contract Services \$79,000

The contract services relate to two issues in Finance. One of our staff members was out on FMLA, and due to the workload and short staffing we could not absorb the job duties of accounts payable. We requested a contract employee to fill in Customer Service, and brought a Customer Service Representative upstairs to fill in the accounts payable duties for three months. This allowed one of our staff employees to gain additional knowledge and experience. The cost of the contract employee was approximately \$12,100.

The second issue relates to the problems we have encountered with the books while trying to work through the FY19 audit. I attempted to work through all the issues, but regardless of the time I spent working, there were too many problems, issues and daily duties required. In late January, I approached the Manager and requested to hire a contract person to help me complete the audit. When it was apparent that this was going to take additional time, I made Council aware of the contract employee at the March 16, 2020 meeting when we discussed adding a full time employee to the Finance staff.

We are requesting an appropriation of \$66,900 for the contract services, and this will be funded with additional property tax revenues.

Tax Listing Fees \$61,949

While working on the FY19 audit, I discovered that the tax listing fees for the NCDMV vehicle collections were being netted out of the gross collections. To properly account for the fees, the tax revenue should be reported in the gross amount and fees budgeted separately. The fees are approximately 3.7% of gross collections. We are requesting an appropriation of \$61,949, and this will be funded with additional property tax revenues.

GENERAL FUND – MULTIPLE DEPARTMENTS - INSURANCE PROCEEDS REVENUE \$38,629

There were several insurance claims involving City vehicles and equipment, where we received insurance proceeds from the at-fault party. The following appropriations are requested for repairs, and will be funded with revenue from insurance proceeds totaling \$38,629.

Fire Department	Pierce firetruck	\$23,638
Garage	2007 Typhoon fire truck	\$ 1,922
Engineering	light pole and signal	\$ 2,119
Police	police vehicle	\$ 4,192
Cemetery	vehicle	\$ 2,448
Downtown Dev.	Art sculpture	\$ 950
Solid Waste	vehicle	\$ 3,360

GENERAL FUND -ALLOCATION OF WORKER'S COMP RESERVE \$150,000

There were several large worker's compensation claims that departments were not able to absorb in their budgets. We have allocated the entire \$150,000 reserve set aside in FY20 to the departments, but it did not cover the entire cost.

<u>Department</u>	<u>Actual as of 6/7/20</u>	<u>Allocation</u>	
Fire Department	\$153,557.17		\$115,000.00
Solid Waste	47,875.99		20,000.00
Police	87,496.82		15,000.00
Total	\$288,929.98		\$150,000.00

We are requesting an appropriation of \$150,000.00 for worker's compensation claims and this will be funded with a reduction in Worker's Comp Reserve.

GENERAL FUND - MAYOR & COUNCIL (1011) \$30,600

The City election costs were \$65,538 and only \$35,000 was budgeted. We are requesting an appropriation of \$30,600, and this will be funded with a reduction of other expenditures.

GENERAL FUND - PARAMOUNT THEATER (1018) \$118,292

In prior years, Paramount ticket payments were netted out of "wash accounts" on the City's balance sheets. We have asked the Paramount to account for the gross revenues and expenses related to ticket sales separately so that revenue may be tracked more accurately.

We are requesting an appropriation of ticket payments in the amount of \$118,292 which will be funded with revenue from ticket sales.

GENERAL FUND - DOWNTOWN DEVELOPMENT (1025) \$9,000

The cost of the lease of the 4 art pieces for downtown, crane rental and plaques was inadvertently moved to the Transfers organization (8101) in error during the budgeting process. An appropriation of \$9,000 for the Downtown Projects line item (4991) is needed, and will be funded with a reduction of Transfers to Capital Projects (81003) in the Transfers organization.

GENERAL FUND - SOLID WASTE (4143) \$106,030

Donation \$30

The staff at Solid Waste received a donation from a citizen, Patricia Lieba who wished to say thank you to the staff for their hard work and dedication. She requested the funds be used to buy a breakfast or lunch treat for the Solid Waste staff. We are requesting an appropriation of \$30, which will be funded with an appropriation of donation revenue.

Landfill Fees \$72,000

The FY20 budget for landfill fees was reduced to help balance the budget, and as such has run short. We are requesting an appropriation of \$72,000 for landfill fees which will be funded with a reduction of other expenditures.

Recycling Fees \$34,000

The FY20 budget for recycling was budgeted at \$65,000, however we did not expect the cost of recycling to skyrocket. We are requesting an appropriation of \$34,000 to cover the additional cost of recycling fees, and will be funded with a reduction of other expenditures.

GENERAL FUND - FIRE DEPARTMENT (5120) \$6,000

The Fire Department pursued a grant with Duke Energy for the replacement of radios which was awarded in September, 2019 for \$6,000. We are requesting an appropriation for Miscellaneous Equipment, and this will be funded with revenue from local grants.

GENERAL FUND - POLICE DEPARTMENT (6121) \$42,928

5-Ton LMTV \$9,200

The Police Department had a drive line failure on the 5-ton LMTV during Hurricane Dorian. In order to keep the vehicle operational in case of another emergency, the equipment was repaired for \$9,200. We are requesting an appropriation for Vehicle Operations of \$9,200, and this will be funded with a reduction of other expenditures.

Separation Pay Major Lee Szatkowski \$12,282

During the process of reconciling and closing the fiscal year ending June 30, 2019, we have discovered two issues with regard to the Law Enforcement Separation Pay.

- Separation pay ceased one month early for those turning age 62
- Separation pay ceased for part-time employment of Major Lee Szatkowski

Separation pay is granted to law enforcement officers by North Carolina General Statute, specifically under G.S. 143-166.42 Special separation allowances for local officers. The City of Goldsboro Personnel policy affirms this benefit on pages 31 and 32 of the policy manual.

We discovered that the City stopped paying the separation allowance for Major Lee Szatkowski when she agreed to come back to work part time in April 3, 2017 after the unexpected passing of Major Jay Memmelaar.

In reading and interpreting City Policy and applicable North Carolina General Statutes, a retired officer may go back to work in a part time status for a local government and NOT lose their separation pay benefit so long as they do not participate in contributing to the Local Government Retirement System (LGERS) which would occur if the employee works more than 1,000 hours in a calendar year. Major Lee has not worked more than the 1,000 hours since she has worked part time here at the City. To our knowledge she has not worked in any other local government in a part time status during this same period.

The issue with FY20 is that the amount due for the current fiscal year was not budgeted. We are requesting an appropriation of \$12,282 for Separation Pay, which will be funded with an appropriation of fund balance. We have corrected the issue for FY21, and the amount is budgeted. We have also corrected the issue for FY19 and accrued the amount payable up through 6/30/19 in the amount of \$41,181.

Building Maintenance \$21,446

There were multiple items related to the construction and renovation of the Police/Fire Complex that were necessary, but there was not enough funding in the project to cover those items.

Gregory Poole Equipment	Service generator engine and cooling system	\$7,817
Quality Plumbing	Replace roof drain leaders and insulate	7,099
Brady Security	Install door security with swipes	4,910
Enviro Assessments East	Asbestos abatement and analysis on 204 S Center	1,620
	Total	\$21,446

We are requesting an appropriation of \$21,446 in Building Maintenance, and this will be funded with an appropriation of fund balance \$17,696 and reduction of other expenditures \$3,750.

GENERAL FUND - AGENCY SUPPORT (7310) \$39,339

Overdose Prevention Coordinator \$12,000

The City Council approved a multi-year funding an Overdose Prevention Coordinator with Wayne County at the 8/19/2019 meeting for \$12,000 per year. This amount was not included in the FY20 adopted budget. We are requesting an appropriation in the amount of \$12,000 to be funded with reduction in expenditures in this organization.

Wayne County Schools PEG Distribution \$27,339

The City receives state shared revenue for the Public, Education, and Governmental (PEG) channels. We share all of this revenue with Wayne County Public Schools who operates the City's PEG channel. We are requesting an appropriation of \$27,339, and this will be funded with the state shared revenue PEG Channel.

GENERAL FUND - TRANSFERS & SHARED SERVICES (8101)

Transfers to Capital Projects (G1106) \$516,264

In July, 2014 the City issued \$4.5 million in debt for multiple General Fund projects which included approximately \$500K for HVAC for the Police building. Those funds have not yet been expended and need to be appropriated to fund HVAC related expenditures on the Police building. The debt revenue was recognized in the General Fund in fiscal year 2015, so the appropriation to fund this is a transfer from the General Fund in the amount of \$516,264.

We are requesting an appropriation of Transfers to Capital Projects in the amount of \$516,264 to fund the Police Fire Renovation Capital Project (G1106), and this will be funded with an appropriation of fund balance in the General Fund.

Parks & Recreation Special Revenue Fund (G1107) \$8,631

Parks and Rec has several programs that are funded with donor specific restrictions, such as Poultry/Beak Week, Sports Tourism Programs/Special Programs, Challenger Football, Duke RX for Play. Prior to FY19, these were handled in balance sheet "wash accounts", and in FY19, I recognized the revenue and expenses in the final budget amendment. The issue with trying to account for these items in the operating fund of the General Fund lies in any unused equity at the end of each year.

The department wishes to use any equity from prior years, which requires an operating fund amendment which is funded by fund balance. In order to make the accounting and tracking more transparent, it is more expedient to create a Special Revenue fund which has a project life rather than an annual life so it is easier to track the accumulation of revenue and expenditures. The net equity of the Parks & Rec Programs from FY19 was \$8,631 and will be transferred from the General Fund to the new Parks & Recreation Special Revenue Fund (G1107), and will be funded with a reduction of other expenditures.

Community Relations Special Revenue Fund (G1108) \$2,349

Community Relations has several programs that are funded with donor specific restrictions, such as Human Relations, Interfaith Breakfast, Martin Luther King, Jr. Commemoration, Mayor’s Committee on Disabilities, and the Mayor’s Youth Council. Prior to FY19, these were handled in balance sheet “wash accounts”, and in FY19, I recognized the revenue and expenses in the final budget amendment. The issue with trying to account for these items in the operating fund of the General Fund lies in any unused equity at the end of each year. The department wishes to use any equity from prior years, which requires an operating fund amendment which is funded by fund balance. In order to make the accounting and tracking more transparent, it is more expedient to create a Special Revenue fund which has a project life rather than an annual life so it is easier to track the accumulation of revenue and expenditures. The net equity of the Community Relations Programs from FY19 was \$2,349 and will be transferred from the General Fund to the new Community Relations Special Revenue Fund (G1108), and will be funded with a reduction of other expenditures.

GENERAL FUND – APPROPRIATED FUND BALANCE SUMMARY

Below find the summary of appropriated fund balance summary for the General Fund.

<u>Date</u>	<u>Description</u>	<u>Adopted</u>
6/17/2019	Ord 2019-43 FY19-20 Adopted Budget (Tiger Match \$647,705, Cemetery Mower \$10,842)	\$ 636,863.00
8/19/2019	Ord 2019-54 FY18-19 Purchase Order Rollovers	1,516,984.83
3/16/2020	Ord 2020-07 HUB Stage Construction Contribution	100,000.00
	Current Year Appropriations	<u>\$ 2,253,847.83</u>
6/15/2020	Debt Service Corr 2012-2012 D#004-GE, 019-GE, 021-GE	\$ 694,528.00
6/15/2020	Separation Pay Major Lee Szatkowski	12,282.00
6/15/2020	Police/Fire Renovation Building Maintenance - Generator, Network Wiring, Roof Drains & Asbestos	17,696.00
6/15/2020	Debt Proceeds 2014 \$4.5M Capital One Public Funding -HVAC	516,264.00
	Proposed	<u>\$ 1,240,770.00</u>
	Current Year with Proposed	<u><u>\$ 3,494,617.83</u></u>

UTILITY FUND – UTILITY CAPITAL EXPENSE (4178) \$714,876

Purchased Sewer Capacity – Town of Fremont \$687,000

At the October 21, 2019 meeting, Council passed a resolution (2019-91) to purchase 300,000 gallons of sewer capacity from the Town of Fremont for \$687,000. We are requesting an appropriation for Purchased Sewer Capacity in the amount of \$687,000, to be funded with additional miscellaneous revenue received from the repayment of principal and interest from the General Fund.

NCDOT U-5724 Central Heights Realignment \$27,876

The City is working with NCDOT on the Central Heights Realignment Project U-5724. There are multiple expenses required for permitting for the water and sewer utilities to be relocated. These expenses were not known to us while we were planning the FY20 budget, however they will be reimbursed by NCDOT.

We have expended the following:

Norfolk Southern Corporation	5/20/20	\$200
North Carolina Railroad Company	5/14/20	25,456
Norfolk Southern Corporation	12/5/19	200
HNTB North Carolina, PC	12/5/19	<u>2,020</u>
Total		\$27,876

We are requesting an appropriation of \$27,876 for NCDOT U-5724 Central Heights Realignment Project, and this will be funded with revenue from NCDOT Reimbursement Construction Projects.

UTILITY FUND – DISTRIBUTION & COLLECTIONS (4175)

Water Line Break Wayne Memorial Drive \$67,500

In early October 2019, a fiber utility contractor was boring on Wayne Memorial Drive, and struck a 12” water line. Our Public Works crew responded to the incident, however due to the size it was necessary to call in a contractor to make the emergency repair. We were able to eventually find the contractor and subcontractor responsible and have filed a claim on their general liability insurance. The insurance carrier has denied the claim stating that the subcontractor was within the margins. We are in the process of appealing the denial.

The costs billed to the insurance carrier are as follows:

T.A. Loving emergency water line repair	\$59,620
Bogue Lawn & Landscaping – Kitty Askins lawn damage	7,792
City Crew force labor and equipment	15,904
Bacteriological analysis and test	60
City Engineer	228
City Construction Inspector	<u>1,750</u>
Total	\$90,259

We are requesting an appropriation of \$67,412 to cover the contracted repair costs, and this will be funded with revenue from insurance reimbursement.

Sewer Line Break Frank Street \$60,725

On Monday, December 9, 2019, City crews responded to a sink hole on Frank Street. Contractor, T.A. Loving was called in to perform the point repair and Godwin Pumps installed temporary bypass pumping for the 15" sanitary sewer line. Once bypass pumping was installed, the contractor was able to dig and found that a subcontractor for Piedmont Natural Gas bored a 2" gas line through the City's 15" sanitary sewer main. The contractor repaired the pipe and the bypass pumps were removed. We have located the contractor and filed claims with the contractor and Piedmont Natural Gas on their general liability insurance. We are waiting on a reply as to whether either will accept responsibility for the claim.

The costs billed to the insurance carrier are as follows:

T.A. Loving emergency sewer repair	\$60,437
Distribution & Collection System Supervisor	224
City Construction Inspector	64
Total	\$60,725

We are requesting an appropriation of \$60,725 to cover the contracted repair costs, and this will be funded with revenue from insurance reimbursement.

Ferguson Waterworks Sensus Software Annual Fees \$43,882

The annual cost for the Sensus software used with the AMI system is approximately \$44,000 per year. We were not aware of the fees and thus did not budget for the fees in FY20. The prior years were deducted from the loan proceeds escrow account, and not accounted for anywhere in prior year budgets. We have corrected the issue in FY21 and these fees will be budgeted.

We are requesting an appropriation of \$43,882 for the Software License fees for the Ferguson Waterworks Sensus software annual maintenance, and this will be funded with a reduction of expenditures in Transfers to Fund Balance.

UTILITY FUND - WATER TREATMENT PLANT (4176) \$45,000

The City entered into an agreement to share in the cost of a flood control structure project with the U.S. Army Corps of Engineers. The amount was budgeted at \$600,000, however we have received a request for payment of \$595,000 for solicitation of a contract for construction. This is \$45,000 over the amount available. In order to keep the project moving forward, we are requesting an appropriation of \$45,000 for the Flood Control Structure expense, and this will be funded with a reduction of expenditures in Transfers to Fund Balance.

UTILITY FUND – DEBT SERVICE (8111) \$1,425

Arbitrage Rebate Fees \$1,425

The City must compute arbitrage on its outstanding debt issues. The fees for arbitrage have traditionally never been budgeted. I am requesting an appropriation of \$1,425 in Utility Fund Debt Service to cover the cost of the arbitrage fees, and this will be funded with a reduction of expenditures in Transfers to Fund Balance. The fees have been budgeted correctly in the FY21 budget.

UTILITY FUND – REVENUE

Liquid Aluminum Sulfate Class Action Lawsuit \$12,525

We have worked with Ron Lawrence and Mike Wagner on gathering and submitting the paperwork to be a part of the class action antitrust lawsuit against GEO for purchases made of liquid aluminum sulfate between January, 1997 and February, 2011. We purchased approximately \$3,194,247 of the chemical during that timeframe, but unfortunately we could only find records substantiating payment for \$325,640 from 2009 to 2011. We received the first check in the amount of \$12,525, and according to the letter attached they are expected to make another distribution. The distribution represented approximately 3.8% of the total amount paid. We are requesting that this revenue be appropriated, and recommend that it be appropriated to Transfers to Fund Balance.

Reimbursement Revenue General Fund \$694,528

As discussed at the beginning of this memo, the Utility Fund overpaid principal and interest on three pieces of debt beginning in 2012 totaling \$694,528. We are requesting appropriation of the revenue Reimbursement – General Fund, and this will be used to fund the various expenditures mentioned in this memo for the Utility Fund.

UTILITY FUND – APPROPRIATED FUND BALANCE SUMMARY

Below find the summary of appropriated fund balance summary for the Utility Fund.

Date	Description	Adopted
6/17/2019	FY19-20 Adopted Budget	\$ -
8/19/2019	FY18-19 Purchase Order Rollovers	3,217,040.13
	Current Year Appropriations	<u>\$ 3,217,040.13</u>
	Proposed	<u>\$ -</u>
	Current Year with Proposed	<u><u>\$ 3,217,040.13</u></u>

**MINUTES OF MEETING OF MAYOR AND CITY COUNCIL HELD
JUNE 17, 2020**

The Mayor and Council of the City of Goldsboro, North Carolina, recessed from a Regular Meeting on June 15, 2020 to meet on June 17, 2020 at 10:00 a.m. in the Large Conference Room located on the second floor of the City Hall Addition, 200 North Center Street Goldsboro, NC with attendance as follows:

Present: Mayor Chuck Allen, Presiding
Mayor Pro Tem Bill Broadaway
Councilmember Antonio Williams (arrived at 10:01 a.m.)
Councilmember Brandi Matthews
Councilmember Taj Polack
Councilmember David Ham
Councilmember Gene Aycock
Timothy Salmon, City Manager
Ron Lawrence, Attorney
Melissa Capps, City Clerk
Catherine Gwynn, Finance Director

Call to Order. The meeting was called to order by Mayor Allen at 2:00 p.m.

Budget Discussion

Water/Sewer Rates, Late Fee and Service Penalty effective FY20-21. Resolution Adopted. The City of Goldsboro's current water and sanitary sewer rate structure was adopted effective January 1, 1987, after a comprehensive study was performed by Arthur Young and Associates. This past fiscal year, the City engaged the firm Stantec to perform a utility rate study to analyze operational costs and capital needs and to benchmark our utility rates to assist the staff in making decisions about the operations of the Utility Fund.

The recommended Fiscal Year 2020-21 Budget recommends an increase of seventeen and one-half percent (17.5%) for water and sewer rates. It is recommended that these rates be effective with the August 1, 2020 billing. The city bills in arrears so this will cover usage during July.

The Late Fee charged on utility accounts past due and the Service Penalty, implemented in July 1991 to recover the cost of providing additional services for utility customers with two bills past due, will remain the same for Fiscal Year 20-21. It is recommended that the water reconnection fee of \$10.00 remain the same and be charged before water service is restored to the customer who was disconnected due to nonpayment.

Councilmember Matthews stated with the increase on page 3 of the big book, it talks about a Case Farms violation, I would like some clarity on that and if that violation charge and what we are responsible for has anything to do with us raising rates.

Ms. Catherine Gwynn, Finance Director stated the Case Farm violations has to do with the testing of the sewer. They are expected to bring online their new sewer system; regardless of us changing the rates, we know that violation is going to go down, because they will be able to treat their own sewer. So we had already taken that into account, the fact that our revenues were going to go down, that was not necessarily the driving force of the rate increase. The rate increase is based on the fact that we have a lot of, millions of dollars of deferred maintenance and personnel that we are trying to deal with.

Councilmember Matthews stated so the violation was on their part, not our part is what you are saying.

Ms. Gwynn stated yes ma'am. We have to treat it, so they have to help offset the costs; now they will treat their own.

Councilmember Williams stated so you believe that we did not raise these rates because of that.

Ms. Gwynn replied, no sir, based on the Santec Utility Rate Study, they looked at our cost of service to produce water, to treat sewer that is what they are trying to cover. We have not been doing that, we have not raised rates in many years, we are not keeping up with the costs. If you look at the CIP list, and you look at the hundreds of millions of dollars that in the next 10 years needs to be done and we keep pushing off, that is what we are trying to address.

Mr. Salmon stated I would also add in my notes there is \$22.3 million in outstanding debt in past work that has been done, that helps cover this cost.

Councilmember Polack stated one of my constituents is opposed to it, which I'm sure others are, is there a lower, I know we have calculated the jobs and equipment and infrastructure, the lowest is 17.5% is definitely the lowest as opposed to 25% . Mayor Allen stated I think we agreed. Ms. Gwynn replied yes sir.

Councilmember Williams read a statement. I have spent an extremely time reviewing the budget and to be honest, I have great concerns. There has been information I have requested, and to be honest it has been challenging to obtain and when I finally receive the information I believe it to be incomplete. During the budget process I requested to review documents from departments asking for information involving public tax dollars, should not be difficult for me or anyone else to review. First I am a citizen, second I am an elected councilman. Our budget is of great importance and something I do not take lightly. As the budgeting process began, I believe our constituents should have the opportunity to address where they would like to see their tax dollars being used. Many responded by social media with great ideas. We also had members from the community address the budget on Monday, June 15th and send us emails. The citizens have researched and pointed out issues within departments' budgets. Their voices should be considered. I asked about Friends of Seymour and why were these monies coming from the Mayor and Council budget in fiscal year 20-21. In our large binder the amount was \$61,500. I was quickly corrected by Mayor Allen that total was \$80,000. The conflicting amount was a concern. I also asked who are Friends of Seymour and the mayor responded and stated the group should do better to inform us of what Friends of Seymour is involved in. At the next meeting I inquired about Friends of Seymour and Mayor Allen admitted that he was a board member and Bill Broadway was a member as well. Why didn't the mayor and councilmember disclose that at the time of the discussion that they were part of the Friends of Seymour. Later we learned that City Manager Timothy Salmon is also on the board. It is unclear who are all board members. I have never reviewed any minutes, or had a monthly or yearly report submitted in the last 4 ½ years I have served on this board nor was I asked to participate until yesterday, via Zoom. It is still unclear who board members are, there were over 30 individuals on Zoom. I reviewed the Friends of Seymour contract and from what I understand, it has not been revised since 2014. A lot has changed since then. I understand the Mayor, Councilmember Broadway and city manager our on the Finance Committee. Seymour Johnson Air Force Base (SJAFB) is important. We have a Military Affairs Committee that informs us on how things are going at SJAFB. I support our base. In this tight budget times, it is tough for me to justify to my constituents an \$80,000 allocation for a group that some members of our council are just learning about. Can you all legally vote on account 1991 line item 1 as it would appear to be a conflict of interest since you also sit on the financial committee. The question is for Mr. Lawrence, our attorney. I really do appreciate being able to attend the Zoom meeting yesterday to learn a little more about this group. We have cut the budget for a lot of our outside agencies that we give funds to and I do not think it would be fair to not look at cutting that budget. We need to make room in our budget for the forensic audit and due to the information in our budget and the things brought to our attention I do not see how we can avoid not doing it. If you look at the budget and the amendments we have a lot of departments with poor accounting practices. That is another reason to do this. To my knowledge, we have not had a forensic audit in the last 40 years, a lot has happened. I think it's time. For me to make informed decisions are require as much information as possible. I took an oath to the citizens in the state of North Carolina and I take this oath seriously again I appreciate the hard work of Ms. Gwynn and her department, for that reason I have stated I cannot in good conscious approve this budget without an allocation in the budget for a forensic audit. Thank you.

Councilmember Matthews stated just so we are clear, these fees and this violation has nothing to do with why we are increasing the water and sewer rate.

Ms. Gwynn stated no ma'am. We are looking at the whole picture, they recommended a 56% increase in order for us to cover our cost. The violation when they bring their new system online, they will be able to treat and reduce violation which reduces our costs. If it doesn't have to be treated, the costs go down. The rate of increase is based on the cost of service.

Councilmember Williams asked the attorney pertaining to Friends of Seymour and board members who are on the finance committee, how can they vote on it.

Attorney Lawrence stated he would need time to research.

Councilmember Matthews stated right now we are talking about a motion for the water and sewer only. Mayor Allen stated right.

Councilmember Ham made a motion to adopt the budget as presented and recommended by Finance Director and City Manager. The motion was seconded by Mayor Pro Tem Broadaway. Mayor Allen, Mayor Pro Tem Broadaway, Councilmembers Ham and Aycock voted in favor of the motion. Councilmembers Williams, Polack and Matthews voted against the motion. The motion passed 4:3.

Budget Ordinance for Fiscal Year 2020-21. Ordinance Adopted. G.S. §159-13 requires that the governing board adopt a budget ordinance prior to July 1 to make appropriations and levy the taxes for the budget year. In specific, the Budget Ordinance establishes the property tax rate and any special taxes which may be levied during a fiscal year, such as the Special Downtown Municipal District Tax. The intention of a city to issue licenses upon businesses, trades and professions is also described within the contents of this document.

The major emphasis of a Budget Ordinance is to identify by fund the estimated revenues a municipality anticipates to collect during a fiscal year and to delineate by fund, department, and activity how these monies shall be appropriated. The Budget Ordinance may also describe any special authorizations granted to the Budget Officer.

Passage of the Budget Ordinance is an annual occurrence. No budget for the fiscal year can be implemented without the formal adoption of the provisions of this document. The Budget Ordinance reflects the decisions made by the City Council during its budget reviews and discussion. The Budget Ordinance assures compliance with all pertinent State Fiscal laws. It must show an exact balance between revenues and expenditures. If circumstances do not warrant the adoption of this document by the prescribed date, an interim budget must be approved by the governing body. The specific authorizations granted to the Budget Officer are the same as were delegated in Fiscal Year 2019-20 that relate to the reallocation of departmental appropriations, interdepartmental transfers, and inter-fund loans and transfers. Also, the Finance Director and Assistant Finance Director are authorized to sign all pre-audit certifications for budgetary appropriations as required by G.S. 159-28.

Council met with staff on several occasions to discuss the FY2020-21 recommended budget. During those sessions, Council discussed increases to water and sewer rates by 17.5%, implementation of a \$1 per month per customer recycling surcharge, and changes to planning fees. The property tax rate will remain the same as the FY2019-20 budget.

As required by G.S. §159-11, the Budget Officer submitted to the governing board a balanced recommended budget with the required components on June 1, 2020. The filing of the recommended budget was also properly advertised in the Goldsboro-News Argus on May 30, 2020, and a paper copy of the budget delivered to the City Clerk as well as made available online on the City's website. Further, the Council will conduct a public hearing on June 15, 2020 at the 7:00 pm meeting. Finally, there has been at least 10 days

between the presentation of the recommended budget (June 1st) and the tentative adoption of the budget ordinance (June 17th).

Summary of FY2020-21 Budget

General Fund	\$ 42,425,220
General Fund Capital Reserve	1,000
Stormwater Fund	1,775,600
Community Development	800
Utility Fund	18,402,385
Downtown Goldsboro Special District Fund	97,898
Occupancy Tax Fund	1,199,844
Total All Funds FY2019-20	<u>\$ 63,902,747</u>

Based on instruction provided by the Council on June 1st, 9th and 15th, changes were made as requested and a summary is provided. A published copy of the final adopted Budget Ordinance for FY2020-21 will be produced incorporating all changes as adopted by the Council.

Council discussed the following items:

- Forensic Audit
- Friends of Seymour
- Budget amendments
- Herman Park Center Debt Payment

Attorney Lawrence asked for clarification on the previous motion made by Councilmember Ham. The City Clerk, Ms. Capps read back the motion made:

Councilmember Ham made a motion to adopt the budget as presented and recommended by Finance Director and City Manager. The motion was seconded by Mayor Pro Tem Broadaway. Mayor Allen, Mayor Pro Tem Broadaway, Councilmembers Ham and Aycock voted in favor of the motion. Councilmembers Williams, Polack and Matthews voted against the motion. The motion passed 4:3.

Councilmember Ham clarified his motion was to adopt the following entitled Resolution establishing the Water and Sewer Rate Schedule incorporating a seventeen and one-half percent (17.5%) water and sewer rate increase effective with the August 1, 2020 billing. The motion was seconded by Mayor Pro Tem Broadaway. Mayor Allen, Mayor Pro Tem Broadaway, Councilmembers Ham and Aycock voted in favor of the motion. Councilmembers Williams, Polack and Matthews voted against the motion. The motion passed 4:3.

RESOLUTION NO. 2020-42 “RESOLUTION AMENDING THE WATER RATE AND SANITARY SEWER RATE, THE MONTHLY MINIMUM CHARGE, THE LATE FEE AND UTILITY SERVICE PENALTY FOR THE CITY OF GOLDSBORO”

Council moved back to the overall budget.

Councilmember Aycock made a motion to adopt the following entitled Budget Ordinance for the Fiscal Year 2020-21. The motion was seconded by Councilmember Ham.

Councilmember Matthews asked for some clarity, I have an extreme issue with Friends of Seymour and this is in no way in support of the base, our airmen and women and their families. I agree whole heartedly we should support them.

Councilmember Matthews shared concerns regarding Councilmembers serving on the Friends of Seymour and voting on the budget that includes Friends of Seymour. Councilmember Matthews asked is it a conflict of interest.

Councilmember Matthews also shared concerns with passing the budget today.

Mayor Allen shared information regarding the contract with Friends of Seymour.

Councilmember Matthews and the Mayor discussed the contract, the Roosevelt Group and wind farms.

Mr. Salmon asked if you look in your big book, on page 23 it will say \$80,000 for consultant fees of which \$61,500 is for Friends of Seymour. The other \$18,500 is used for other consultants, of which in past has been used for the Mercer Group for the city manager search, etc...

Discussion continued regarding lobbying fees paid to the Roosevelt Group.

Mayor Allen called for a vote on the motion previously made.

Councilmember Aycock made a motion to adopt the following entitled Budget Ordinance for the Fiscal Year 2020-21. The motion was seconded by Councilmember Ham. Mayor Allen, Mayor Pro Tem Broadaway, Councilmembers Ham and Aycock voted in favor of the motion. Councilmembers Williams, Polack and Matthews voted against the motion. The motion passed 4:3.

ORDINANCE NO. 2020-16 ANNUAL BUDGET ORDINANCE FISCAL YEAR 2020-2021

Councilmember Williams stated he was disappointed in Council.

Councilmember Matthews stated it is real disappointing.

Mayor Allen hit the gavel. Councilmember Matthews stated I was not done talking. Mayor Allen stated I'm sorry go ahead and talk. No one spoke and the meeting adjourned at 10:38 a.m.

Chuck Allen, Mayor

Melissa Capps, MMC
City Clerk

CITY OF GOLDSBORO
AGENDA MEMORANDUM
AUGUST 3, 2020

SUBJECT: Acquire the real property interest required by the Department of the US Army Corps of Engineers

BACKGROUND: June 3, 2019, Project Partnership Agreement (PPA) between the City of Goldsboro and the U.S. Army Corps of Engineers for the Neuse River-Goldsboro Section 1135 Project Modification for Improvement of the Environment was executed.

As the Non-federal sponsor, the City is responsible for real property acquisition to support construction for Neuse River – Goldsboro Section 1135 Project Modification for Improvement of the Environment.

Costs associated with real estate acquisition are creditable towards the City's 25% portion of the project.

DISCUSSION: The City of Goldsboro conducted a survey and appraisal of the temporary staging area and entrance and egress for construction of the weir. The appraisal of the area came back as \$23,000.00.

The selling price of \$23,000 will be presented to Mar Mac Aggregates LLC, for the City to acquire the land for the temporary staging area and entrance and egress for construction of the weir. Construction is expected to last 18-months.

The City has allocated monies in its current budget FY 20-21 for these services.

RECOMMENDATION: It is recommended that the City Council approve the attached Resolution authorizing the Mayor to execute a contract with Mar Mac Aggregates LLC not to exceed \$23,000 to acquire the real property interest required by the Department of the US Army Corps of Engineers.

Date: July 28, 2020



Michael Wagner, Public Utilities Director

Date: 7/28/20



Timothy M. Salmon, City Manager

RESOLUTION NO. 2020-

RESOLUTION AWARDING APPRASIAL VALUE AND AUTHORIZING EXECUTION OF REAL ESTATE CONTRACT FOR RIGHT OF WAY ENTRY, STAGING, AND EGRESS NEEDED BY THE DEPARTMENT OF THE US ARMY CORPS OF ENGINEERS

WHEREAS, on June 3, 2019 Project Partnership Agreement (PPA) between the City of Goldsboro and the U.S. Army Corps of Engineers for the Neuse River-Goldsboro Section 1135 Project Modification for Improvement of the Environment was executed; and

WHEREAS, the City has received an appraisal report for the real estate value of \$23,000 from Coastal Carolina Group INC.; and

WHEREAS, the City Council deems it in the best interest of the City of Goldsboro to Acquire the real property interest required by the Department of the US Army Corps of Engineers in an amount not to exceed \$23,000.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Goldsboro, North Carolina, that:

1. The Mayor is hereby authorized and directed to execute a contract with Mar Mac Aggregates LLC, in an amount not to exceed \$23,000 to acquire the real property interest required by the Department of the US Army Corps of Engineers, for right of way entry, staging, and egress.
2. This Resolution shall be in full force and effect from and after this 3rd day of August, 2020.

Mayor

Attested by:

City Clerk

APPRAISAL REPORT
A PROPOSED TEMPORARY CONSTRUCTION EASEMENT 2.299 ACRES
U.S. ARMY CORPS OF ENGINEER WEIR PROJECT 1135
CITY OF GOLDSBORO NORTH CAROLINA
ON THE PROPERTY OF MAR MAC AGGREGATES LLC
226 OLD GRANTHAM ROAD GOLDSBORO NORTH CAROLINA



Prepared for:

Mr. Mike Wagner, MPA
City of Goldsboro
Public Utilities Director
200 N. Center Street
Goldsboro NC 27530

Date of valuation July 17, 2020

PREPARED BY:

Paul A. Cuomo
NC Certified General Real Estate Appraiser A-7023
COASTAL CAROLINA GROUP INC.
WWW.CCGAPPRAISERS.COM
223 Commerce Street, Suite E
Greenville NC 27858
252-756-4293

Coastal Carolina Group Inc.
General Real Estate Appraisers & Consultants
223 Commerce Street, Suite E Greenville N.C. 27858
Pcuomo3@suddenlink.net www.ccgappraisers.com
Telephone: (252) 756-4293

July 22, 2020

Mr. Mike Wagner, MPA
City of Goldsboro
Public Utilities Director
200 N. Center Street
Goldsboro NC 27530

Re: City of Goldsboro. U.S. Army Corps of Engineer Weir Project 1135 a proposed Temporary Construction Easement located on the property of Mar Mac Aggregates LLC.

Dear Mr. Wagner:

As requested, we have made an appraisal investigation of the above-referenced property. Based on the data and analyses referenced in the attached report, the indicated value of the subject is as follows, subject to the Hypothetical Conditions and Extraordinary Assumptions of before and after the taking of real property on or about July 17, 2020. This taking is by virtue of the right of eminent domain and condemnation proceedings by City of Goldsboro a body politic organized under the General Statutes of the State of North Carolina.

BEFORE VALUE \$2,405,000 (R)
AFTER VALUE \$2,382,000 (R)
JUST COMPENSATION = \$23,000 (R)

The value estimate is supported by the data and reasoning set forth in the attached report, and reflects prevailing economic conditions as of the date of the valuation.

The following appraisal report presents the most pertinent data gathered, the analysis, and the reasoning that support our value conclusions.

This report is for the exclusive use of **City of Goldsboro**. It is not our intention for any other party to rely on this appraisal provided by Costal Carolina Group, Inc. without prior written consent. The appraisal analysis, opinion and conclusions were developed, and this report has been prepared, in conformance with (and the use of this report is subject to) all regulations issued under the Uniform Standards of Professional Appraisal Practice (USPAP) as promulgated by the Appraisal Standards Board of the Appraisal Foundation in Washington, DC. I certify that I have no present or contemplated future interest in the property appraised, and further, that this appraisal assignment was not made, nor was the appraisal rendered on the basis of a requested minimum valuation, specific valuation, or an amount, which would result in predetermined outcome.

Respectfully submitted,



A handwritten signature in cursive script that reads "Paul Andrew Cuomo".

Paul Andrew Cuomo NC Certification No: A-7023

SUMMARY OF SALIENT FACTS

The appraisal revealed the following facts and conclusions:

PROPERTY ADDRESS:	226 Old Grantham Road, Goldsboro NC
PARCEL IDENTIFICATION:	2588514763, 2588741393, 2588715945, 2588637033, & 2588548047
DEED REFERENCE:	DB 3259 PG 654, DB 2502 PG 233 & DB 2253 PG 794
PROPERTY OWNER:	MAR MAC Aggregates LLC
TYPE OF PROPERTY:	Sand and gravel mine
LAND AREA:	Before taking 218.65 +/- acres After taking 216.351 +/- acres T.C.E.2.299 acres (18 months)
UTILITIES:	Include electric, water, septic, LP gas.
NEIGHBORHOOD:	Mar Mac Township / Wayne County
ZONING:	OH / Wayne County
FLOOD ZONE:	The property is located within a flood hazard area. (See site description) Zone AE
PROPERTY RIGHTS APPRAISED:	Fee Simple
HIGHEST AND BEST USE:	Before – Sand mine After– Sand mine
DATE OF VALUATION:	July 17, 2020
DATE OF INSPECTION:	July 17, 2020
DATE OF REPORT:	July 22, 2020

CERTIFICATE OF APPRAISAL

I certify that to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and is my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and no personal interest or bias with respect to the parties involved.
- I have not performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding the agreement to perform this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- This appraisal was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice as promulgated by the Appraisal Foundation; and the Code of Professional Ethics and Standards of Professional Appraisal Practice.
- I have made a personal inspection of the property that is the subject of this report.
- Samantha K. Hughes (North Carolina Appraisal Board Registration Number T5671) has not made a personal inspection of the property that is the subject of this report.
- Samantha K. Hughes (North Carolina Appraisal Board Registration Number T5671) provided significant professional assistance to the person signing this report. Ms. Hughes assisted in finding market data, comparable sales data, assisted in formulating and writing the appraisal report, as well as assisted in calculating the market value of the subject.
- The use of this report is subject to the requirements of the N.C Appraisal Board relating to review by its duly authorized representatives.
- As of the date of this report, I have completed the requirements of the continuing education program of the N.C. Appraisal Board.



A handwritten signature in cursive script that reads "Paul Andrew Cuomo".

CERTIFICATE OF APPRAISAL

I certify that to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and is my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and no personal interest or bias with respect to the parties involved.
- I have not performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding the agreement to perform this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- This appraisal was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice as promulgated by the Appraisal Foundation; and the Code of Professional Ethics and Standards of Professional Appraisal Practice
- Paul A. Cuomo A-7023 has made a personal inspection of the property that is the subject of this report.
- I have not made a personal inspection of the property that is the subject of this report.
- I have provided significant professional assistance to Paul A. Cuomo A-7023. I assisted in finding market data, comparable sales data, assisted in formulating and writing the appraisal report, as well as assisted in calculating the market value of the subject.
- The use of this report is subject to the requirements of the N.C Appraisal Board relating to review by its duly authorized representatives.

As of the date of this report, I have completed the requirements of the continuing education program of the N.C. Appraisal Board



Samantha K. Hughes
Trainee Real Estate Appraiser
N.C. Registered Trainee No. T5671

ASSUMPTIONS AND LIMITING CONDITIONS

- 1) No responsibility is assumed for legal or title considerations. Title to the property is assumed good and marketable unless otherwise stated in this report.
- 2) The property is appraised free and clear of any or all liens and encumbrances unless otherwise stated in this report.
- 3) Responsible ownership and competent property management are assumed unless otherwise stated in this report.
- 4) The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
- 5) All engineering is assumed to be correct. Any plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
- 6) It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
- 7) It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless otherwise stated in this report.
- 8) It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless non-conformity has been stated, defined, and considered in this appraisal report.
- 9) It is assumed that all required licenses, certificates of occupancy or other legislative or administrative authority from any local, state, or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimates contained in this report are based.
- 10) Any sketch in this report may show approximate dimensions and is included to assist the reader in visualizing the property. Maps and exhibits found in this report are provided for reader reference purposes only. No guarantee as to accuracy is expressed or implied unless otherwise stated in this report. No survey has been made for the purpose of this report.
- 11) It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless otherwise stated in this report.

- 12) The appraisers are not qualified to detect hazardous waste and/or toxic materials. Any comment by the appraisers that might suggest the possibility of the presence of such substances should not be taken as confirmation of the presence of hazardous waste and/or toxic materials. Such determination would require investigation by a qualified expert in the field of environmental assessment. The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. The appraiser's value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value unless otherwise stated in this report. No responsibility is assumed for any environmental conditions, or for any expertise or engineering knowledge required to discover them. The appraiser's descriptions and resulting comments are the result of the routine observations made during the appraisal process.
- 13) Unless otherwise stated in this report, the subject is appraised without a specific compliance survey having been conducted to determine if the property is or is not in conformance with the requirements of the Americans with Disabilities Act. The presence of architectural and communications barriers that are structural in nature that would restrict access by disabled individuals may adversely affect the property's value, marketability, or utility.
- 14) Any proposed improvements are assumed to be completed in a good workmanlike manner in accordance with the submitted plans and specifications.
- 15) The distribution, if any, of the total valuation in this report between land and improvements applied only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
- 16) Possession of this report or a copy thereof does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraisers, and in any event, only with proper written qualification and only in its entirety.

Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraisers, or the firm with which the appraisers are connected) shall be disseminated to the public through advertising, public relations, news sales, or other media without prior written consent and approval of the appraisers.

OVERVIEW OF THE APPRAISAL ASSIGNMENT

Client and intended user

City of Goldsboro is the named client and intended user of this report. This report is not intended for the use of anyone other than the named client and its affiliates.

Date of inspection /value

The subject was inspected on July 17, 2020 and the effective date of value is the date of taking, July 17, 2020.

Date of report

July 22, 2020

Scope of work

The *scope of work* encompasses the level of detail and documentation required by the appraiser to satisfy the purpose and premise of the appraisal. As indicated by the client, this is an appraisal for the purpose of determining fair market value on the date of the taking, and both before and after the taking by **City of Goldsboro**. Therefore, the level of detail and documentation in this report has been tailored to meet the purpose of the assignment, including the type and definition of the value to be developed, and the credibility of the reported value conclusions.

This report reflects all necessary information about the subject, market conditions, and market data available for analysis and conclusions. The data obtained came from normal sources that include the County Tax Assessor's offices, Court House records, physical inspections, real estate brokers and agents, property owners, and parties familiar with the various properties and transactions. In addition, use was made of local MLS data as well as our extensive market research.

Scope of Work and purpose of the appraisal

The purpose of this appraisal is to report the *market value* of the *fee simple estate* therein, of the subject property as of **July 17, 2020**, the date of taking. This appraisal is subject to specific hypothetical conditions and extraordinary assumptions of a proposed taking as per the legal description and survey map provided to the client the **City of Goldsboro**.

The premise is to value the subject before and after the taking by **City of Goldsboro** via eminent domain or by condemnation under the General Statutes of the State of North Carolina. At the request of the owner and client a valuation of the subject was made before and after a proposed taking. The valuation of the proposed taking is subject to Hypothetical Conditions and Extraordinary Assumptions, specifically the taking will be as proposed on the survey and plans provided.

Intended Use

This appraisal was prepared for **City of Goldsboro** to aid in determining just compensation for the taking of the property. It is my intention for this report to comply with the Uniform Standards of Appraisal Practice (USPAP). This report is for the exclusive use by the named client and assigns. Coastal Carolina Group, Inc. does not warrant any unauthorized use, nor is it our intention for another party to rely on this appraisal without prior written consent.

Competency Provision

The appraiser's specific qualifications are included within the Addenda of this report. These qualifications serve as evidence of my competence for the completion of this appraisal assignment in compliance with the competency provision contained within the Uniform Standards of Professional Appraisal Practice, as promulgated by the Appraisal Standards Board of the Appraisal Foundation. The appraiser's knowledge and experience, combined with their professional qualifications, are commensurate with the complexity of this assignment, based on the following:

- Professional experience
- Educational background and training
- Business, professional, academic affiliations and activities.

The Appraisal Process

The appraisal process is a systematic procedure by which the problem is defined; the work necessary to solve the problem is planned; and the data is collected, classified and analyzed to estimate a defined value. In defining the problem, this process must.

- Identify the property to be appraised;
- Identify the property rights to be appraised;
- Determine the date of the value estimate;
- Understand the intended use of the report;
- Define the value to be estimated;
- Apply appropriate methodology;
- Analyzed the comparable data to arrive at a range of value via each approach to value used in this report;
- Reconciled the results of each approach into a reasonable final estimate of value for the subject, as defined herein; and
- Estimated a reasonable exposure and marketing time associated with the subject property; and
- State all other contingent and limiting conditions.

This appraisal and value conclusion reflect all pertinent known information about the subject, market conditions, and available data. The data obtained came from normal sources that include the County Tax Assessor's offices, Court House records, physical inspections, real estate brokers and agents, property owners, and parties familiar with the various properties and transactions. In addition, use was made of national and regional publications, as well as, my

extensive market research stored within my files and reference materials.

Appraisal Report

According to the Uniform Standards of Professional Appraisal Practice, Standard Rule 2-2, each written real property appraisal report must be prepared as an Appraisal Report or Restricted Appraisal Report.

This is an ***Appraisal Report***; which must, at a minimum, state the identity of the client and any intended users, by name or type; state the intended use of the appraisal; summarize information sufficient to identify the real estate involved in the appraisal, including the physical, legal, and economic property characteristics relevant to the assignment; state the real property interest appraised; state the type and definition of value and cite the source of the definition; state the effective date of the appraisal and the date of the report; summarize the scope of work used to develop the appraisal; summarize the information analyzed, the appraisal methods and techniques employed, and the reasoning that supports the analyses, opinions, and conclusions; exclusion of the sales comparison approach, cost approach, or income approach must be explained; state the use of the real estate existing as of the date of value and the use of the real estate reflected in the appraisal; when an opinion of highest and best use was developed by the appraiser, summarize the support and rationale for that opinion; clearly and conspicuously state all extraordinary assumptions and hypothetical conditions; and state that their use might have affected the assignment results; and include a signed certification in accordance with Standards Rule 2-3.

Confidentiality Agreement

Acceptance and use of this appraisal is an implied confidentiality agreement between Coastal Carolina Group, Inc. and the intended user and or named clients. Due to the nature of the appraisal industry, and most importantly, client and USPAP confidentiality requirements, the contents of this appraisal are considered confidential. In addition, the contents of this appraisal are also the intellectual property of Coastal Carolina Group, Inc. not to be distributed without prior written agreement.

Property Rights Appraised

This appraisal is for the ***fee simple value of the subject*** and will be valued accordingly.

Hypothetical Conditions

Hypothetical condition: a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

The date of taking is presumed to be on or about July 17, 2020 in the before and after condition. Although the project is not complete on the date of taking, NC Law requires appraisers to value the property on the date of taking as if the project is complete. This hypothetical condition requirement was followed and applied in this appraisal.

Extraordinary Assumptions

Extraordinary assumption: an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.

This appraisal includes the following Extraordinary Assumptions: The proposed plans are correct and accurate and will be executed in the manner prescribed by the City of Goldsboro a body politic in the State of North Carolina.

Special Instructions: Appraise the value of the temporary construction easement in the before and after condition.

MARKET VALUE

The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress.

Source: The Appraisal of Real Estate 13th Edition, published by the Appraisal Institute.

Fee Simple Estate

The Dictionary of Real Estate Appraisal 13th Edition defines Fee Simple Estate as: “Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.”

Source: The Appraisal of Real Estate 13th Edition, published by the Appraisal Institute.

Easement

Easement is defined as an interest in real property that transfers use but not ownership, of a portion of the owner’s property. Access or right-of-way easements may be acquired by public or private parties.

(Page 117 of the 13th edition of the Appraisal of Real Estate) (The Appraisal institute)

Source: The Appraisal of Real Estate 13th Edition, published by the Appraisal Institute.

Highest and Best Use

The Dictionary of Real Estate Appraisal 13th Edition defines Highest and Best Use as: “The reasonably probable and legal use of vacant land or an improved property which is physically possible, appropriately supported, financially feasible, and results in the highest value. The four criteria the highest and best use must meet are: legal permissibility, physical possibility, financial feasibility, and maximum productivity.”

Source: The Appraisal of Real Estate 13th Edition, published by the Appraisal Institute.

SUBJECT PHOTOS



OLD GRANTHAM ROAD





MAIN ENTRANCE





MINE ENTRANCE / OFFICE





OFFICE / MINE ROAD





MINE ROAD





CENTER VIEW





SCALES / LOADING





LOADING AREA





MIDDLE VIEW / MINE ROAD





MIDDLE AREA VIEW MINE





ROAD HEADED TO STAGING AREA





STAGING AREA





RIPARIAN BUFFER / WEIR REPAIR AREA

IDENTIFICATION OF THE PROPERTY

The subject is identified by the Wayne County Tax Department as parcel number 2588514763, 2588741393, 2588715945, 2588637033 and 2588548047. The legal description of the subject tract is recorded in Deed Book 3259 Page 654, Deed Book 2502 Page 233 & Deed Book 2253 Page 794 of the Wayne County Registry.

HISTORY OF THE PROPERTY

Parcel 2588741393

The most current recording regarding the subject parcel is recorded in Deed Book 2502 Page 233 of the Wayne County Registry on February 20, 2007. The Grantor is stated as Jayne Grant Webber and Husband. The Grantee is stated as MAR-MAC Aggregates, LLC. Revenue stamps are stated as \$70.00 or \$35,000 in consideration.

Parcel 2588637033, 25588548047 & 2588715945

The most current recording regarding the subject parcel is recorded in Deed Book 2253 Page 794 of the Wayne County Registry on October 20, 2004. The Grantor is stated as Tillman D. Whitefield. The Grantee is stated as MAR-MAC Aggregates, LLC. Revenue stamps are stated as \$3,000.00 or \$1,500,000 in consideration.

The aforementioned deed references the following easements:

- Tri-County Electric Membership Company easement recorded in Deed Book 560 Page 279 of the Wayne County Registry
- Easements and setback lines recorded in Map Book 5 Page 82 and Map Book 10 Page 84 of the Wayne County Registry.

Parcel 2588514763

The most current recording regarding the subject parcel is recorded in Deed Book 3259 Page 654 of the Wayne County Registry on November 1, 2016. The Grantor is stated as Roer Davis Jr. and Wife et al. The Grantee is stated as MAR-MAC Aggregates, LLC. Revenue stamps are stated as \$140.00 or \$70,000 in consideration.

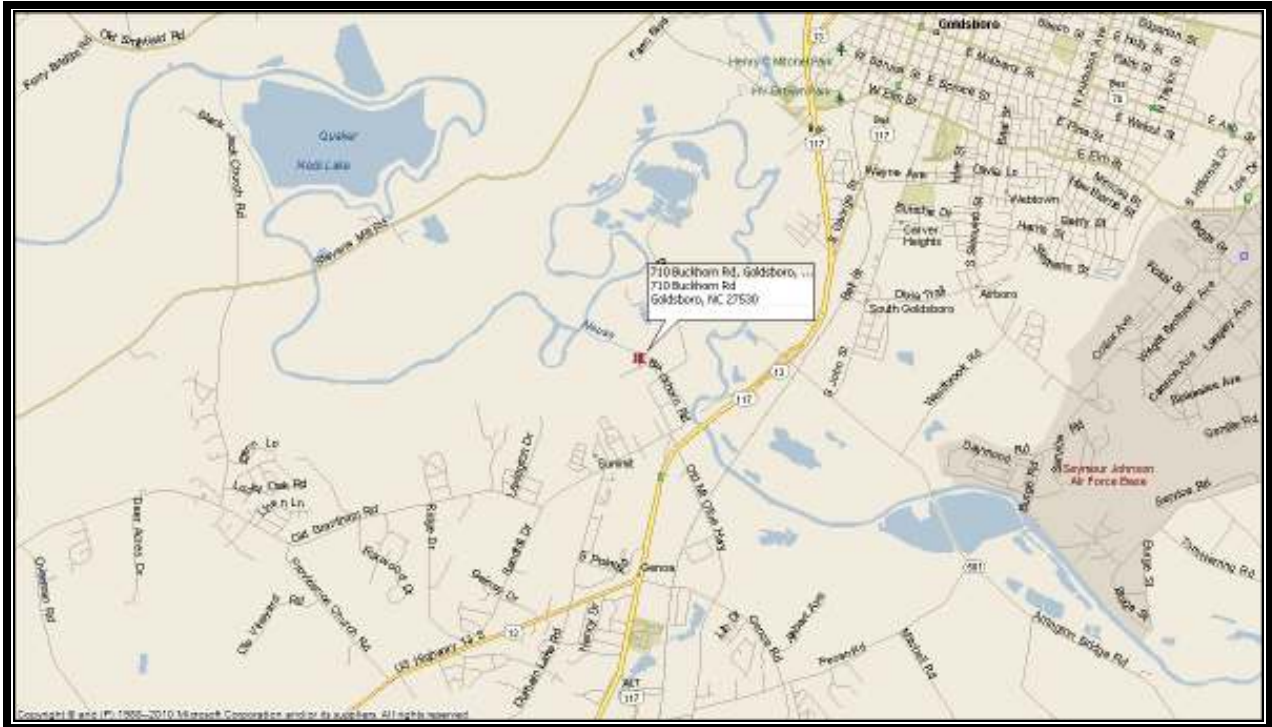
PRIOR SALES / TRANSFER HISTORY

To the best of the Appraisers knowledge, there have been no third party sales or transfers of the subject within the past three years.

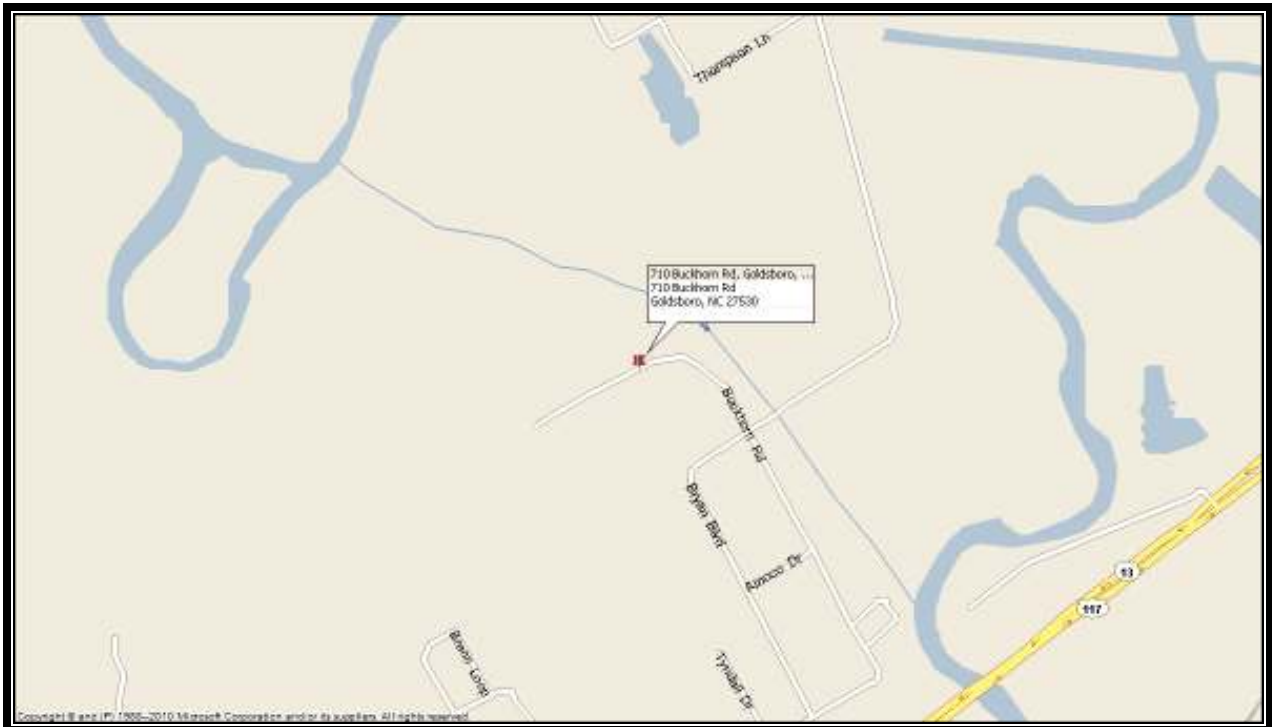
LISTING HISTORY

The subject has not been listed for sale with the past twelve months or the twelve months prior to the date of take.

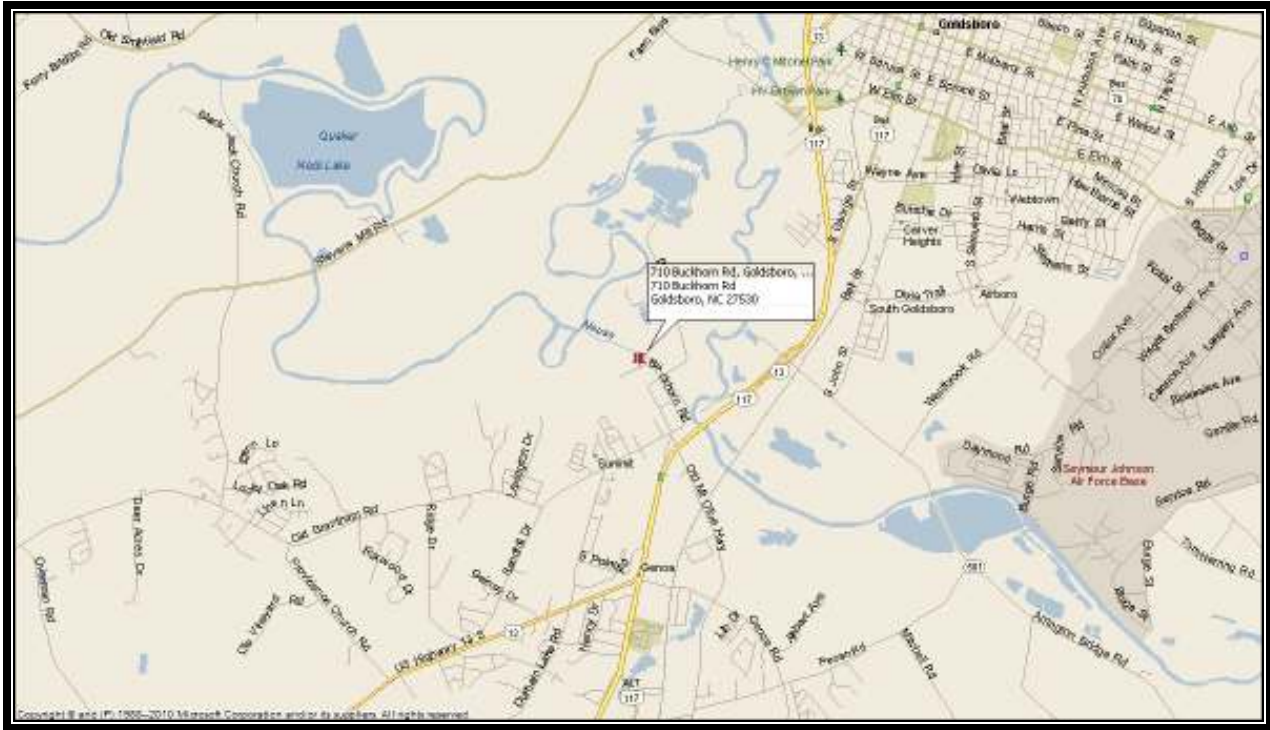
SUBJECT LOCATION MAP – WAYNE COUNTY



NEIGHBORHOOD LOCATION MAP - GOLDSBORO



NEIGHBORHOOD DESCRIPTION



NEIGHBORHOOD

This area is predominately a mix of commercial development along the commercial and industrial corridor of U.S. 117. The subject is located near the main commercial corridor or central Wayne County just off Grantham Road in Mar Mac Township. Approximately a ten minute drive from the main gate of Seymour Johnson Air Force Base along Berkley Boulevard.

LAND USE

The area surrounding the subject is sparse with little to any development of any consequence due its proximity to the flood plain. Development is sparse as is commercial and other uses of all types. No significant changes are proposed surrounding the subject or that would impact the subject property adversely.

GROWTH PATTERNS

The subject is centrally located with ease of access to any of the major or minor arterial routes of travel in and out of Goldsboro via Grantham Road to the U.S. 117 Connector. The subject neighborhood is specifically zoned for sand mining use along a designated outer horizontal corridor. The subject is located within ten minutes of the center of Goldsboro and connects to the main retail center of Goldsboro on U.S. 70 Highway. The City of Goldsboro is the home of Seymour Johnson Airforce Base one of the largest air bases on the East Coast of the United States.

CONCLUSION

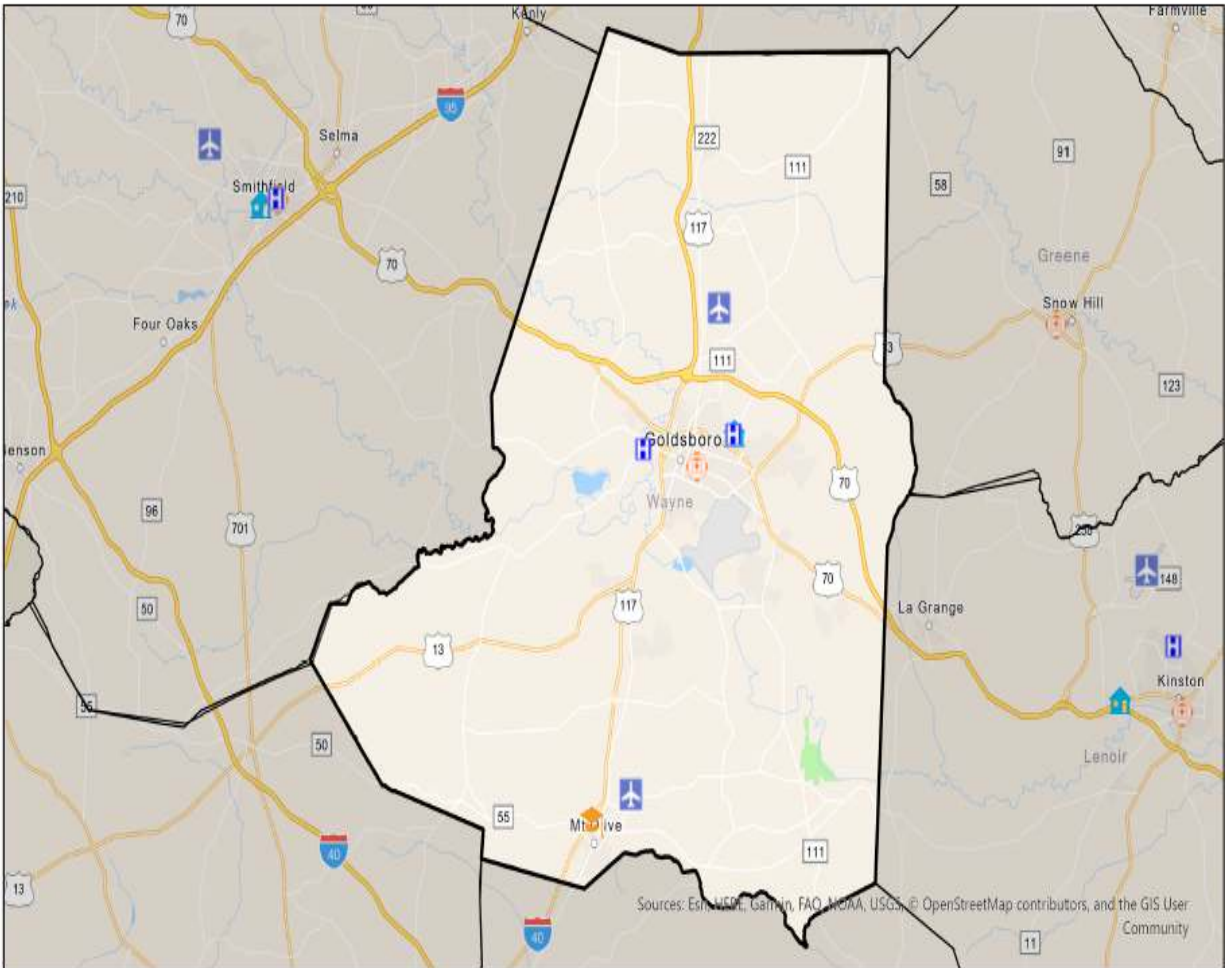
This area is well suited for mineral development and mining use and will continue to be for the foreseeable future.

There are no changes in the near future that would adversely affect the neighborhood or land use in terms of the current land use application.

The subject is a prime location for mining development.

DEMOGRAPHICS

Wayne County, North Carolina



Legend

Commercial Airports	Hospitals	Public Universities
General Aviation	Public Health Departments	Independent Colleges and Universities
NC Ports	Community Colleges	Military Installations

N
 7 Miles

Prepared by North Carolina Department of Commerce, Labor & Economic Analysis Division, May 2020

County Profile

Wayne County (NC)

June 2020

Demographics

Population & Growth	Population	% Annual Growth
2018 Est Population	124,002	(0.4%)
2010 Census Total Population	122,623	0.8%
Jul2018 NC Certified Population Estimate	124,703	0.4%
Urban/Rural Representation		Urban/Rural Percent
2010 Census Total Population: Urban	65,721	53.6%
2010 Census Total Population: Rural	56,902	46.4%
Estimated Population by Age		% Pop by Age
2018 Est Median Age	38	
2018 Est Total Pop 0-19	32,666	26.3%
2018 Est Total Pop 20-24	9,231	7.4%
2018 Est Total Pop 25-34	16,509	13.3%
2018 Est Total Pop 35-44	14,515	11.7%
2018 Est Total Pop 45-54	15,720	12.7%
2018 Est Total Pop 55-64	16,039	12.9%
2018 Est Total Pop 65+	19,322	15.6%

Commuters, Workers Age 16 and Over, 2018 ACS Est

Percent of Workers, By Travel Time		Workers, By Transportation	
Avg Travel Time, Minutes	22.0	Worker Transp, Base	53,724
Workers Not Working at Home	52,144	Work at Home	2.9%
Travel Time to Work: < 10 minutes	17.1%	Drove Car/Truck/Van Alone	80.5%
Travel Time to Work: 10-14 minutes	17.5%	Carpooled Car/Truck/Van	13.7%
Travel Time to Work: 15-19 minutes	18.1%	Public Transportation	0.4%
Travel Time to Work: 20-24 minutes	15.6%	Walked	1.8%
Travel Time to Work: 25-29 minutes	6.4%	Bicycle	0.1%
Travel Time to Work: 30-34 minutes	8.8%	Taxi, Motorcycle, Other	0.4%
Travel Time to Work: 35-44 minutes	4.9%		
Travel Time to Work: 45-59 minutes	5.6%		
Travel Time to Work: 60+ minutes	6.0%		
Place of Work		Commuters	Residents
Worked in State/County of Residence		41,582	77.4%
Worked in State/Outside County of Residence		11,766	21.9%
Worked Outside State of Residence		376	0.7%

Education

		Pop Age 25+
2018-19 Kindergarten-12th Enrollment	19,012	
2019 Average SAT score (1600 new scale)	1,010	
2019 Percent of Graduates taking SAT	27.7%	
2017-18 Higher Education Completions (Final)	2,420	
2017-18 Higher Education Enrollment (Final)	8,963	
2018 Est Education Attainment age 25+, At Least High School Graduate	69,054	84.1%
2018 Est Education Attainment age 25+, At Least Bachelor's Degree	16,051	19.5%

Housing

		% Ann Growth or % Total
2010 Census Total Housing	47,831	
2010 Census Total Households	52,949	
2018 Est Total Housing Units, % annual growth	54,074	0.3%
2018 Est Occupied Housing, % of total	48,153	89.1%
2018 Est Vacant Housing, % of total	5,921	10.9%
2018 Est Median Value of Owner Occupied Housing	\$121,900	
2018 Est Median Gross Rent	\$750	
2018 Est Owner Occupied Housing, % of total	29,626	61.5%
2018 Est Renter Occupied Housing, % of total	18,527	38.5%
2018 Est % Owner Occupied Vacancy Rate	1.7%	
2018 Est % Renter Occupied Vacancy Rate	4.8%	

Income

		% Ann Growth or % Pov
2018 Est Median Family Income	\$52,655	
2018 Median Household Income (SAIPE)	\$41,572	(6.8%)
2018 Est Median Worker Earnings	\$26,604	
2018 Per Capita Income (BEA)	\$38,472	
2018 Est Pop., Income Below Poverty (SAIPE)	24,470	20.2%

Employment / Unemployment

	Currently	2019 Annual
APR2020 Prelim., 2019 Employment	41,537	50,225
APR2020 Prelim., 2019 Unemployment	4,387	2,169
APR2020 Prelim., 2019 Unemployment Rate	9.6%	4.1%
2019Q4YTD, 2019 Announced Job Creation	118	118
2019Q4YTD, 2019 Total Announced Investments (\$mil)	\$5.7	\$5.7

Employment / Wages by Industry	2019Q4 Employment	2019 Employment	2019Q4 Avg Weekly Wage	2019 Avg Weekly Wage
Total All Industries	41,851	41,637	\$783	\$749
Total Government	9,187	9,047	\$855	\$827
Total Private Industry	32,664	32,590	\$763	\$727
Agriculture Forestry Fishing & Hunting	1,247	1,254	\$685	\$673
Mining	-	-	-	-
Utilities	267	274	\$1,596	\$1,723
Construction	1,799	1,918	\$1,135	\$1,002
Manufacturing	5,122	5,159	\$958	\$950
Wholesale Trade	1,384	1,408	\$1,087	\$964
Retail Trade	6,058	5,954	\$496	\$498
Transportation and Warehousing	1,433	1,405	\$978	\$950
Information	-	-	-	-
Finance and Insurance	954	940	\$1,102	\$1,077
Real Estate and Rental and Leasing	390	385	\$861	\$801
Professional and Technical Services	764	765	\$1,191	\$1,043
Mgt of Companies, Enterprises	434	435	\$1,383	\$1,268
Administrative and Waste Services	1,136	1,140	\$679	\$629
Educational Services	4,151	3,872	\$748	\$735
Health Care and Social Assistance	7,789	7,777	\$883	\$814
Arts, Entertainment and Recreation	258	270	\$333	\$313
Accommodation and Food Services	4,342	4,293	\$293	\$288
Other Services Ex. Public Admin	929	952	\$553	\$519
Public Administration	3,216	3,281	\$922	\$874
Unclassified	0	0	\$0	\$0

Commercial/Retail/Industrial

Local Business

2020Q1 Available Industrial Buildings	18
2019Q4 Establishments: Total Private Industry	2,170
2019Q4 Establishments: Manufacturing	80
2018 Est Self Employed	2,968

Local Retail Business

2019 Total Retail Sales (With Food/Drink) (\$mil)	\$1.6
2019 Total Retail Businesses (With Food/Drink)	646
2019 Avg Sales/Business Total (with Food/Drink)	\$2,458,776
2020Q1 Available Commercial Buildings (if County reports)	1

Quality of Life

Taxes

FY2019-20 Property Tax Rate per \$100 Value	\$0.6635
FY2018-19 Annual Taxable Retail Sales (\$mil)	\$1,272.2
2020 Tier designation	1

Childcare

2020Q1 Licensed Child Care Facilities	80
2020Q1 Licensed Child Care Enrollment	3,395

Healthcare Providers

2018 Number of Physicians	197
2018 Physicians/10,000 population	15.7
2018 RNs/10,000 population	94.7
2018 Dentists/10,000 population	3.6
2017 Pharmacists/10,000 population	8.7

Sources:

Census (2010, ACS 2014-18) for income, commuters, place of work, population, housing, and educational attainment at <https://data.census.gov>. ESRI for retail data at www.ESRI.com. NC Dept. of Education for SAT data by NC county system at <http://www.ncpublicschools.org>. US Dept. of Education, National Center for Education Statistics for higher education data at <https://nces.ed.gov/ipeds/datacenter>. NC Commerce, Labor and Economic Analysis Division for NC tiers, occupational data, employment and unemployment, and wages and establishments by industry at <http://accessnc.nccommerce.com/>. EDPNC for announced new jobs and investment and available buildings at <https://edpnc.com>. NC Dept. of Health & Human Services for childcare data at <http://www.ncdhhs.gov/>. UNC Sheps Center for healthcare professions at <https://nchealthworkforce.unc.edu/>. Full datasets and topic dashboards are available at <http://AccessNC.NCCommerce.com>.

Notes:

Data are the latest available at the date the profile was prepared. SAT scores use the new 1600 scoring system started in 2016 and represent county systems. Unemployment data is now the latest month which is preliminary and is subject to change. US Education IPEDs data for Completions and Enrollment is at least Provisional and updated when Final. American Community Survey (ACS) data are estimates, noted 'Est' and are from the 5-year survey; data is as of final year with dollars inflated to final year. Per capita income is a broad measure of income spread over all residents. Worker earnings includes wage income for residents regardless of where they work. Private sector wages are paid by local employers to their employees regardless of where they live. Additional data, reports, and dashboards are available at <http://accessnc.nccommerce.com/index.html>.

SITE DESCRIPTION



The legal description of the subject tract is recorded in Deed Book 3259 Page 654, Deed Book 2502 Page 233 & Deed Book 2253 Page 794 of the Wayne County Registry.

The subject informally identified by Wayne County Tax parcel number 2588514763, 2588741393, 2588715945, 2588637033 and 2588548047.

The main entrance is fenced and gated located on the Grantham Road.

The current acreage for the subject parcel is +/- 218.65 combined acres per public record and GIS inclusive of right of way.

The subject has 210 acres on the active permit however, only 196.12 acres may be excavated per the current mine permit 96-43.

The subject has a small office on site with public power, water, and septic. The office is the only permanent improvement on site.

According to public record the subject became an active mining site in 1996 modifications were filed with NCDENR March 30, 2017.

No easements or restrictions are known to exist on the site other than those specific to Wayne County and NC DENR Mine Permit 96-43.

All parcels are zoned HI (Heavy Industrial) with OH – Outer Horizontal Area which is part of the Airport Overlay District for Wayne County. Sand mines are permitted via a special use permit.

There appears to be no restriction with setback, height, or buffer yard requirements for the subject as currently zoned that would prohibit sand mining in accordance with the permits in place from NCDENR and Wayne County.

The current flood zone is zone AE for both parcels. Zone AE means the subject property is located within the 100 year flood hazard area.

The subject is currently a permitted and active sand mine. The highest and best use is for mining as currently improved.

MINE PLAT PLAN / DESIGN & ELEVATIONS



MAR MAC SAND AND GRAVEL PIT MINE MAP

WILLIAM NELSON SAND
PROPERTY

WAYNE COUNTY

OWNER: MAR MAC AGGREGATES, LLC
ATTENTION: HARVEY STRICKLAND
P.O. BOX 925
DUNN, NORTH CAROLINA 25335

FORMERLY
2001 PERMIT MODIFICATION
MAR MAC SAND AND GRAVEL PIT
MINE MAP

WAYNE COUNTY
APPLICANT: TIM WHITFIELD
818 WEST MAIN STREET
MT. OLIVE, NORTH CAROLINA

MAY 8, 2000
GRAPHIC SCALE



MINE PERMIT / RENEWAL

DEPARTMENT OF ENVIRONMENTAL QUALITY
DIVISION OF ENERGY, MINERAL AND LAND RESOURCES

PERMIT

for the operation of a mining activity

In accordance with the provisions of G.S. 74-46 through 68, "The Mining Act of 1971," Mining Permit Rule 15A NCAC 5 B, and other applicable laws, rules and regulations

Permission is hereby granted to:

Mar Mac Aggregates LLC

Mar Mac Sand and Gravel Pit

Wayne County - Permit No. 96-43

for the operation of a

Sand Mine

which shall provide that the usefulness, productivity and scenic values of all lands and waters affected by this mining operation will receive the greatest practical degree of protection and restoration.



Energy, Mineral & Land Resources
DEPARTMENT OF REVENUE

ROY COOPER
Governor

MICHAEL S. REGAN
Secretary

WILLIAM E. (TOBY) VINSON, JR.
State Mining Engineer

March 5, 2018

Mr. Bert D. May, Sr.
Mar Mac Aggregates LLC
228 Old Grantham Road
Goldsboro, North Carolina 27530

RE: Permit No. 96-43
Mar Mac Sand and Gravel Pit
Wayne County
Neuse River Basin

Dear Mr. May:

Your recent request to have the above referenced mining permit modified has been approved. The modification is to increase the permitted acreage to 210 acres and the affected acreage at this site to 196.12 acres as indicated on the mine map last revised March 30, 2017. The modification includes the addition of an adjoining tract located southwest of the current boundary and allows mining to progress in said area. A copy of the modified permit is enclosed.

The conditions in the modified permit were based primarily upon the initial application. Modifications were made as indicated by the modification request and as required to insure compliance with The Mining Act of 1971. The expiration date, mine name and permit number shall remain the same as before the modification. I would like to draw your particular attention to the following conditions where minor additions or changes were made: Operating Condition Nos. 4E, 5, 9b, 11 and 13 and Reclamation Condition No. 3.

The issuance of a mining permit and/or any modification to it does not supersede local zoning regulations. The responsibility of compliance with any applicable zoning regulations lies with you.

As a reminder, your permitted acreage at this site is 210 acres and the amount of land you are approved to disturb is 196.12 acres.

Please review the modified permit and contact Judy Wehner, Assistant Mining Specialist, at (919) 707-9220 should you have any questions concerning this matter.

Sincerely,

David Miller, PE
State Mining Engineer

Enclosures

- cc: Mr. Samir Dampor, PE
- Mr. William Geringer-Mine and Quarry Bureau, w/o enclosures
- Nothing Compares

State of North Carolina | Department of Quality | Energy, Mineral and Land Resources
100 W. Salisbury Street | 100th Floor Service Center | Raleigh, North Carolina 27617-0002
919.707.7000

ZONING



***All parcels are zoned HI with OH – Outer Horizontal Area Airport Overlay**

50.7 HI Heavy Industrial District. ⁴¹ □

The purpose of this district is to accommodate industries that are not permitted in the Light Industrial District.

50.8.5[50.8.9] Sub-Areas.

The Airport Height Overlay shall be divided into the following sub-areas. The sub-areas shall be designated on the Wayne County Zoning Map.

(7) Outer Horizontal Area (OH). This surface is a plane located 500 feet above the established airfield elevation. It extends for a distance of 30,000 feet from the outer periphery of the conical surface for Seymour Johnson AFB. It also extends to a line 50,000 feet from the north end of the Goldsboro Wayne Airport. Said line shall be 16,000 feet in length centered on the centerline of the runway extended.

50.7.6 Special Uses Allowed.

All uses listed in Section 50.5.1. Borrow pits and Quarries. Junkyards and scrap metal dealers. Landfills. Manufacturing uses not otherwise named herein, upon review by the Planning Board and approval by the County Commissioners.

•Source: Wayne County Planning

TOPOGRAPHY AND DRAINAGE

The subject tract is level and at the grade of the surrounding roads. According to FEMA Flood Map 371912588K dated 06/20/2018; the subject is located within a flood hazard area. Zone is AE which is consistent with being in a flood hazard area.



FloodMap Legend

Flood Zones

	Areas inundated by 500-year flooding
	Areas outside of the 100- and 500-year floodplains
	Areas inundated by 100-year flooding
	Areas inundated by 100-year flooding with velocity hazard
	Floodway areas
	Floodway areas with velocity hazard
	Areas of undetermined but possible flood hazards
	Areas not mapped on any published FIRM

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DRAINAGE

Inspection of the subject revealed no visible evidence of hazardous materials nor was any such evidence brought to the attention of the appraiser during the course of the subsequent investigation. The appraiser is not qualified to detect environmentally hazardous substances and a complete soils study may be advisable, if such study is desired.

SOILS

No adverse soil conditions are known to exist. The appraiser has not been made aware of any adverse conditions. The current of surrounding development would appear to indicate the subject site can sustain development. However, a soil study by a qualified geologist, engineer, or soil scientist may be advisable to confirm the certainty of this assumption.

ENVIRONMENTAL ISSUES

Coastal Carolina Group Inc. is not qualified to detect potentially hazardous materials such as mold, lead paint, asbestos, urea formaldehyde foam insulation, or other potentially hazardous construction materials, on or in the improvements or contamination on or below the surface of the land. The appraiser assumes the land is free and clear of any hazardous material. The appraiser has not been informed of any such contamination should it exist. The existence of hazardous waste and contamination may have an effect on the value of the property.

CONCLUSION

The subject appears to conform to neighborhood trends with no adverse easements or encroachments noted. The subject is currently a permitted and active sand mine. The highest and best use is for surface level mining.

U.S. GEOLOGICAL SURVEY MINERAL COMODITY SUMMARY

140

SAND AND GRAVEL (CONSTRUCTION)¹

(Data in million metric tons unless otherwise noted)

Domestic Production and Use: In 2017, 890 million tons of construction sand and gravel valued at more than \$7.7 billion was produced by an estimated 3,600 companies operating 9,400 pits and 360 sales/distribution yards in 50 States. Leading producing States were, in order of decreasing tonnage, California, Texas, Minnesota, Michigan, Arizona, Colorado, Washington, Ohio, Wisconsin, and New York, which together accounted for about 52% of total output. It is estimated that about 44% of construction sand and gravel was used as concrete aggregates; 25% for road base and coverings and road stabilization; 13% as asphaltic concrete aggregates and other bituminous mixtures; 12% as construction fill; 1% each for concrete products, such as blocks, bricks, and pipes; plaster and gunite sands; and snow and ice control; and the remaining 3% for filtration, golf courses, railroad ballast, roofing granules, and other miscellaneous uses.

The estimated output of construction sand and gravel in the United States shipped for consumption in the first 9 months of 2017 was 673 million tons, a slight decrease compared with that of the same period of 2016. Third quarter shipments for consumption were virtually unchanged compared with those of the same period of 2016. Additional production information by quarter for each State, geographic region, and the United States is published by the U.S. Geological Survey in its quarterly Mineral Industry Surveys for Crushed Stone and Sand and Gravel.

Salient Statistics—United States:	2013	2014	2015	2016	2017^e
Production	824	831	885	892	890
Imports for consumption	4	4	4	3	8
Exports	(2)	(2)	(2)	(2)	(2)
Consumption, apparent ³	830	830	890	900	900
Price, average value, dollars per metric ton	7.76	8.03	8.22	8.57	8.70
Employment, mine and mill, number ⁴	36,400	34,600	34,800	35,300	34,100
Net import reliance ⁵ as a percentage of apparent consumption	(2)	(2)	(2)	(2)	1

Import Sources (2013–16): Canada, 93%; Mexico, 4%; and other, 3%.

Tariff: Item	Number	Normal Trade Relations 12–31–17
Sand, other	2505.90.0000	Free.
Pebbles and gravel	2517.10.0015	Free.

Depletion Allowance: Common varieties, 5% (Domestic and foreign).

Government Stockpile: None.

Source: USGS 2018 Year book data Page 140

SAND AND GRAVEL (CONSTRUCTION)

Events, Trends, and Issues: Construction sand and gravel production was about 890 million tons in 2017, about the same as that of 2016. Apparent consumption was virtually unchanged at about 900 million tons. Demand for construction sand and gravel was lower than expected in 2017 because States along the Gulf Coast and in the Southeast were hit by powerful hurricanes, Harvey and Irma, which temporarily led to decreased demand and production in these areas. Long-term increases in construction aggregates demand will be influenced by activity in the public and private construction sectors, as well as by construction work related to security measures being implemented around the Nation. The underlying factors that would support a rise in prices of construction sand and gravel are expected to be present in 2018, especially in and near metropolitan areas.

The construction sand and gravel industry remained concerned with environmental, health, permitting, safety, and zoning regulations. Movement of sand and gravel operations away from densely populated regions was expected to continue where regulations and local sentiment discouraged them. Resultant regional shortages of construction sand and gravel would likely result in higher-than-average price increases in industrialized and urban areas.

World Mine Production and Reserves:

	Mine production ⁸		Reserves ⁶
	2016	2017	
United States	892	890	Reserves are controlled largely by land use and (or) environmental concerns.
Other countries ⁷	NA	NA	
World total	NA	NA	

World Resources: Sand and gravel resources of the world are plentiful. However, because of environmental regulations, geographic distribution, and quality requirements for some uses, sand and gravel extraction is uneconomic in some cases. The most important commercial sources of sand and gravel have been glacial deposits, river channels, and river flood plains. Use of offshore deposits in the United States is mostly restricted to beach erosion control and replenishment. Other countries routinely mine offshore deposits of aggregates for onshore construction projects.

Substitutes: Crushed stone, the other major construction aggregate, is often substituted for natural sand and gravel, especially in more densely populated areas of the Eastern United States. Crushed stone remains the dominant choice for construction aggregate use. Increasingly, recycled asphalt and portland cement concretes are being substituted for virgin aggregate, although the percentage of total aggregate supplied by recycled materials remained very small in 2017.

⁸Estimated. NA Not available.

¹See also Sand and Gravel (Industrial) and Stone (Crushed).

²Less than 1/2 unit.

³Defined as production + imports – exports.

⁴Including office staff. Source: Mine Safety and Health Administration.

⁵Defined as imports – exports.

⁶See [Appendix C](#) for resource and reserve definitions and information concerning data sources.

⁷No reliable production information is available for most countries owing to the wide variety of ways in which countries report their sand and gravel production. Some countries do not report production for this mineral commodity. Production information for some countries is available in the U.S. Geological Survey Minerals Yearbook, Volume III, Area Reports: International.

U.S. Geological Survey, Mineral Commodity Summaries, January 2018

TAXES AND ASSESSMENT DATA

There are no adverse tax implications known to the appraiser as of the date of this report. The next known assessment for Wayne County is 2024. This data was confirmed with the Wayne County Tax office. All Applicable fees and assessments are stated on the tax account statements for the subject.

Tax value is not fair market value and is not a legal indication of the fair market value of the subject. Tax value is used in connection with the levy of taxation by the government as a means of funding public services.

The current tax levy for Wayne County is 0.6635 and Mar Mac Fire is 0.0600.

HIGHEST AND BEST USE

According to the Thirteenth Edition of The Appraisal of Real Estate, published by the Appraisal Institute, four common standards exist to help determine land or a site's highest and best use as vacant and improved. The highest and best use of land or a site must be:

1. **Physically Possible:** What uses of the subject tract of land or site are physically possible?
2. **Legally Permissible:** What uses of the subject tract of land or site are permitted by zoning or deed restrictions?
3. **Financially Feasible:** Which possible and permissible uses will produce the highest return to the owners of the subject tract of land or site?
4. **Maximally Productive:** The use that produces the highest price or value consistent with the rate of return warranted by the market for that use is the highest and best use.

The prior four standards are applied in order to the subject property both as vacant and as improved when applicable. To test the highest and best use as vacant and/or improved, all logical feasible alternatives are analyzed. Each alternative use must first meet the tests of legally permissible and physically possible. The uses that meet the first two tests then are analyzed to establish how many financially feasible alternatives must be considered. One use may be physically possible, but then not legally permissible. Only when there is a reasonable possibility that one of the prior, unacceptable conditions can be changed is it appropriate to proceed with the analysis. Only those reasonable and logical neighborhood alternatives will be analyzed.

HIGHEST AND BEST USE AS THOUGH VACANT

The highest and best use of the subject as vacant is sand mining.

Legally Permissible: The subject has maintained the appropriate state mine permits as well as the appropriate local special use permitted zoning which allows for sand mining. Perfecting the site in accordance with the NCDENR mine permit in compliance with local zoning is legally permissible.

Physically Possible: The subject's size is sufficient to accommodate sand mining as prescribed by permit or mine application. There are unusual or extraordinary limits with regard to the topography or shape of the site for the surface mining. The subject's size (and overall boundary) is adequate and meets all set back and height requirements for sand mining.

Financially Feasible: This location is a suitable market area for sand mining as part of an integrated going concern. Sand mining is financially feasible, generating the greatest known feasible return on land, labor, capital, and coordination.

Maximally Productive: The maximally productive use of the subject is for sand mining. This will bring the highest known use of the land density and the greatest return to the land at this time in terms of productive economic yield. No other use would be more productive or have a greater return to the land.

HIGHEST AND BEST USE AS IMPROVED

The highest and best use of the subject as improved is for sand mining.

Legally Permissible: The subject has maintained the appropriate state mine permits as well as the appropriate local special use permitted zoning which allows for sand mining. Perfecting the site in accordance with the NCDENR mine permit in compliance with local zoning is legally permissible

Physically Possible: The subject's size is sufficient to accommodate sand mining as prescribed by permit or mine application. There are unusual or extraordinary limits with regard to the topography or shape of the site for the surface mining. The subject's size (and overall boundary) is adequate and meets all set back and height requirements for sand mining.

Financially Feasible: This location is a suitable market area for sand mining as part of an integrated going concern. Sand mining is financially feasible, generating the greatest known feasible return on land, labor, capital, and coordination.

Maximally Productive: The maximally productive use of the subject is for sand mining. This will bring the highest known use of the land density and the greatest return to the land at this time in terms of productive economic yield. No other use would be more productive or have a greater return to the land.

HIGHEST AND BEST USE CONCLUSION

Since a limited feasibility study is within the scope of this appraisal assignment, only those reasonable and logical neighborhood alternatives will be analyzed.

However, no other clear and immediate alternative for the site is considered to be more appropriate than sand mining use of the subject at its core.

This conclusion would be as vacant or improved. In particular the highest and best use would be sand mining due to the subject location within the floodway development of any other sort would be unlikely.

The current use of the site as improved for sand mining use would be considered the most perfect use of the land with no other known maximally productive alternative known to exist.

In terms of highest and best use being sand mining. There is no other current demand or alternatively feasible need or desire for any other type of development that would be more appropriate than sand mining. Surface sand mining meets or exceeds all the elements of the highest and best use for the land.

VALUATION – APPRAISAL METHODOLOGY

In the application of the various analytic appraisal methods, an approach to value is included or omitted based on its applicability to the property type being appraised and the quality and quantity of information available.

COST APPROACH

The Cost Approach is based on the premise that the informed buyer would pay no more for the property than the cost to produce a substitute property with equivalent utility. This approach is particularly applicable when the property being appraised involves new and or relatively new improvements, which represent the highest and best use of the land, or when relatively unique or specialized improvements are located on the site and for which there exist few sales or leases of comparable properties.

SALES COMPARISON APPROACH

The Sales Comparison Approach utilizes sales of comparable properties, adjusted for differences in characteristics, to indicate a value for the subject. Valuation is typically accomplished using physical units of comparison such as a price per acre, square foot, price per unit, and price per floor area, etc, or economic units of comparison such as gross rent or effective gross income multipliers. Adjustments are applied to the physical units of comparison derived from the comparable sales. The unit of comparison is then applied to the subject in the same manner as it was extracted from the comparables to estimate a total value.

INCOME APPROACH

The Income Approach reflects the subject's income-producing ability. This approach is based on the assumption that the value is created by the investor's expected benefits to be derived in the future. Specifically, the Income Approach estimates the value an investor would be willing to pay to receive an income stream plus the reversion over a specific period of time. The two principle techniques associated with the Income Capitalization Approach are Direct Capitalization and the Discounted Cash Flow (DCF) analysis.

APPLICABLE VALUATION METHODOLOGY

VALUATION – APPRAISAL METHODOLOGY

In the application of the various analytic appraisal methods, an approach to value is included or omitted based on its applicability to the property type being appraised and the quality and quantity of information available.

SALES COMPARISON APPROACH

The Sales Comparison Approach utilizes sales of comparable properties, adjusted for differences in characteristics, to indicate a value for the subject. Valuation is typically accomplished using physical units of comparison such as a price per acre, square foot, price per unit, and price per floor area, etc, or economic units of comparison such as gross rent or effective gross income multipliers. Adjustments are applied to the physical units of comparison derived from the comparable sales. The unit of comparison is then applied to the subject in the same manner as it was extracted from the comparables to estimate a total value.

LAND VALUE

The Sales Comparison is the most common and preferred technique for valuing land when the market has sufficient and reliable sales data. This method assumes the site is vacant and can be maximally developed to its highest and best use. To develop this method, sales are collected, analyzed, and adjusted to form an opinion of value for the land. The steps to develop an opinion of value are outlined as follows:

- *Gather sales, listing, offers, and pending data;*
- *Identify the similarities and differences in the data;*
- *Determine the Highest and Best Use of the Comparable Sales;*
- *Identify the units of comparison;*
- *Adjust the sales for the elements of comparison;*
- *Form an opinion of the subject's land value.*

SCOPE OF WORK & APPLICABLE VALUATION METHODOLOGY

The *scope of work* encompasses the level of detail and documentation required by the appraiser to satisfy the purpose and premise of the appraisal. As indicated by the client, this is assignment is for valuation of the subject to determine fair market value in the before and after scenario to determine just compensation.

This assignment will assist the client in determining market value both before and after the taking. The level of detail and documentation in this report has been tailored to meet the purpose of the assignment, including the type and definition of the value to be developed, and the credibility of the reported value conclusions. In valuing the subject, Sales Comparison has been applied.

The scope of this assignment calls for the appraiser to apply the most appropriate valuation method. Therefore, the Sales Comparison Approach is most relevant as the subject taking is vacant land for temporary use for ingress and egress for equipment staging. The Income Approach is deemed irrelevant based on the scope of work, as there is not an applicable measure of the Income Approach.

In addition, the Cost Approach is deemed irrelevant as there are no improvements.

Thus, while the appraiser considered all three approaches, the Sales Comparison Approach is applied as the most credible.

The area of taking is vacant land 2.299 acres for temporary use for ingress and egress for equipment staging for a period of eighteen months. The land will revert back to the owner at the end of the project.

Furthermore, the subject is valued on an at par basis for the land the area encumbered by the easement. As part of the scope 218.65 acres will be valued in the before and after condition precipitating allocation of at par Fair Market value of the 2.299 acres of dry land. The area of the temporary easement cannot be mined and is excluded from the mine excavation.

Furthermore, the Scope of work requires the valuation of the subject before and after the proposed taking of the subject. The City of Goldsboro is taking the property by the power of eminent domain.

The fair market valuation of the subject is paramount to the scope of work to insure just compensation for the taking.

In conclusion, the subject is best valued by the Sales Comparison Approach.

The aforementioned comprehensive valuation approach will help determine fair market value of the property.

SALES COMPARISON APPROACH

PRINCIPLE OF SUBSTITUTION

The Sales Comparison Approach is based on the principal of substitution that the value of a property tends to be set by the price that would be paid to acquire a substitute property of similar utility and desirability within a reasonable amount of time.

APPLICATION AND UNIT OF MEASURE

The Sales Comparison Approach utilizes sales of comparable properties, adjusted for differences in characteristics, to indicate a value for the subject. Valuation is typically accomplished using physical units of comparison such as a price per acre, square foot, price per unit, and price per floor area, etc, or economic units of comparison such as gross rent or effective gross income multipliers. Adjustments are applied to the physical units of comparison derived from the comparable sales. The unit of comparison is then applied to the subject in the same manner as it was extracted from the comparables to estimate a total value.

The unit of comparison is price per acre.

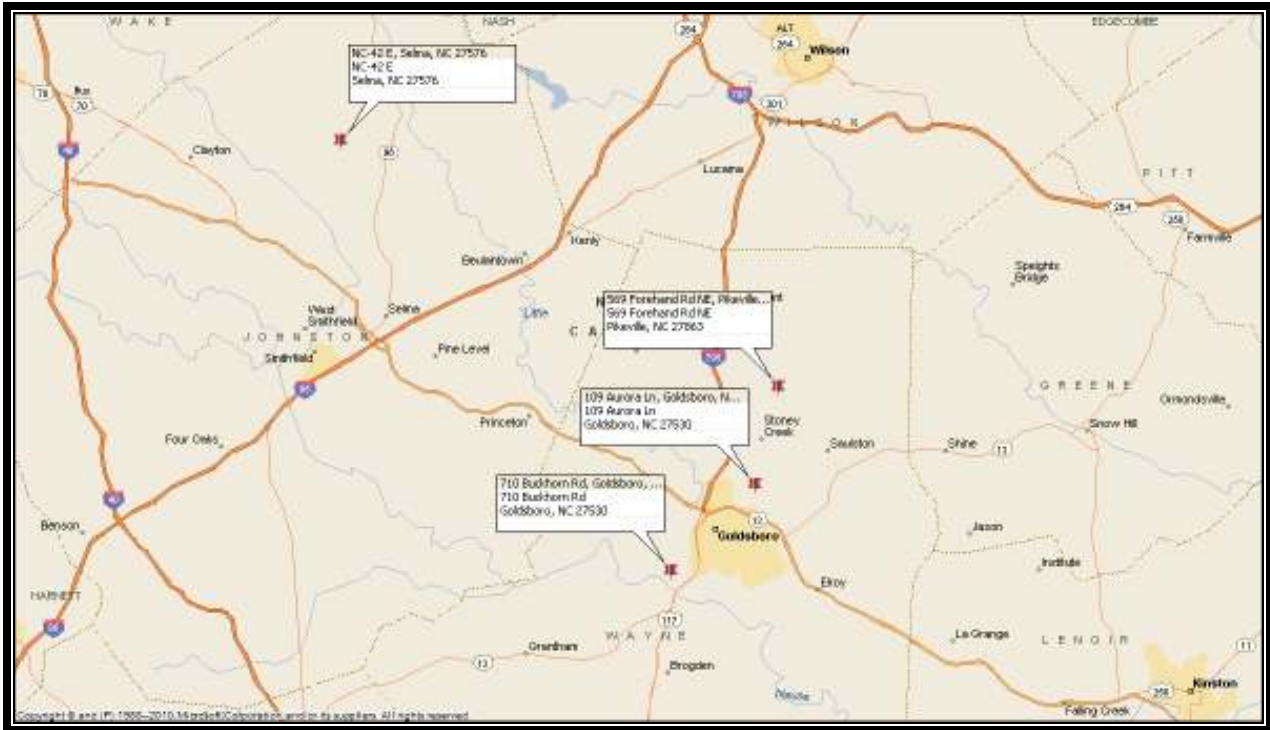
LAND SALES APPROACH

Subject	Sale 1	Sale 2	Sale 3
Identification:	226 Grantham Road	569 Forehand Road	Aurora Lane NC 42 Hwy & Lynch Road
Location :	Goldsboro	Pikeville	Goldsboro Selma
Recording Date		November-18	January-18 April-20
Sale Price		\$50,000	\$300,000 \$880,000
Size acres	218.65 Acres	10.98	31.79 57.64
Price per acre		\$4,553.73	\$9,436.93 \$15,267.18

These sales indicate an unadjusted range in value from \$4,553.73 to \$15,267.18 per acre for development land. In order to make the sales more comparable with the subject, adjustments have been considered for the following:

- Property Rights**
- Financing**
- Time/Market Conditions**
- Location**
- Size**
- Access and frontage**
- Zoning**
- Utilities**

LAND SALES LOCATION MAP



LAND SALE 1

Date: 11/16/18 **Deed Book:** 3405 **Page:** 695 **Stamps:** \$100 **County:** Wayne
Grantor: Sandra Parks **Grantee:** Guadalupe Garcia Jr.
Location: 569 Forehand Road, Pikeville NC 27863
Sales Price: \$50,000 **Confirmed by (Name):** Tax office, deed, Co-Star, Broker Provided data
Finance: Cash to Seller
Condition of Sale and Reason Bought/Sold: Arm's Length; Development tract

Present Use: Vacant land **Zoning:** Light-IND
Highest and Best Use: Future development
Size: 10.98 ACRES **Shape:** Irregular **Topography:** Generally Level
Existing R/W Area: N/A **Area Cleared/Wooded:** Cleared
Soil Type: Unknown **Drainage:** Appears Adequate **Available Utilities:** Water, power, septic
Access: Forehand Road **Frontage:** Forehand Road
Improvement: N/A
Lessor: N/A **Lessee:** N/A
Rentable Area: N/A **Rent:** N/A **V & C:** N/A **Expenses:** N/A **Term:** N/A
Unit Price: \$4,553.73 per acre **Tax ID:** 3613520324

Other Pertinent Information:



LAND SALE 2

Date: 01/26/18 **Deed Book:** 3350 **Page:** 248 **Stamps:** \$600 **County:** Wayne
Grantor: Diane Hinnant **Grantee:** Jacob Smith
Location: Aurora Lane, Goldsboro NC 27530
Sales Price: \$300,000 Confirmed by (Name): Tax office, deed, Co-Star, Broker Provided data
Finance: Cash to Seller
Condition of Sale and Reason Bought/Sold: Arm's Length; Development tract

Present Use: Vacant land Zoning: AR (at time of sale)
Highest and Best Use: Future development
Size: 31.79 ACRES Shape: Irregular Topography: Generally Level
Existing R/W Area: N/A Area Cleared/Wooded: Cleared
Soil Type: Unknown Drainage: Appears Adequate Available Utilities: Water, power, septic
Access: Aurora Lane Frontage: Aurora Lane
Improvement: N/A
Lessor: N/A Lessee: N/A
Rentable Area: N/A Rent: N/A V & C: N/A Expenses: N/A Term: N/A
Unit Price: \$9,436.93 per acre Tax ID: 3610061428 & 3619065178

Other Pertinent Information:



LAND SALE 3

Date: 04/24/20 **Deed Book:** 5575 **Page:** 691 **Stamps:** \$1760 **County:** Johnston
Grantor: Trustee, Deborah Cross et al **Grantee:** DSK Company LLC
Location: NC 42 East, Selma NC 27576
Sales Price: \$880,000 **Confirmed by (Name):** Tax office, deed, Co-Star, Seller Provided data
Finance: Cash to Seller
Condition of Sale and Reason Bought/Sold: Arm's Length; Development tract

Present Use: Vacant land **Zoning:** AR
Highest and Best Use: Future development
Size: 57.64 ACRES **Shape:** Irregular **Topography:** Generally Level
Existing R/W Area: N/A **Area Cleared/Wooded:** 30/70
Soil Type: Unknown **Drainage:** Appears Adequate **Available Utilities:** Water, power, septic
Access: NC 42 East & Lynch Road **Frontage:** NC 42 East & Lynch Road
Improvement: N/A
Lessor: N/A **Lessee:** N/A
Rentable Area: N/A **Rent:** N/A **V & C:** N/A **Expenses:** N/A **Term:** N/A
Unit Price: \$15,267.18 per acre **Tax ID:** 16L05035

Other Pertinent Information:



LAND SALES COMPARISON GRID

Subject	Sale 1	Sale 2	Sale 3	
Identification:	226 Grantham Road	569 Forehand Road	Aurora Lane	NC 42 Hwy & Lynch Road
Location :	Goldsboro	Pikeville	Goldsboro	Selma
Recording Date		November-18	January-18	April-20
Sale Price		\$50,000	\$300,000	\$880,000
Size acres	218.65 Acres	10.98	31.79	57.64
Price per acre		\$4,553.73	\$9,436.93	\$15,267.18
Property Rights Conveyed		Fee Simple	Fee Simple	Fee Simple
Percent Adjustment		0.0%	0.0%	0.0%
Dollar Adjustment		\$0.00	\$0.00	\$0.00
Adjusted Price		\$4,553.73	\$9,436.93	\$15,267.18
Financing Terms		Market	Market	Market
Percent Adjustment		0.0%	0.0%	0.0%
Dollar Adjustment		\$0.00	\$0.00	\$0.00
Adjusted Price		\$4,553.73	\$9,436.93	\$15,267.18
Time/Market Conditions				
Appraisal Date	7/17/2020			
Months Elapsed	-----	20	30	3
Annual % Adj.	0.00%			
Percent Adjustment		0.0%	0.0%	0.0%
Dollar Adjustment		\$0.00	\$0.00	\$0.00
Adjusted Price		\$4,553.73	\$9,436.93	\$15,267.18
Location		Superior	Superior	Superior
Percent Adjustment		-10.0%	-10.0%	-10.0%
Size : 218.65 Acres		11	32	58
Percent Adjustment		25.0%	15.0%	20.0%
Access / Frontage		Similar	Similar	Superior
Percent Adjustment		0.0%	0.0%	-15.0%
Cleared land woodland ratio		Similar	Similar	Similar
Percent Adjustment		0.0%	0.0%	0.0%
Utilities		Similar	Similar	Similar
Percent Adjustment		0.0%	0.0%	0.0%
Zoning		Inferior	Inferior	Inferior
Percent Adjustment		5.0%	5.0%	5.0%
Net Percent Adjustment		20.0%	10.0%	0.0%
Adjusted Price		\$5,464.48	\$10,380.62	\$15,267.18
Minimum.....	\$5,464.48	Subject Size 218.65		
Maximum.....	\$15,267.18	Value \$11,000 per acre		
Mean (avg.).....	\$10,370.76	\$11,000 per acre x 218.65 = \$2,405,000 (R)		
Standard Deviation.....	\$4,901.35	\$2,405,000 (R)		

RECONCILIATION (BEFORE)

The comparable sales are derived from the market and are considered to be the most recent and proximate to the subject within the subject market.

Comparable sales used are all fee simple and equal in terms of sale. Financing of the sales was either cash or cash equivalent no adjustment is warranted for finance conditions. Market conditions including supply and demand remain in balance due to limited inventory and limited end users and consumers alike for rural development land tracts. No adjustment for time or time appreciation is warranted.

With regard to location comparable sales are all located outside of the 100 year flood plain with regard to location. Comparable sales one, two, and three are superior to the subject with regard to location.

The subject is +/- 218.65 acres. At par fair market value per acre is used to determine value per acre for the entire tract.

Comparable sales one, two, and three are adjusted for size as they are smaller than the subject.

In terms of access, frontage, and shape the subject has ample site utility with frontage and access on Grantham Road. Comparable sales One and Two have singular access and frontage on a state maintained secondary road similar to the subject. No adjustment is warranted for comparable sales one and two. Comparable sale Three is located on the corner of NC 42 Highway and Lynch road. Comparable three has corner influence as well as dual access and frontage.

With regard to the subjects cleared land to woodland ratio, all comparable sales have similar cleared to woodlands ratio. No adjustment is warranted.

Comparables one, two, and three have the same level of access to public and private utilities at the time of sale.

The subject is zoned HI with OH overlay. Comparable sales were zoned AR or Light Industrial at the time of sale. Comparable sales one, two, and three are adjusted upward for inferior zoning.

In conclusion, the subject is valued on an at par basis per acre. As part of the scope of work (before value) 218.65 acres is valued at par which will allow for allocation of at par Fair Market Value of 2.299 acres of dry land as part of the take in both the before and after value scenarios.

Based on the aforementioned analysis with adjustments the value for the subject is within the adjusted range of \$4,781.42 to \$15,267.18 per acre reconciled at \$11,000 per acre.

Refer to the final opinion of value exhibited below.

UNIT OF COMPARISON ON A PER ACRE:

218.65 ACRES X \$11,000 PER ACRE = \$2,405,000 (R)

FINAL VALUE (BEFORE)

\$2,405,000 (R)

Hypothetical Conditions

Hypothetical condition: a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

The date of taking is presumed to be on or about July 17, 2020 in the before and after condition. Although the project is not complete on the date of taking, NC Law requires appraisers to value the property on the date of taking as if the project is complete. This hypothetical condition requirement was followed and applied in this appraisal.

Extraordinary Assumptions

Extraordinary assumption: an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.

This appraisal includes the following Extraordinary Assumptions: The proposed plans are correct and accurate and will be executed in the manner prescribed by the City of Goldsboro a body politic in the State of North Carolina.

Special Instructions: Appraise the value of the temporary construction easement in the before and after condition.

BEFORE CONDITION / SUBJECT PROPERTY



DESCRIPTION OF THE ACQUISITION & TAKING (PROJECT OVERVIEW)

1.3 Project Location

The project area is located in the Neuse River Basin and centers on a 7-mile stretch of river, just southwest of the City of Goldsboro. The subject reach extends along the Neuse River from Stevens Mill Road crossing to the Arrington Bridge Road crossing, and includes both the main stem of the Neuse River and the USACE-constructed Neuse River cutoff channel (Figure 1.3-1).

Figure 1.3-1. Project Vicinity/Location Map



1.4 Project Description

The project is modification of the existing Corps project for improvement of the environment. Section 1135 authorizes the Corps of Engineers to initiate investigations and modify structures and operations of water resources projects constructed by the Corps for the purpose of improving the quality of the environment, as long as such modifications are feasible, consistent with authorized project purposes, and will improve the quality of the environment in the public interest. The original Federal project was constructed for the purposes of flood control along a segment of the Neuse River. Due to negative flooding impacts, particularly to agriculture, Congress authorized in 1941 the excavation of a cut-off channel approximately 6,400 feet long which would by-pass 7.7 miles of the main stem Neuse. Within the cut-off channel a low-head weir was constructed which would divert portions of the main stem flow into the cut-off channel during higher flows. The intended effect was a reduction in flood risk along the 7.7 mile by-passed section of the Neuse River. The original project constructed in 1948 also provides for operation and maintenance of the project by the Federal Government. The weir section was rebuilt in 1960 and 1980 due to deterioration and corrosion.

In 2007, prompted by concerns that the degraded cutoff channel weir would breach and further reduce water depths and increase sedimentation in the main stem of the Neuse River where their primary water intake is located, the City of Goldsboro, repaired the dam under Federal permit by placing rock stabilization along the upstream and downstream faces of the weir. However, the majority of the repair work blew out not long after completion and the stabilizing rock was scoured out. Due to the failure of the 2007 weir repair, the City of Goldsboro (City) completed construction of a new weir stabilization (Section 408) project in July 2015. This project is considered a temporary measure until completion of a federal project. The Section 408 structure is immediately downstream of the original Federal weir. Although the City does not own the original weir, continued long term maintenance of the weir is a concern of the City since the weir is viewed by the City as crucial to the operation of their water supply intake.

The proposed project makes improvements to the environment in multiple ways. The project will increase wetted width of the by-passed main stem channel and restore a portion of natural discharge to the by-passed main stem channel. The project will improve habitat connectivity of the cutoff channel to upstream river reaches, which can increase fish migration upstream of the project area to identified spawning habitat. Finally, this project will improve hydrologic connectivity of the Neuse River and restore connections to important spawning habitat for migrating fish species.

The Recommended Plan, Alternative B2, which is fully supported by the non-federal sponsor (NFS) will construct a steel sheet pile weir to an elevation of 58.0' NAVD 88 approximately 25' downstream of the existing Section 408 weir within the main channel. Removal of the existing Section 408 steel sheet pile weir structure will be accomplished by the City after the construction of the proposed new weir. The deteriorated and

2

*Appendix I - Real Estate
Neuse River Goldsboro Section 1135*

damaged condition of the existing steel sheet pile weir due to rust and exposure to past pounding by heavy floating debris would most likely prevent the entire removal of the existing weir structure. The original 1948 constructed weir that was bent over during construction of the Section 408 weir will be cutoff below the grade of the top of the existing riprap.

1.5 Real Estate Requirements

There will be minimal Real Estate requirements for this project. Wayne County conveyed a perpetual easement to the United States of America on 30 October 1947, as shown at Exhibit "A". The deed grants to the United States and its assigns, the perpetual right and easement to enter upon, dig, or cut away and remove any of the described tract of land for the construction and maintenance of the improvement or any enlargement forever. Construction of the new weir will occur within the existing easement conveyed during the Neuse River Flood Control Project, North Carolina.

Approximately 5 acres will be required for the staging of equipment and materials, and lands located just to the south side of the cutoff have been identified for this purpose. The NFS will be responsible for obtaining a standard Temporary Work Area Easement for a period of approximately three months for the staging area. The estate to be acquired can be found in section 1.20 of this appendix.

1.6 Utility/Facility Relocation

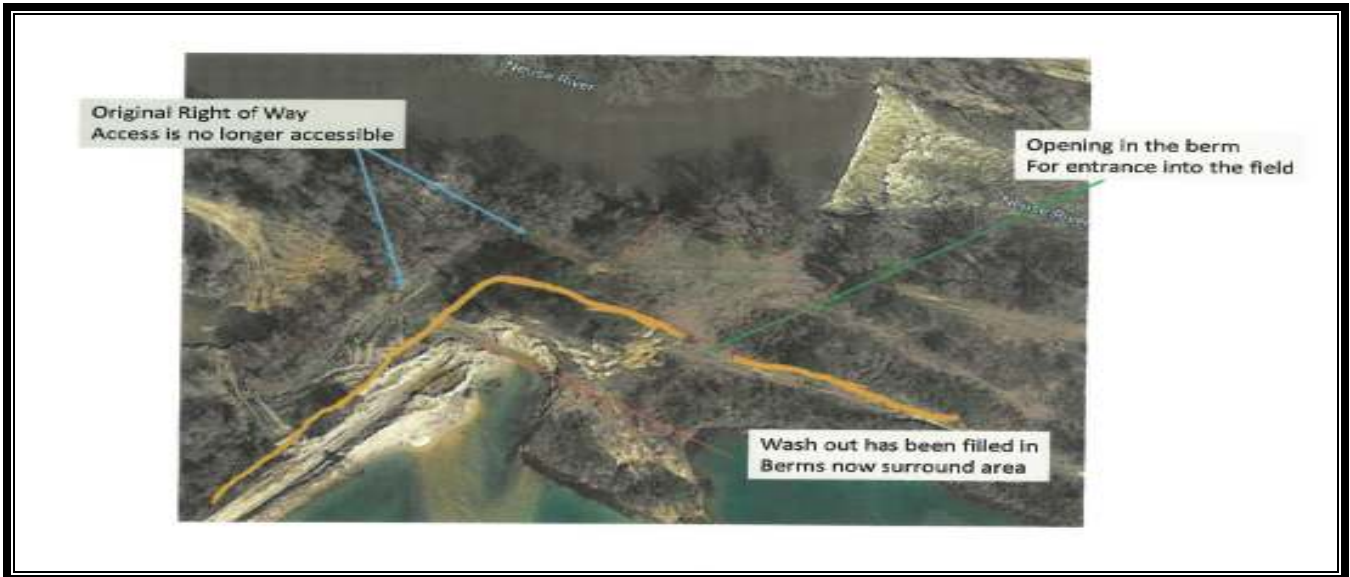
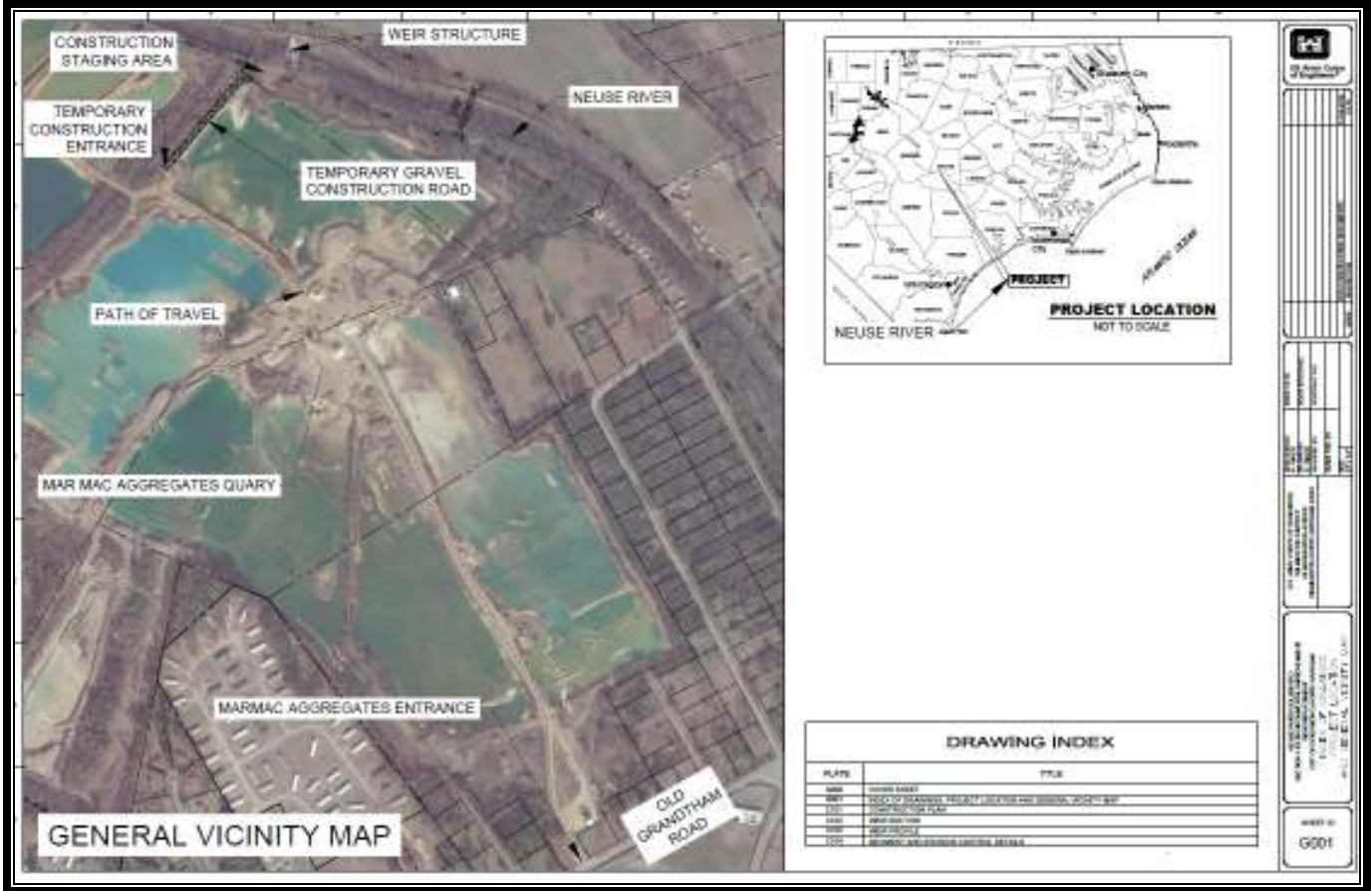
There are no utility/facility relocations with this project.

1.7 Existing Projects

With the exception of the existing Neuse River Cutoff Project authorized by the Flood Control Act of 1941, there are no other federal projects within the study area.

1.8 Environmental Impacts

Environmental Impacts are addressed in the main report.



**WEIR EASEMENT
(UNITED STATES OF AMERICA)**

NORTH CAROLINA

WAYNE COUNTY

THIS DEED, Made this the 30th day of October, 1947, between WAYNE COUNTY, a body corporate of the State of North Carolina, party of the first part, and the UNITED STATES OF AMERICA, party of the second part,

W I T N E S S E T H:

WHEREAS, in the Flood Control Act of Congress approved August 18, 1941, provision was made for the construction of a flood channel cut-off on Neuse River near Goldsboro, N.C., in accordance with a project set forth in House Document No. 327, 77th Congress, 1st Session, subject to the condition that local interests furnish free of cost to the United States all lands, easements and rights-of-way necessary for the construction of the project; and

WHEREAS, Wayne County conveyed to the United States of America the easement and rights herein conveyed by deed recorded in the office of the Register of Deeds for Wayne County in Book 306, page 167, and it was determined by Engineers after said conveyance that Wayne County did not have title to said easement and rights at the time of said conveyance; and

WHEREAS, Wayne County has now acquired the easement and rights herein conveyed by deed from W. P. Rose and wife dated October 11, 1947, and recorded in Book 323, page 99, Wayne County Registry; and

WHEREAS, the party of the first part herein is the owner of said perpetual rights and easements in the tract of land situate in Wayne County, State of North Carolina, more particular described as follows:

BEGINNING at a stake on the bank of Neuse River, corner of lot No. 2 and range thence with the line of lot No. 2 S. 5 1/2 W. 4 1/2 chains to 2 sweet gums, Fate's corner; thence with his line S. 68 1/2 E. 38 chains to a black-gum, Fate's corner on the bank of Neuse River; thence up the same as it meanders to the first station, containing 53 acres more or less. The tract of land described above being the same land described in deed dated November 20, 1917, from Monroe Whitley and wife, Emma Whitley, to H. B. Parker, recorded in Book 132 at page 147, in the office of the Register of Deeds of Wayne County.

Exhibit "A"

NOW, THEREFORE, in consideration of the sum of One Dollar (\$1.00) the receipt of which is hereby acknowledged and the benefits to the party of the first part that will result from the proposed flood channel cut-off, the party of the first part does hereby grant, bargain, sell and convey unto the party of the second part, and its assigns, the perpetual right and easement to enter upon, dig, or cut away and remove any of the above described tract of land as laid out and shown on plat prepared by the United States Engineer's Office, Wilmington, North Carolina, March, 1946, designated "Bease River, N.C., plat showing land required for cut-off," said plat being recorded in the Office of the Register of Deeds for Wayne County in Plat Book 5, page 111, reference to which is hereby made, for the construction and maintenance of the aforesaid work of improvement or any enlargement thereof, and to maintain the portion cut away and removed as a part of the navigable waters of the United States. RESERVING, HOWEVER, to the said W. P. Rose and wife, Jessie Rose, their heirs and assigns, all such rights and privileges in said tract of land as may be used and enjoyed without interfering with or abridging the rights and easements hereby conveyed to the party of the second part.

TO HAVE AND TO HOLD the said rights and easements unto the party of the second part, the United States of America, and its assigns, for the purposes aforesaid, forever. And the said party of the first part, for itself does hereby covenant with the party of the second part that it owns the rights and privileges herein conveyed; that the said premises are free from all encumbrances; that it has good right to sell and convey the same as aforesaid; and that it will warrant and defend the title of the same to the said party of the second part, and its assigns, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the party of the first part has caused this deed to be executed by the Chairman of, and attested by the Clerk of the Board of County Commissioners of said Wayne County, and its

Exhibit "A"

official seal hereto affixed, this the day and year first above written.

WAYNE COUNTY

Per /s/ J. I. Musgrave
Chairman, Board of County Commissioners

ATTEST:

/s/ C. Bryan Aycock
Clerk To Board

NORTH CAROLINA
WAYNE COUNTY

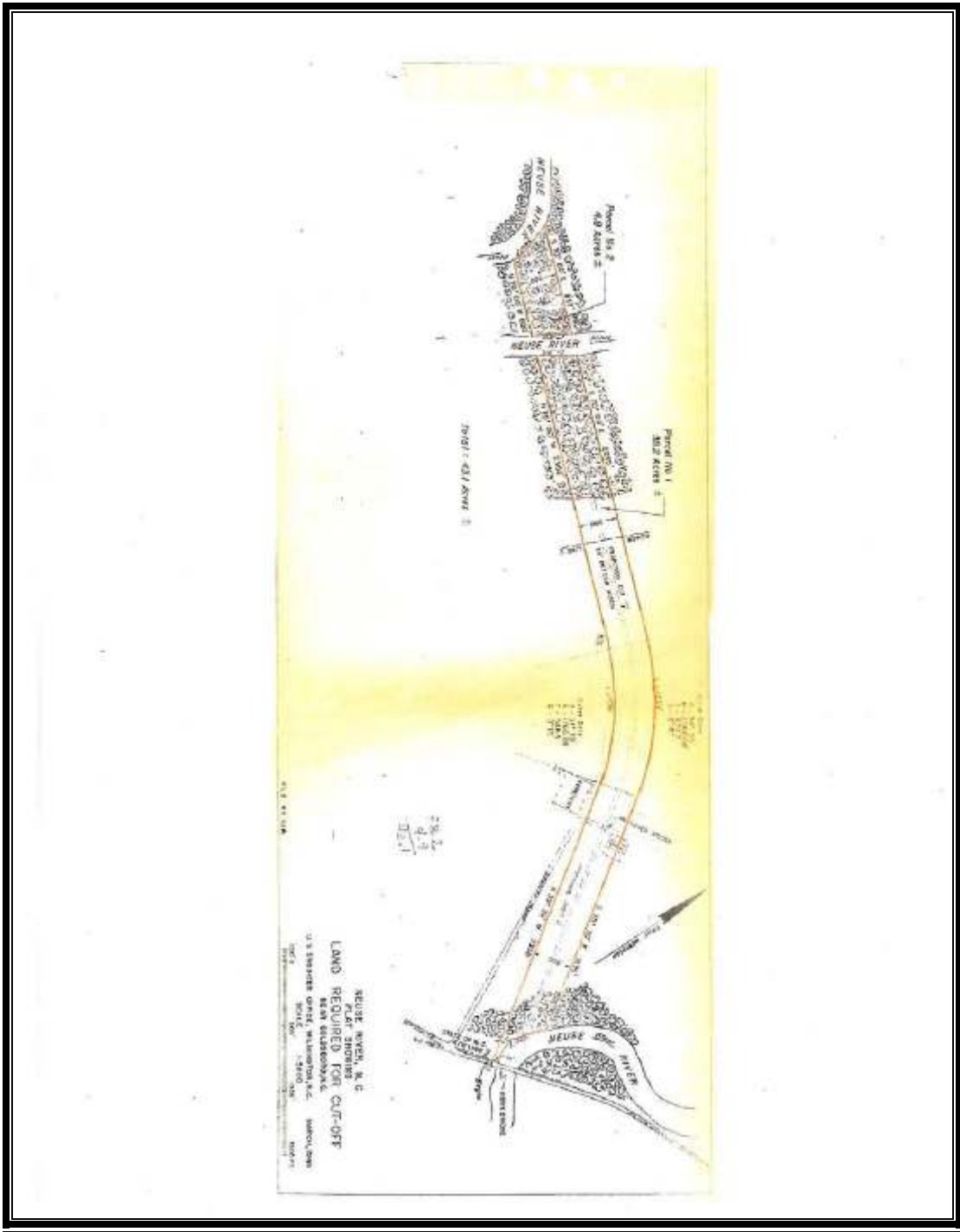
This the 4th day of October, 1947, personally came C. Bryan Aycock, who being duly sworn, says that he knows the common seal of Wayne County and is acquainted with J. I. Musgrave, who is Chairman of said Board of County Commissioners of Wayne County, and that he, the said C. Bryan Aycock, is the Clerk to said Board and saw the Chairman sign the foregoing instrument and saw the common seal of said Wayne County affixed to said instrument by said Chairman and that he, the said C. Bryan Aycock, signed his name in attestation to the execution of said instrument in the presence of said Chairman of said Board.

Let the instrument with this certificate be registered,
Witness my hand and seal, this the 4th day of ~~October~~, 1947.
November

/s/ Clark Gardner, Dep.
Clerk Superior Court of Wayne County

Received Nov. 4 1947 10:00 AM
Recorded Nov. 17 1947
NOLA B. WHITLEY, Register of Deeds
By /s/ Margaret Peacock

Exhibit "A"



DESCRIPTION OF THE TAKING

The area of taking is a temporary construction easement consisting of a path of travel from the public right of way on Grantham Road via the mine service road of ingress and egress more particularly described in the map provided by the City of Goldsboro as direction of travel consisting of 88,924.58 sft. (2.041 acres)

An equipment staging area consisting of 11,252 sft (0.258 acres) opposite the Neuse River more particularly described in the map provided by the City of Goldsboro as “Staging Area”.

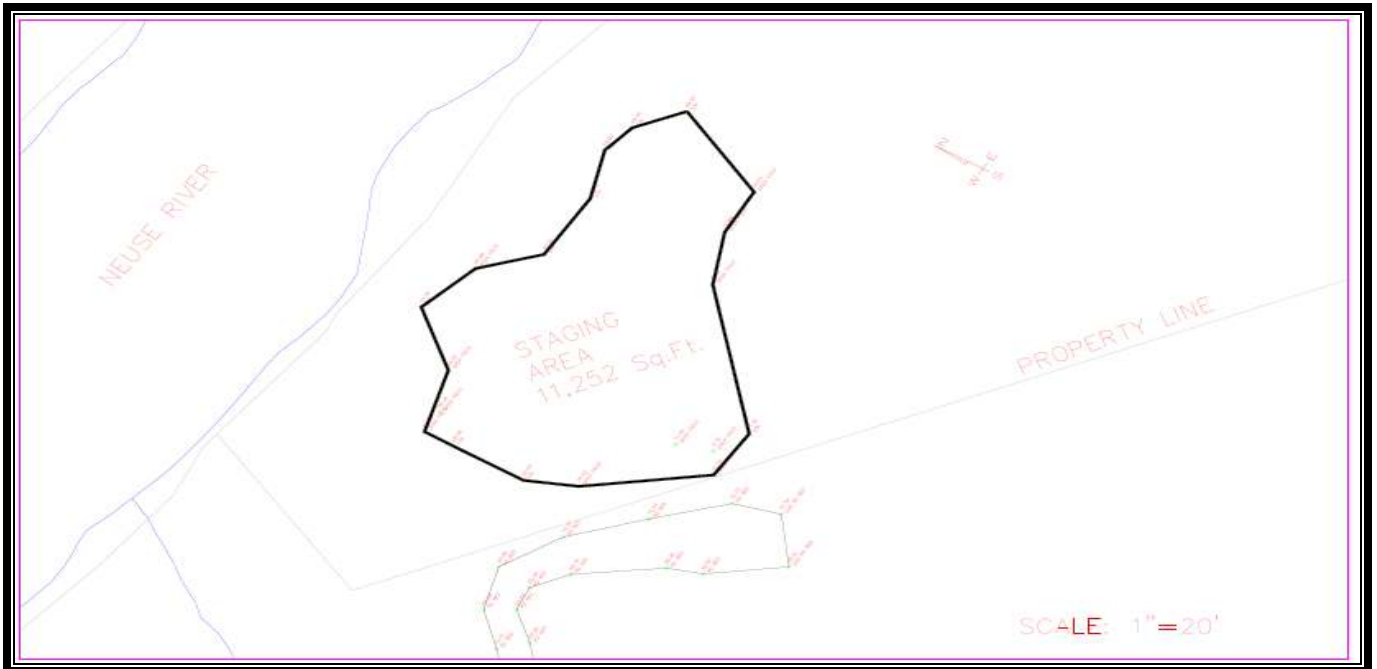
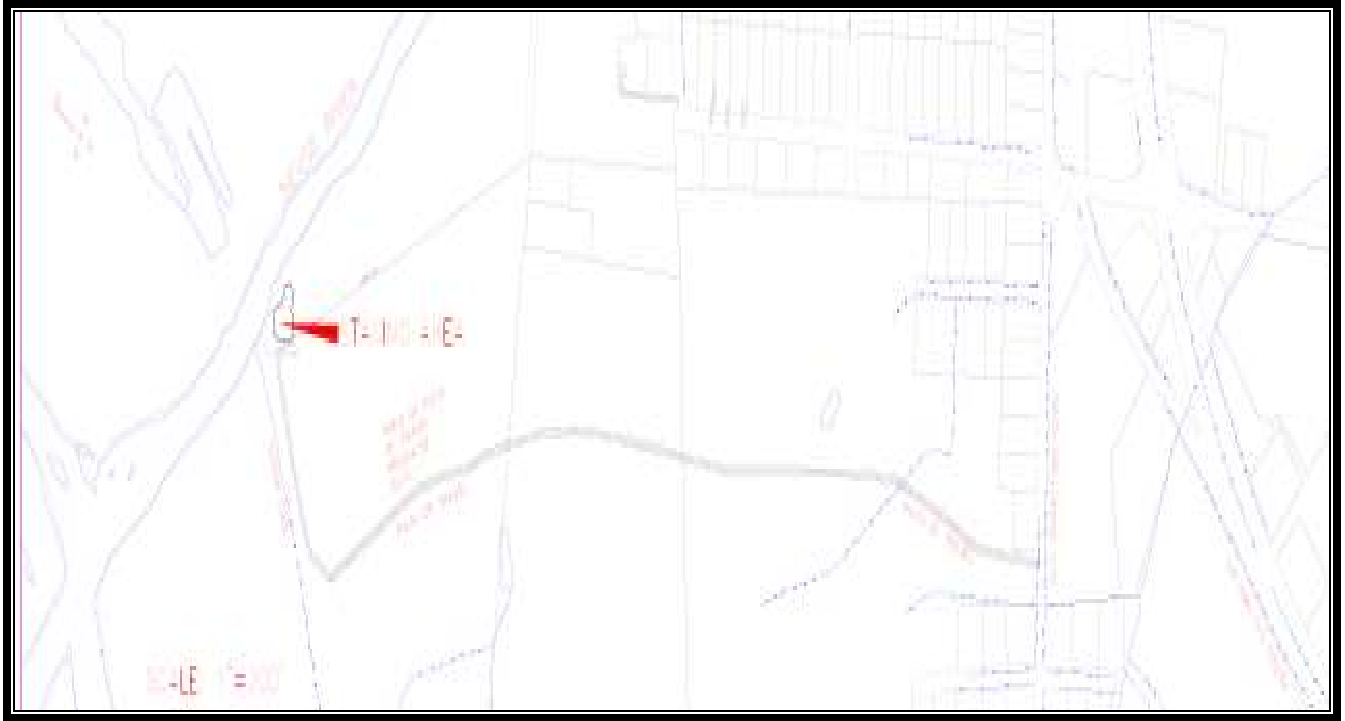
Altogether the taking is 2.299 acres. The term of the taking is eighteen months. At the end of the eighteen month period the 2.299 acres will be restored to the same condition as the before and will revert back to the land owner.

EXHIBIT: TEMPORARY WORK EASEMENT

TEMPORARY WORK AREA EASEMENT

A temporary easement and right-of-way in, over and across (the land described in Schedule A) (Tracts Nos. _____, _____, and _____), for a period not to exceed 18 months, beginning with date possession of the land is granted to The City of Goldsboro, North Carolina (Sponsor), for use by the Sponsor, its representatives, agents, and contractors as a work area, including the right to move, store and remove equipment and supplies, and erect and remove temporary structures on the land and to perform any other work necessary and incident to the construction of the Neuse River Goldsboro Section 1135 Project, together with the right to trim, cut, fell and remove therefrom all trees, underbrush, obstructions, and any other vegetation structures, or obstacles within the limits of the right-of-way, reserving, however, to the landowners, their heirs and assigns, all such rights and privileges as may be used without interfering with or abridging the rights and easement hereby acquired; subject, however, to existing easements for public roads and highways, public utilities, railroads and pipelines.

CITY OF GOLDSBORO DIRECTION OF TRAVEL MAP 88,924.58 SFT. (2.041 ACRES)



CITY OF GOLDSBORO AS "STAGING AREA" MAP 11,252 SFT (0.258 ACRES)

EFFECTS OF THE TAKING / CONCLUSION

The take consists of the use of the primary entrance and exit road from the mine off Grantham Road. The mine service road will be used to allow for the entry and exit of equipment to and from the staging area.

The staging area is the primary resting place for equipment to reach the riparian buffer weir structure from dry land. The taking is located within an area that cannot be mined and is part of the riparian buffer. Use of the main road will consist of the bulk of the operations for the use of the easement. The easement will revert back to the owners in eighteen months after to the completion of the project.

The road as well as the staging area will be restored by the City of Goldsboro at the completion of the project. Due to the prolonged time frame for the use of the Temporary Construction Easement the amount of annualized rent is increased from the market average of 35% to 90% of fee simple value due to the duration of the project.

On average construction companies and infrastructure contractors, public and private utilities pay an average of 35% of fee for the duration of projects 180 days or less. The subject will be a minimum of eighteen months. Two and a one half periods longer than the normal 180 day period of six months market rent is reconciled at +/- 90 % of fee simple value.

In conclusion, there will be no interruption or limited modest use of the land and is that of utilitarian use to complete the Weir Project 1135. The temporary nature of the taking is the functional equivalent of a short term lease for the use of the private mine road and small staging area for equipment and does not alter the land or damage it in any way. Refer to the final reconciliation below.

AFTER VALUE RECONCILIATION

The Sales Comparison Approach to value is used to correlate the before and after value of the subject.

Summary of value allocation:

Value of subject land before the taking: 218.65 ACRES X \$11,000 PER ACRE = \$2,405,000 (R)

ALLOCATION OF THE AFTER VALUE

LAND

BEFORE TAKING 218.65 ACRES

TC.E. 2.299 ACRES X \$11,000 PER ACRE = \$25,000 (R) X 0.90 = \$23,000 (R)

AFTER LAND VALUE: \$2,382,000 (R)

RECONCILIATION BEFORE AND AFTER VALUE

The subject's before value less the value of the subject after the taking by City of Goldsboro equals just compensation.

BEFORE VALUE	\$2,405,000 (R)
AFTER VALUE	<u>\$2,382,000 (R)</u>
JUST COMPENSATION =	\$23,000 (R)

MARKETING AND EXPOSURE TIME

The *marketing time* is the anticipated time required to sell the property, as of the date of the appraisal, should the property be placed on the market.

Exposure time: estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. Exposure time is a retrospective opinion based on an analysis of past event assuming a competitive and open market.

The Opinion of Marketing and Exposure time has been confirmed with market participants. Based on conversations and the subjects unique disposition and market factors at this time it is believed the subject would need to be listed for two years for sale at a minimum in the before condition.

Due to the subject's location it would likely have a marketing time of two years in the before condition.

The exposure time prior to the date of valuation would likely have been two years in the before condition and two years in the after condition due to the temporary nature of the taking it would not appear the taking would affect the marketing or exposure of the subject.

ADDENDA

APPRAISER QUALIFICATIONS

LICENSE

TAX DATA

DEEDS

FLOOD MAP

ZONING DATA

NCDENR PERMIT DATA

MINE PLAT MAP

REPORT ADDENDA

**A PROPOSED TEMPORARY CONSTRUCTION EASEMENT
U.S. ARMY CORPS OF ENGINEER WEIR PROJECT 1135
CITY OF GOLDSBORO NORTH CAROLINA
ON THE PROPERTY OF MAR MAC AGGREGATE
226 OLD GRANTHAM ROAD GOLDSBORO NORTH CAROLINA**

Coastal Carolina Group Inc
223 Commerce Street, Suite E. Greenville North Carolina 27858
Telephone: (252) 756-4293 O (252) 917-0518 C
Email: pcuomo3@suddenlink.net
Webb: www.ccgappraisers.com

Paul Andrew Cuomo
North Carolina Certified General Real Estate Appraiser A-7023

Employment History

Coastal Carolina Group Inc., Greenville N.C. 2004- Present
F. Bruce Sauter & Associates 2003-2004
Property Data and Appraisal 2002-2003
Erie Insurance Group Cary N.C. claims and risk management 2000-2001
Nationwide Insurance claims and risk management: 1998-2000
United States Army, Army Reserve, & Individual Ready Reserve: 1989-2009

Professional Credentials

N. C. Wesleyan College, BA Justice and Public Policy (Pre-law) 1995
Pitt Community College Greenville NC 1992-1993
Approved on the National Appraisal Registry for all federally related transactions (2005)

Appraisal Education and Training

Introduction to Real Estate Appraisal R-1 32 Hours 09/03
Valuation Principles and Procedures R-2 32 Hours 11/03
Applied Residential Property Valuation R-3 16 Hours 11/03
National USPAP 15 hour Course / National Certification 12/03
Introduction to Income Property G-1 03/05
Advanced Income Capitalization G-2 06/06
Applied Income Property Valuation G-3 06/06

Specialized Training and Professional Development

Course Date	Course No.	Course Name	Hours
2/4/2020	4248	BEST PRACTICES IN REAL ESTATE APPRAISAL 2020-21	7
1/15/2020	9020	NATIONAL USPAP UPDATE 2020-21	7
1/14/2020	4321	CASE LAW 8	7
3/11/2019	4284	REAL ESTATE APPRAISAL PRACTICE - A COLLECTION	7
2/11/2019	4185	CASE LAW 7	7
3/14/2018	4202	COMMON APPRAISAL ERRORS (HOW TO AVOID THEM)	7
3/13/2018	9018	NATIONAL USPAP UPDATE 2018-19	7
3/21/2017	4110	NCDOT APPRAISAL PRINCIPLES AND PROCEDURES	7
9/6/2016	4067	COST AND INSURABLE INTEREST	7
3/17/2016	4033	CAN YOU SUPPORT THAT ADJUSTMENT	7
3/16/2016	9016	NATIONAL USPAP UPDATE 2016-17	7
3/25/2015	3068	IT'S THAT DOGGONE COST APPROACH AGAIN	7
3/24/2015	8000	SUPERVISORY APPRAISER/TRAINEE COURSE	7
3/19/2014	2095	TESTING-TESTING; PERPLEXING APPR ISSUES	7
3/18/2014	9014	NATIONAL USPAP UPDATE 2014-15	7
3/20/2013	2028	APPLYING HIGHEST & BEST USE TO TRANSITI	7
10/2/2012	2009	KNOW THE LAW	7
3/21/2012	1957	A BETTER REVIEW = A BETTER APPRAISAL	7
3/20/2012	9012	NATIONAL USPAP UPDATE 2012 - 13	7
3/16/2011	1894	APPLYING ASSIGNMENT CONDITIONS TO VALUE	7
3/15/2011	1893	OBSOLESCENCE - IMPACT ON VALUE	7
3/24/2010	1794	UNDER WHAT MKT CNDITNS ARE WE APPR	7
3/23/2010	9010	NATIONAL USPAP UPDATE 2010	7
5/18/2008	1547	EXAM PREP FOR APPRAISERS	14
2/29/2008	1542	APPRAISAL CASE LAW II	7
1/24/2008	1548	NATIONAL USPAP UPDATE 2008	7
3/30/2007	1304	TRAINEES/SUPERVISORS	4
4/30/2006	1073	BOARD RULES & LAWS	7
3/21/2006	1072	TRAINEES & SUPERVISORS	7
11/7/2005	1071	NATIONAL USPAP UPDATE 2005	7
11/6/2005	1301	FANNIE MAE FORMS & REGULATIONS	7

Professional Associations

N.C. Professional Appraisers Coalition 09/05 to present
 Greenville Noon Rotary Club 10/2005-12/08
 (Club secretary from 12/05 to 12/06)

Commercial and General Experience:

Commercial land and buildings of all types as well as development of all types of proposed residential and commercial developments to plans and specifications to redevelopment, eminent domain both public and private, utilities and infrastructure as well as all types of right of way easements.

Improved and unimproved general real estate from residential to light and heavy industrial, commercial property and land of all types, professional office, multi-family, institutional and special purpose properties to include institutional, medical, agricultural, farms of all types, industrial agriculture and food processing, government buildings, religious facilities, fast food, retail, shopping centers, automotive dealerships, gas stations, C-stores, Mini storages, and big box chain stores.

Specialized experience include right of way for utilities of all type, public welfare, public health, roadways and utilities infrastructure both public and private to include NCDOT as well as public and private eminent domain related to the taking thereof by eminent domain as well as inverse condemnation by public or private condemning authorities.

Additional areas of expertise include the process of formal and informal land use planning to include formal and informal land use planning hearings for special use permits as well as land use zoning hearings up to an including land use planning and litigation.

General clientele include public and private property owners, law firms, estate trusts, REITS, Limited Partnerships, developers, CPA firms. Additional properties include but are not limited to

Office & professional, medical office, medical surgical office buildings

Restaurants of all types

Shopping centers, strip malls, retail stores, big box, and shopping malls

Auto dealerships

Industrial, heavy and light manufacturing plants

Warehouse and logistics

Residential subdivisions

Waterfront developments, resort developments, coastal land development, marinas, ocean, sound, and riverfront riparian development to include commercial, residential, special use.

Institutional and special purpose properties

Religious properties

Schools and educational facilities

Eminent Domain all types: public or private right of way, public health, and public and private utilities takings of all types to include infrastructure, roads, pipelines and right of way.

Inverse condemnation: public and private condemning authorities.

Hotels and motels

Mobile home parks

Mini storage facilities

Woodland forestry timber tracts

Agricultural Farmland

Animal husbandry farms of all types to include poultry, swine, and livestock.

Solar Energy Farms

Sand and mineral mines

Food processing plants

Cold Storage facilities

Government buildings

Special purpose properties of all types

Veterinary hospitals and offices

Bed and Breakfasts
Multifamily housing of all types
REO / Foreclosure and special assets of all types: banks, government seizures, and private creditors

Current Bank clientele serviced by Coastal Carolina Group Inc.

Wells Fargo Bank
Cornerstone Bank
Southern Bank & Trust
Self Help Credit Union
Greater Nevada Credit Union
Ark-La-Tex funding
Select Bank and Trust
First Citizens Bank
First Bank
First Carolina Bank
First National Bank
Dogwood State Bank
Union Bank
Noble 1 Opportunity Fund
Ag-Carolina farm credit
Cape Fear Ag farm credit

Institutional & business clientele serviced by Coastal Carolina Group, Inc.

Avoca Inc.
Bulow Environmental Assistance Inc.
Brodyco Inc.
Interstate Signs
EI DuPont / Pioneer
East Carolina University Foundation
East Carolina University Health Science and Medical Foundation
Statewide Title Insurance Company
Dewitt Carolinas Development
Barnhill Construction Company
Bob Barnhill & Family
Kitrell and Armstrong
Beacon Roofing / Best Development Group
Perdue Farms Inc. (poultry division)
Perdue Agro-business (grain and commodities)
International Farming Inc.
Ward Holdings LLC
Taft Ward Investments LLC
Fallin Real Estate
Cushman and Wakefield agriculture, energy, natural resource and energy division
Cushman and Wakefield Agricultural, Minerals, and Natural Resources Group

CPA's

Charles Rice CPA (Farmville)
Sheriff Iskander CPA (Goldsboro)

Government

Greenville Utilities Commission
Town of Ayden
Wayne County Development Alliance
East Carolina University
N.C. Department of Administration
U.S. Small Business Administration
Walnut Island Sanitary District
Pitt County Schools

Law firms

Dixon law Group PLLC (Greenville N.C.)
K & L Gates Attorneys (Raleigh)
Sharp, Michael, Graham, and Evans LLP attorneys at law (Kitty Hawk N.C.)
Parker, Poe, Adams, and Berstein Attorneys at law (Raleigh)
Ward and Smith Attorneys at Law (Greenville, Wilmington, & New Bern)
White and Allen Attorneys at law (Kinston)
Barnhill Law Firm (Greenville)
Shelby Benton Attorney at Law (Goldsboro)
Kirk, Kirk, Howell, Cutler, & Thomas LLP (Wendell & Raleigh)
Warren, Kerr, Walston, Taylor, & Smith L.L.P. (Goldsboro)
Cauley and Pridgen (Wilson)
Cranfill Sumner and Hartzog (Raleigh)
Beaman and Bennington PLLC (Wilson)
James Scott Farrin Eminent Domain Law Firm (Durham)
Poyner Spruill LLP (Rocky Mount & Raleigh)
Connor, Bunn, Rogerson, and Woodard (Wilson)
Crossley, McIntosh, Collier, Hanley, & Edes PLLC (Wilmington)
Horne & Horne PLLC (Greenville)
Van Camp Meachum PLLC (Pinehurst)
Everett, Womble, & Lawrence LLP (Goldsboro)


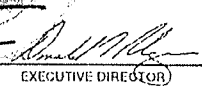
References

References are available upon request.

NORTH CAROLINA APPRAISAL BOARD
APPRAISER QUALIFICATION CARD
Expires June 30, 2021

REGISTRATION / LICENSE / CERTIFICATE HOLDER

20 PAUL ANDREW CUOMO 21
A7023 G Y
APPRAISER NUMBER TYPE NATIONAL REGISTRY

 
APPRAISER'S SIGNATURE EXECUTIVE DIRECTOR

NORTH CAROLINA APPRAISAL BOARD

APPRAISER QUALIFICATION CARD

Expires June 30, 2021

REGISTRATION / LICENSE / CERTIFICATE HOLDER

SAMANTHA K. HUGHES

T5671

APPRAISER NUMBER

T

TYPE

N

NATIONAL REGISTRY

Samantha K. Hughes

APPRAISER'S SIGNATURE

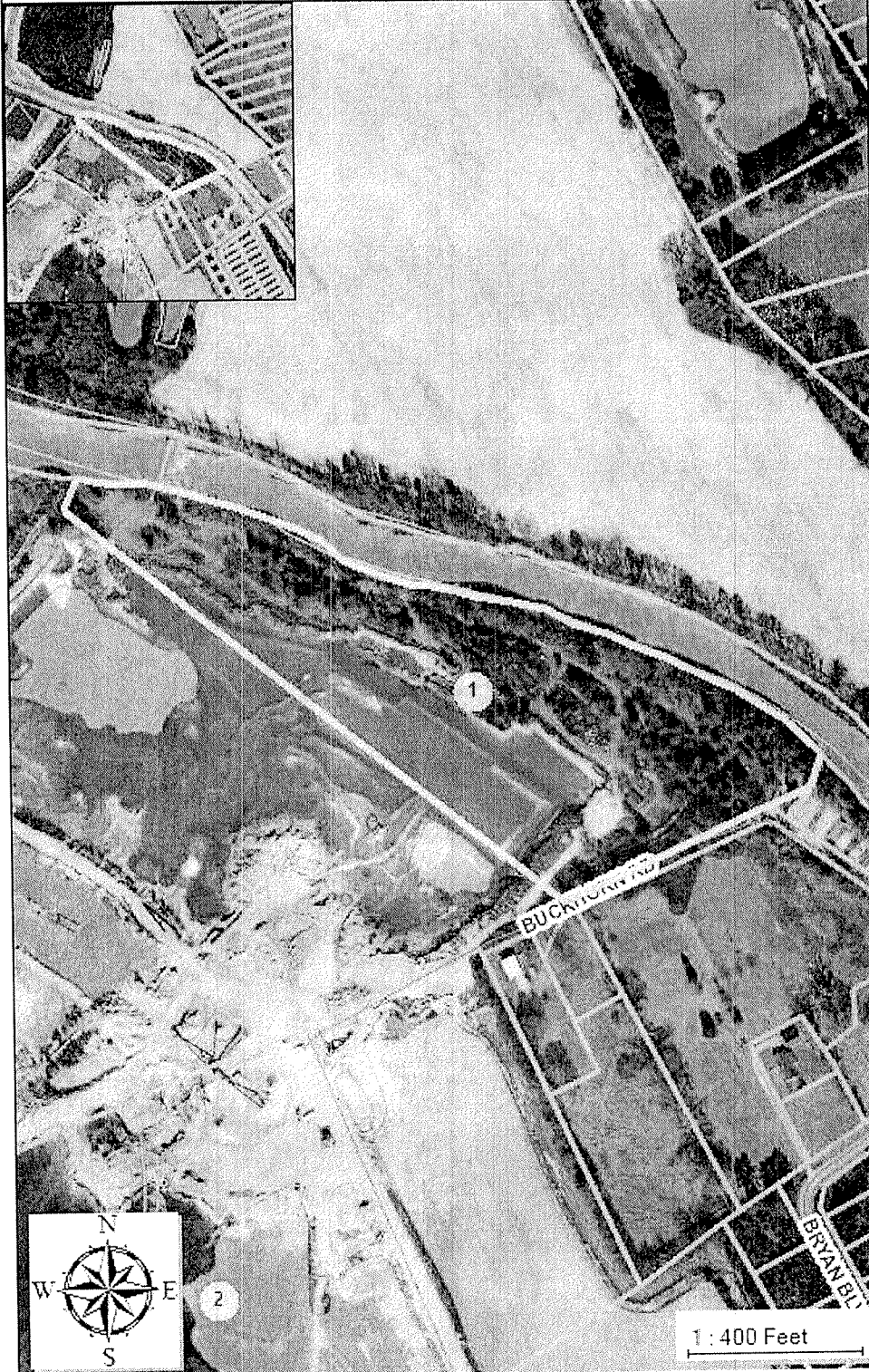
David M. ...

EXECUTIVE DIRECTOR



WAYNE COUNTY

Wayne
Printed July 14, 2020
See Below for Disclaimer



- Streets
 - Local Roads
 - Interstate
 - US Routes
 - NC Routes
- Railroads
- SJAFB Runway
- Public Airports
- Parcels
 - Previous Lot Lines
 - Lot-Line
 - Parcel-Hook
- City and Town
- Extra Territorial Jurisdiction
- County Borders
- SJAFB Boundary
- Surrounding Centerlines
 - NC Secondary
 - Interstate
 - US Route
 - NC Route
- Surrounding Counties
- Regulated Ditches and Streams
- Rivers and Lakes

<u>OBJECTID</u> 8027	<u>PIN</u> 2588741393	<u>Owner Name</u> MAR MAC AGGREGATES LLC
<u>Co-Owner Name</u>	<u>Owner Address 1</u> PO BOX 1309	<u>Owner Address 2</u>
<u>Owner Address 3</u>	<u>Owner City</u> MONROE	<u>Owner State</u> NC
<u>Owner Zip</u> 28111-1309	<u>Unit or Apt</u>	<u>Deed Date</u> 2/1/2007 12:00:00 AM
<u>REID</u> 0011982	<u>Deed Book</u> 2502	<u>Deed Page</u> 233
<u>Sale Month</u> 2	<u>Sale Year</u> 2007	<u>Sale Price</u> 35000
<u>Previous Deed Book</u> 00665	<u>Previous Deed Page</u> 0149	<u>Previous Sale Month</u> 1
<u>Previous Sales Year</u> 1966	<u>Previous Sale Price</u> 0	<u>Property Use</u> 50 - RURAL SINGLE FAMILY RESIDENCE
<u>Record Source</u> Owner	<u>Property Address</u> BRYAN BLVD	<u>Legal Description</u> BRYAN BV REAR
<u>Acres</u> 16	<u>Neighborhood</u> 02903	<u>Account Number</u> 75316290
<u>Township Code</u> 02	<u>Building Value</u> 0	<u>Outbuilding Value</u> 0
<u>Land Value</u> 15550	<u>Total Market Value</u> 15550	<u>Total Assessed Value</u> 15550
<u>Vacant Or Improved</u> 	<u>Vacant or Improved 2</u> 	

Users of the GIS information/data contained in this web mapping application are hereby notified that the information was compiled from recorded deeds, plats and other public records and data. Users are notified that the aforementioned public primary information sources should be consulted for verification of the data contained in this information. The County of Wayne and the mapping companies or other entities assume no legal responsibility for the information contained herein. By accepting this disclaimer you agree and understand the disclaimer.



WAYNECOUNTY
NORTH CAROLINA

Wayne County Tax Department

[Bill Search](#) [Special Assessment Search](#) [Delinquent Bill Search](#) [Personal Property Search](#)

[Go To Abstract](#) [New Search](#) [Return](#)

Property Tax Collections Bill Detail

MAR MAC AGGREGATES LLC		Property Tax	Real Property
Description:	BRYAN BV REAR	Bill Status:	PAID
Location:	BRYAN BLVD UNINCORPORATED	Bill Flag:	
Mailing Address:	PO BOX 1309 MONROE NC 28111-1309	Bill #:	0100138655-2019-2019-0000-00
Parcel #:	0011982	Old Bill #:	
Lender:		Old Account #:	
		Due Date:	9/1/2019
		Interest Begins:	1/7/2020

	Value	Rate	Tax Districts	Description	Amount
Real	\$15,550	.6635	WAYNE COUNTY	Tax	\$103.17
Deferred	\$0				
Use	\$15,550	.0600	MAR MAC FIRE	Tax	\$9.33
Personal	\$0				
Exempt & Exclusion	\$0				
					Interest: \$3.10
Total Assessed Value					Total Billed: \$115.60
		\$15,550			

Transaction History

Date	Type	Paid By	Trans #	Amount
2/18/2020	PAYMENT	MAR MAC AGGREGATES LLC	5169450	\$115.60

Current Due: \$0.00

000000000020192019000001001386550

Correct if paid by

[Recalculate Interest](#)

[Printable Version](#)

Disclaimer:

The tax bill data and payment history provided herein is periodically copied from the Wayne County Tax Office billing and collection system. Currently this data is update hourly. Consequently, there will be a short delay between the time a bill is satisfied (either in our offices or using our online payment vendor) and when payment is reflected on this site. The Wayne County Tax Dept. makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this data. Furthermore, this office assumes no liability whatsoever associated with the use or misuse of such data.

7/14/2020 12:55:30 PM

WAYNE COUNTY										Return/Appeal Notes: 2588741393											
MAR MAC AGGREGATES LLC										UNIQU ID 11982											
BRYAN BLVD										ID NO: 02G09000002017											
75316290										CARD NO. 1 of 1											
COUNTYWIDE ADVALOREM TAX (100), FIRE - MARMAC (100)										16.000 AC											
Reval Year: 2019 Tax Year: 2020 BRYAN BV REAR										SRC=											
Appraised by 88 on 07/23/2010 02903 CENTER BROG US 117 & 13 S										TW-02 C-00 EX-AT- LAST ACTION 20170729											
CONSTRUCTION DETAIL					MARKET VALUE					DEPRECIATION					CORRELATION OF VALUE						
TOTAL POINT VALUE					USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	CREDENCE TO								
BUILDING ADJUSTMENTS					50	00							% GOOD								
TOTAL ADJUSTMENT FACTOR					TYPE: RURAL SINGLE FAMILY RESIDENTIAL																
TOTAL QUALITY INDEX					STORIES:																
					DEPR. BUILDING VALUE - CARD					0											
					DEPR. OB/XF VALUE - CARD					0											
					MARKET LAND VALUE - CARD					15,550											
					TOTAL MARKET VALUE - CARD					15,550											
					TOTAL APPRAISED VALUE - CARD					15,550											
					TOTAL APPRAISED VALUE - PARCEL					15,550											
					TOTAL PRESENT USE VALUE - PARCEL					0											
					TOTAL VALUE DEFERRED - PARCEL					0											
					TOTAL TAXABLE VALUE - PARCEL					15,550											
					PRIOR																
					BUILDING VALUE					0											
					OBXF VALUE					0											
					LAND VALUE					15,550											
					PRESENT USE VALUE					0											
					DEFERRED VALUE					0											
					TOTAL VALUE					15,550											
PERMIT																					
CODE			DATE			NOTE			NUMBER			AMOUNT									
ROUT: WTRSHD:																					
SALES DATA																					
OFF. RECORD		DATE		DEED TYPE		Q/U/V/I		INDICATE SALES PRICE													
BOOK	PAGE	MOYR																			
02502	0233	2	2007	WD	U	I								35000							
00665	0149	1	1966	WD	U	I								0							
HEATED AREA																					
NOTES																					
SUBAREA					CODE	QUALITY	DESCRIPTION	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG#	L/B	AYB	EYB	ANN DEP RATE	OVR	% COND	OB/XF DEPR. VALUE	
TYPE	GS AREA	%	RPL CS			FRM BLDGNV	0	0	3	0.00	100			1900	1900		0		100	0	
FIREPLACE					TOTAL OB/XF VALUE																
SUBAREA TOTALS																					
BUILDING DIMENSIONS																					
LAND INFORMATION																					
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJUSTMENTS AND NOTES				ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNT TYP	TOTAL ADJUST	ADJUSTED UNIT PRICE	LAND VALUE	LAND NOTES		
6231	6231		0	0	1.0800	0	0.5000						1,800.00	16.000	AC	0.540	972.00	15552			
TOTAL MARKET LAND DATA															16.000						
TOTAL PRESENT USE DATA																					

Doc ID: 009648980002 Type: CRP
 Recorded: 02/20/2007 at 03:10:49 PM
 Fee Amt: \$87.00 Page 1 of 2
 Excise Tax: \$70.00
 WAYNE COUNTY, NC
 LOIS J MOORING REGISTER OF DEEDS
 BK 2502 PG 233-234

REV 70.00
2-17.00

INDEXED

The attorneys preparing this instrument have made no title examination of this property and express no opinion as to title unless contained in a separate written certificate.

STATE OF NORTH CAROLINA

COUNTY OF WAYNE

THIS DEED, made and entered into this 20th day of February, 2007, by and between JAYNE GRANT WEBBER and husband, JAMES HAROLD WEBBER, hereinafter called Grantors, and MAR-MAC AGGREGATES, LLC, hereinafter called Grantees.

WITNESSETH:

That the Grantors, in consideration of Ten Dollars and other valuable consideration to them paid by the Grantees, the receipt of which is hereby acknowledged, have bargained and sold, and by these presents do grant, bargain, sell and convey unto the Grantees, their heirs, or successors and assigns, the parcel of land lying and being in Wayne County, North Carolina, in Brogden Township, and more particularly described as follows:

BEGINNING at an iron stake, which stake is N. 52° 38' W. 35.5 feet from an iron stake in a path, a common corner of Lot No. 6 and Lot No. 7 of the Sherard Farm, a map of which is recorded in Map Book 2, at Page 49, in the line of the Kentucky Farm and runs thence N. 45° 46' W. 1442.5 feet to an iron stake; thence N. 1° W. 49.7 feet to an iron stake in the Southern right-of-way of Neuse River Cut-Off; thence N. 28° 32' E. 150 feet to the center of the Neuse River Cut-Off; thence with the center of said Cut-Off as it curves S. 61° 28' E. 1829.5 feet to a corner in the center of the Cut-Off; thence S. 28° 32' W. 150 feet to an iron stake in the Southern right-of-way of said Cut-Off; thence with the Northwestern edge of a right-of-way, which right-of-way is 29.6 feet wide, S. 71° W. 605.9 feet to the beginning, containing 16.0 acres, more or less. And being the same tract of land conveyed to Harvey G. Snipes and wife, Jayne G. Snipes, by Central Service Motor Company, by deed dated February 1, 1966, and recorded in Book 665, Page 149 of the Wayne County Registry.

This conveyance is made subject to restrictions and easements appearing in the chain of title, if any.

TO HAVE AND TO HOLD the aforesaid parcel of land and all privileges and appurtenances thereunto belonging to the said Grantees, their heirs or successors and assigns forever.

And the said Grantors, for themselves, their heirs, executors and administrators; covenant with the Grantees, their heirs or successors and assigns that they are seized of said premises in fee and have the right to convey the same in fee simple; that the same are free from encumbrances except as herein set forth; and that they will warrant and defend the said title to the same against the claims of all persons whomsoever.

Prepared By: Baddour, Parker & Hinc, PC
 PO Drawer 916, Goldsboro, NC 27533

RETURN

The plural number as used herein shall equally include the singular. The masculine or feminine gender as used herein shall equally include the neuter.

IN TESTIMONY WHEREOF, the Grantors have hereunto set their hands and seals the day and year first above written.

Jayne Grant Webber (SEAL)
Jayne Grant Webber

James Harold Webber (SEAL)
James Harold Webber

STATE OF NORTH CAROLINA

COUNTY OF WAYNE

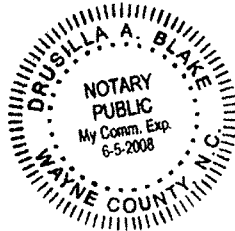
I, Drusilla A. Blake, a Notary Public of the County and State aforesaid certify that JAYNE GRANT WEBBER and husband, JAMES HAROLD WEBBER, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

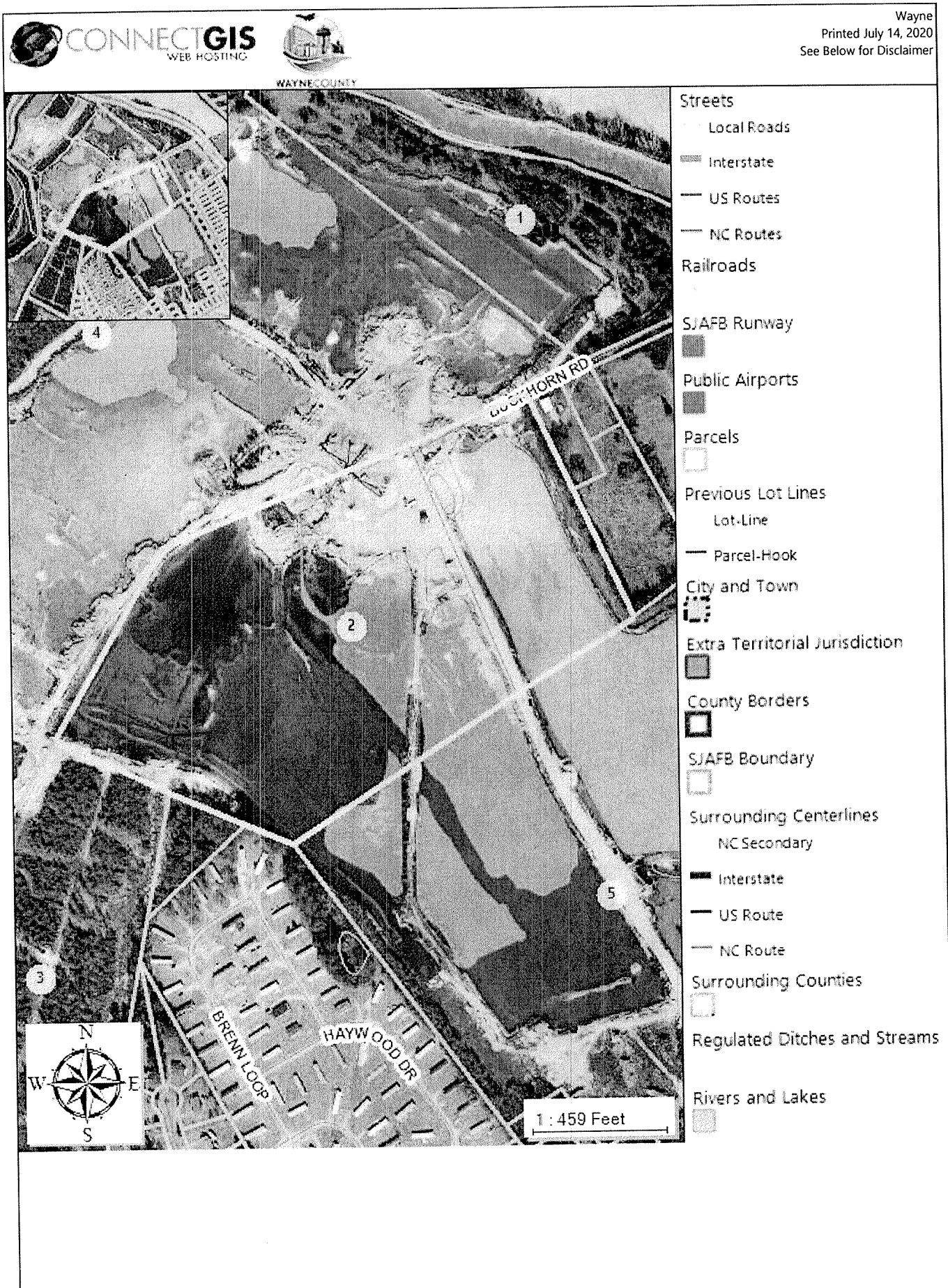
WITNESS my hand and seal this 20th day of February, 2007

Drusilla A. Blake
Notary Public, Drusilla A. Blake

My Commission Expires:

June 5, 2008





<u>OBJECTID</u>	<u>PIN</u>	<u>Owner Name</u>
11856	2588637033	MAR MAC AGGREGATES LLC
<u>Co-Owner Name</u>	<u>Owner Address 1</u>	<u>Owner Address 2</u>
	PO BOX 1309	
<u>Owner Address 3</u>	<u>Owner City</u>	<u>Owner State</u>
	MONROE	NC
<u>Owner Zip</u>	<u>Unit or Apt</u>	<u>Deed Date</u>
28111-1309		10/1/2004 12:00:00 AM
<u>REID</u>	<u>Deed Book</u>	<u>Deed Page</u>
0011942	2253	794
<u>Sale Month</u>	<u>Sale Year</u>	<u>Sale Price</u>
10	2004	1500000
<u>Previous Deed Book</u>	<u>Previous Deed Page</u>	<u>Previous Sale Month</u>
01779	0616	5
<u>Previous Sales Year</u>	<u>Previous Sale Price</u>	<u>Property Use</u>
2000	0	50 - RURAL SINGLE FAMILY RESIDENCE
<u>Record Source</u>	<u>Property Address</u>	<u>Legal Description</u>
Owner	OLD GRANTHAM RD	OLD GRANTHAM RD REAR 2151-632
<u>Acres</u>	<u>Neighborhood</u>	<u>Account Number</u>
37.5	02903	75316290
<u>Township Code</u>	<u>Building Value</u>	<u>Outbuilding Value</u>
02	0	0
<u>Land Value</u>	<u>Total Market Value</u>	<u>Total Assessed Value</u>
66150	66150	66150
<u>Vacant Or Improved</u>	<u>Vacant or Improved 2</u>	
1	1	

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WAYNECOUNTY
NORTH CAROLINA

Wayne County Tax Department

[Bill Search](#) [Special Assessment Search](#) [Delinquent Bill Search](#) [Personal Property Search](#)

[Go To Abstract](#) [New Search](#) [Return](#)

Property Tax Collections Bill Detail

	MAR MAC AGGREGATES LLC	Property Tax	Real Property
Description:	OLD GRANTHAM RD REAR 2151-632	Bill Status:	PAID
Location:	OLD GRANTHAM RD UNINCORPORATED	Bill Flag:	
Mailing Address:	PO BOX 1309 MONROE NC 28111-1309	Bill #:	0100139990-2019-2019-0000-00
Parcel #:	0011942	Old Bill #:	
Lender:		Old Account #:	
		Due Date:	9/1/2019
		Interest Begins:	1/7/2020

	Value	Rate	Tax Districts	Description	Amount
Real	\$66,150	.6635	WAYNE COUNTY	Tax	\$438.91
Deferred	\$0				
Use	\$66,150	.0600	MAR MAC FIRE	Tax	\$39.69
Personal	\$0				
Exempt & Exclusion	\$0				
					Interest: \$13.16
					Total Billed: \$491.76
Total Assessed Value	\$66,150				

Transaction History

Date	Type	Paid By	Trans #	Amount
2/18/2020	PAYMENT	MAR MAC AGGREGATES LLC	5169450	\$491.76

Current Due: \$0.00

00000000002019201900000100139990

Correct if paid by

[Recalculate Interest](#)

[Printable Version](#)

Disclaimer:

The tax bill data and payment history provided herein is periodically copied from the Wayne County Tax Office billing and collection system. Currently this data is update hourly. Consequently, there will be a short delay between the time a bill is satisfied (either in our offices or using our online payment vendor) and when payment is reflected on this site. The Wayne County Tax Dept. makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this data. Furthermore, this office assumes no liability whatsoever associated with the use or misuse of such data.

7/14/2020 12:55:51 PM

WAYNE COUNTY										Return/Appeal Notes: 2588637033									
MAR MAC AGGREGATES LLC										UNIQU ID 11942									
OLD GRANTHAM RD										CARD NO. 1 of 1									
75316290										37.500 AC									
COUNTYWIDE ADVALOREM TAX (100), FIRE - MARMAC (100)										SRC=									
Reval Year: 2019 Tax Year: 2020										TW-02 C-00 EX-AT- LAST ACTION 20180730									
Appraised by 88 on 07/23/2010 02903 CENTER BROG US 117 & 13 S										OLD GRANTHAM RD REAR 2151-632									
CONSTRUCTION DETAIL										CORRELATION OF VALUE									
TOTAL POINT VALUE										CREDENCE TO									
BUILDING ADJUSTMENTS										DEPR. BUILDING VALUE - CARD 0									
TOTAL ADJUSTMENT FACTOR										DEPR. OB/XF VALUE - CARD 0									
TOTAL QUALITY INDEX										MARKET LAND VALUE - CARD 66,150									
TYPE: RURAL SINGLE FAMILY RESIDENTIAL										TOTAL MARKET VALUE - CARD 66,150									
STORIES:										TOTAL APPRAISED VALUE - CARD 66,150									
										TOTAL APPRAISED VALUE - PARCEL 66,150									
										TOTAL PRESENT USE VALUE - PARCEL 0									
										TOTAL VALUE DEFERRED - PARCEL 0									
										TOTAL TAXABLE VALUE - PARCEL 66,150									
										PRIOR									
										BUILDING VALUE 0									
										OBXF VALUE 0									
										LAND VALUE 60,460									
										PRESENT USE VALUE 0									
										DEFERRED VALUE 0									
										TOTAL VALUE 60,460									
										PERMIT									
										CODE DATE NOTE NUMBER AMOUNT									
										ROUT: WTRSHD:									
										SALES DATA									
										OFF. RECORD DATE DEED TYPE Q/UW/I INDICATE SALES PRICE									
										BOOK PAGE MOYR									
										02253 0794 10 2004 WD U I 1500000									
										01779 0616 5 2000 WD U I 0									
										01766 0001 3 2000 WD U I 275000									
										HEATED AREA									
										NOTES									
										FROM 2588-81-0175									
SUBAREA										UNIT PRICE ORIG % BLDG # L/B SIZE FACT AYBEYB ANN DEP RATE % OB/XF DEPR. VALUE									
TYPE GS AREA % RPL CS										TOTAL OB/XF VALUE									
FIREPLACE																			
SUBAREA																			
TOTALS																			
BUILDING DIMENSIONS																			
LAND INFORMATION																			
HIGHEST AND BEST USE										OTHER ADJUSTMENTS AND NOTES									
USE CODE LOCAL ZONING FRON TAGE DEPTH DEPTH / SIZE LND MOD COND FACT										RF AC LC TO OT ROAD LAND UNIT TOTAL LAND UNITS UNT TYP TOTAL ADJUST ADJUSTED UNIT PRICE LAND VALUE LAND NOTES									
5331 5331 0 0 0.9800 0 0.5000										SAND PITS 3,600.00 29.050 AC 0.490 1,764.00 51244									
6231 6231 0 0 0.9800 0 1.0000										1,800.00 8.450 AC 0.980 1,764.00 14906									
TOTAL MARKET LAND DATA										37.500 66,150									
TOTAL PRESENT USE DATA																			

Doc ID: 000887540005 Type: CAP
 Recorded: 10/20/2004 at 03:01:28 PM
 Fee Amt: \$3,026.00 Page 1 of 5
 Excise Tax: \$3,000.00
 WAYNE COUNTY, NC
 JOHN W CHANCE REGISTER OF DEEDS
 BK 2253 PG 794-798

INDEXED

NORTH CAROLINA GENERAL WARRANTY DEED

5
26

Excise Tax \$3,000.00

Tax Lot No. _____ Parcel Identifier No. _____
 Verified by _____ County on the _____ day of _____
 By _____

RETURN Will after recording to Jane S. Ratteree, Esq., 101 North Tryon Street, Suite 1900, Charlotte, North Carolina 28246
Dees Law Firm

This instrument was prepared by Jane S. Ratteree, Esq. (without title examination)

Brief description for the Index

THIS DEED made as of the 20th day of October, 2004, by and between

GRANTOR	GRANTEE
Tillman D. Whitfield 226 Old Grantham Road Goldsboro, North Carolina 27530	Mar Mac Aggregates LLC, a North Carolina limited liability company 5941 N. C. Highway 8 Lexington, North Carolina 27292 Attention: Bert D. May, Sr.

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Brogden Township, Wayne County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and made a part hereof by reference.

C-902314v1 17192.00015

The property hereinabove described was acquired by Grantor by instruments recorded in Book 1766, Page 1; Book 1779, Page 616; Book 2151, Page 628; and Book 2151, Page 632, Wayne County Public Registry.

A map showing the above described property is recorded in Plat Book _____ page _____.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

See Exhibit B attached hereto and made a part hereof by reference.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

 (Corporate Name) _____

By: _____ (SEAL)

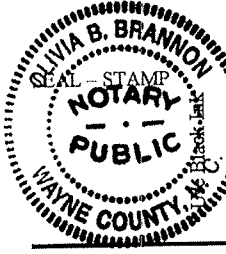
 President

ATTEST: _____ (SEAL)

 Secretary (Corporate Seal) _____ (SEAL)

USE BLACK INK ONLY

Tillman D. Whitfield (SEAL)
Tillman D. Whitfield



NORTH CAROLINA, Wayne County.
 I, a Notary Public of the County and State aforesaid, certify that Tillman D. Whitfield, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal this 15th day of October, 2004.
 My commission expires: 2-4-06 *Olivia B. Brannon* Notary Public

SEAL - STAMP NORTH CAROLINA, _____ County.
 I, a Notary Public of the County and State aforesaid, certify that _____, personally came before me this day and acknowledged that _____ he is _____ Secretary of _____ a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its _____ President, sealed with its corporate seal and attested by _____ as its _____ Secretary. Witness my hand and official stamp or seal, this _____ day of _____, 20_____.
 _____ Notary Public

NORTH CAROLINA - Wayne County
 Olivia B. Brannon
 The foregoing certificate of _____
 a notary public is certified to be correct.
 This instrument and this certification are duly registered at the date and time and in the book and page shown on the first page hereof.
 JOHN W. CHANCE, Register of Deeds By *Kase L. Webber*
 Deputy Assistant Register of Deeds

EXHIBIT A

Lying and being in Brogden Township, Wayne County, North Carolina, and being more particularly described as follows:

First Tract: Being all of Tract No. 2 containing 90.50 acres, more or less, of part of Kentucky Farm, W. K. Overby Estate, owner, Brogden Township, Wayne County, N.C., as shown on a map prepared by A. E. Little, Reg. Surveyor, dated November 27, 1963, and recorded in Map Book 10 at Page 44 (Plat Cabinet E, Slide 211), Wayne County Registry.

Second Tract: Beginning at a stake in the road leading to Grantham 662 feet westwardly from the intersection of said road with the Buckhorn Road, corner of Lot or Tract No. 17 as shown on plat hereinafter referred to, and runs thence along the line of Lot or Tract No. 17 N. 25° 49' W. 1958.2 feet to a stake in the farm road; thence S. 61° 40' W. along and beyond said farm road 1628 feet to a stake, corner of Lot or Tract No. 19 as shown on plat hereinafter referred to; thence S. 32° 38' E. 1866.7 feet to a stake on the public road leading to Grantham; thence N. 65° 32' E. along said road 1406.2 feet to a stake, the beginning, containing 65.86 acres, and being Lot No. 18 as shown on plat of J. E. Bryan Farm which is recorded in the office of the Register of Deeds of said Wayne County in Map Book 5 at Page 82 (Plat Cabinet C, Slide 362).

Third Tract: Beginning at a stake in the farm road in the line of Lot or Tract No. 18 as shown on the plat hereinafter referred to, Major Croom's corner, and runs S. 61° 40' W. along said farm road and beyond 1413 feet to a stake; thence N. 60° W. 868 feet to a stake; thence N. 35° E. 748 feet to a stake; thence N. 71° 40' E. 1340 feet to a stake in a road; thence S. 21° 20' E. 790 feet to the beginning, containing 37-1/2 acres, and being Lots Nos. 19 and 20 as shown on plat of J. E. Bryan Farm which is recorded in the office of the Register of Deeds of said Wayne County in Map Book 5 at Page 82 (Plat Cabinet C, Slide 362).

Being the property conveyed to L. R. Tyndall and Esther M. Tyndall by deed of William A. Dees, Jr. and wife, Ozello W. Dees, dated May 6, 1975, recorded in Book 870 at Page 501 in the Wayne County Registry.

There is EXCEPTED from the above-described land the following portions thereof:

A. Lots 1 through 6, Lots 8 through 15, Tyndall Drive and Esther Street, for the length of 196 feet running westwardly from Tyndall Drive as shown on the map of Tyndall Subdivision prepared by C. Beems, RLS, dated January 3, 1961, recorded in Plat Cabinet E, Slide 40, Wayne County Registry.

B. Lots 19, 20, 21, 26, 27 and 28 and Windsor Street for the length of 650 feet running northwardly from Old Grantham Road as shown and beyond on the map of Tyndall Lots Section Two prepared by Claude L. Whitfield, P.E., dated August 18, 1965, recorded in Plat Cabinet E, Slide 326, Wayne County Registry.

C. The lot conveyed by deed recorded in Book 491, Page 233, Wayne County Registry.

D. The lot conveyed by deed recorded in Book 686, Page 443, Wayne County Registry.

E. The lot conveyed by deed recorded in Book 848, Page 412, Wayne County Registry.

F. The lot on Old Grantham Road described as follows:

C-902314v1 17192.00015

Beginning at an iron stake on the northern right of way of N.C. Secondary Road No. 1219 (Old Grantham Road), said beginning point being located N. 65° 38' 02" E. 352.13 feet from a point within the most northeastern intersectional corner of N.C. Secondary Road No. 1219 (Old Grantham Road) and Windsor Street; thence from the beginning leaving the northern right of way of N.C. Secondary Road No. 1219 (Old Grantham Road), N. 24° 30' 51" W. 125.00 feet to an iron stake; thence N. 65° 29' 09" E. 160.00 feet to an iron stake; thence S. 24° 30' 51" E. 125.00 feet to an iron stake on the northern right of way of N.C. Secondary Road No. 1219 (Old Grantham Road); thence with said road right of way, S. 65° 29' 09" W. 160.00 feet to an iron stake on the northern right of way of N.C. Secondary Road No. 1219 (Old Grantham Road), the point of beginning, containing 20,000 square feet or 0.459 acre, more or less.

G. The lot on Old Grantham Road described as follows:

Beginning at an iron stake on the northern right of way of N.C. Secondary Road No. 1219 (Old Grantham Road), said beginning point being located N. 65° 38' 02" E. 352.13 feet, N. 65° 29' 09" E. 160.00 feet from a point within the most northeastern intersectional corner of N.C. Secondary Road No. 1219 (Old Grantham Road) and Windsor Street; thence from the beginning leaving the northern right of way of N.C. Secondary Road No. 1219 (Old Grantham Road), N. 24° 30' 51" W. 125.00 feet to an iron stake; thence continuing N. 24° 30' 51" W. 75.00 feet to an iron stake; thence N. 65° 29' 09" E. 100.00 feet to an iron stake, the most northwestern corner of Lot 6 and the most southwestern corner of Lot 7 of Tyndall Subdivision as shown by map recorded in Map Book 8, Page 23 in the Wayne County Registry; thence with the line of Lot 6 of Tyndall Subdivision, S. 24° 30' 51" E. 200.00 feet to an iron stake on the northern right of way of N.C. Secondary Road No. 1219 (Old Grantham Road), the most southwestern corner of Lot 6 of Tyndall Subdivision; thence with said road right of way, S. 65° 29' 09" W. 100.00 feet to an iron stake on the northern right of way of N.C. Secondary Road No. 1219 (Old Grantham Road), the point of beginning, containing 20,000 square feet or 0.459 acre, more or less.

C-902314v1 17192.00015

EXHIBIT B

1. City/county ad valorem taxes for the year 2005 and subsequent years.
2. Easement(s) to Tri-County Electric Membership Corporation recorded in Book 560, Page 279, Wayne County Registry.
3. Easements, setback lines and any other matters shown on plats recorded in Map Book 5, Page 82 and Map Book 10, Page 84, Wayne County Registry.
4. All matters and facts which would be disclosed by a current and accurate survey and inspection of the premises.

C-902314v1 17192.00015



- Streets
 - Local Roads
 - Interstate
 - US Routes
 - NC Routes
- Railroads
- SJAFB Runway
- Public Airports
- Parcels
 - Previous Lot Lines
 - Lot-Line
 - Parcel-Hook
- City and Town
- Extra Territorial Jurisdiction
- County Borders
- SJAFB Boundary
- Surrounding Centerlines
 - NC Secondary
 - Interstate
 - US Route
 - NC Route
- Surrounding Counties
- Regulated Ditches and Streams
- Rivers and Lakes

<u>OBJECTID</u> 17121	<u>PIN</u> 2588514763	<u>Owner Name</u> MAR MAC AGGREGATES LLC
<u>Co-Owner Name</u>	<u>Owner Address 1</u> PO BOX 1309	<u>Owner Address 2</u>
<u>Owner Address 3</u>	<u>Owner City</u> MONROE	<u>Owner State</u> NC
<u>Owner Zip</u> 28111-1309	<u>Unit or Apt</u>	<u>Deed Date</u> 10/25/2016 12:00:00 AM
<u>REID</u> 0103225	<u>Deed Book</u> 3259	<u>Deed Page</u> 654
<u>Sale Month</u> 10	<u>Sale Year</u> 2016	<u>Sale Price</u> 57000
<u>Previous Deed Book</u>	<u>Previous Deed Page</u>	<u>Previous Sale Month</u>
<u>Previous Sales Year</u>	<u>Previous Sale Price</u>	<u>Property Use</u> 50 - RURAL SINGLE FAMILY RESIDENCE
<u>Record Source</u> Owner	<u>Property Address</u> OLD GRANTHAM RD	<u>Legal Description</u> OLD GRANTHAM RD REAR
<u>Acres</u> 20.73	<u>Neighborhood</u> 02903	<u>Account Number</u> 75316290
<u>Township Code</u> 02	<u>Building Value</u> 0	<u>Outbuilding Value</u> 0
<u>Land Value</u> 46060	<u>Total Market Value</u> 46060	<u>Total Assessed Value</u> 46060
<u>Vacant Or Improved</u> V	<u>Vacant or Improved 2</u>	

Users of the GIS information/data contained in this web mapping application are hereby notified that the information was compiled from recorded deeds, plats and other public records and data. Users are notified that the aforementioned public primary information sources should be consulted for verification of the data contained in this information. The County of Wayne and the mapping companies or other entities assume no legal responsibility for the information contained herein. By accepting this disclaimer you agree and understand the disclaimer.



WAYNECOUNTY
NORTH CAROLINA

Wayne County Tax Department

[Bill Search](#) [Special Assessment Search](#) [Delinquent Bill Search](#) [Personal Property Search](#)

[Go To Abstract](#) [New Search](#) [Return](#)

Property Tax Collections Bill Detail

	MAR MAC AGGREGATES LLC	Property Tax	Real Property
Description:	OLD GRANTHAM RD REAR	Bill Status:	PAID
Location:	OLD GRANTHAM RD UNINCORPORATED	Bill Flag:	
Mailing Address:	PO BOX 1309 MONROE NC 28111-1309	Bill #:	0200967290-2019-2019-0000-00
Parcel #:	0103225	Old Bill #:	
Lender:		Old Account #:	
		Due Date:	9/1/2019
		Interest Begins:	1/7/2020

	Value	Rate	Tax Districts	Description	Amount
Real	\$46,060	.6635	WAYNE COUNTY	Tax	\$305.61
Deferred	\$0				
Use	\$46,060	.0600	MAR MAC FIRE	Tax	\$27.64
Personal	\$0				
Exempt & Exclusion	\$0				
					Interest: \$9.16
Total Assessed Value					Total Billed: \$342.41
		\$46,060			

Transaction History

Date	Type	Paid By	Trans #	Amount
2/18/2020	PAYMENT	MAR MAC AGGREGATES LLC	5169450	\$342.41

Current Due: \$0.00

0000000000020192019000002009672900

Correct if paid by

[Recalculate Interest](#)

[Printable Version](#)

Disclaimer:

The tax bill data and payment history provided herein is periodically copied from the Wayne County Tax Office billing and collection system. Currently this data is update hourly. Consequently, there will be a short delay between the time a bill is satisfied (either in our offices or using our online payment vendor) and when payment is reflected on this site. The Wayne County Tax Dept. makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this data. Furthermore, this office assumes no liability whatsoever associated with the use or misuse of such data.

WAYNE COUNTY										7/14/2020 12:56:07 PM									
MAR MAC AGGREGATES LLC OLD GRANTHAM RD 75316290										Return/Appeal Notes: 2588514763 UNIQ ID 103225 SPLIT FROM ID 11888									
Reval Year: 2019 Tax Year: 2020 Appraised by on 02903 CENTER BROG US 117 & 13 S										COUNTYWIDE ADVALOREM TAX (100), FIRE - MARMAC (100) CARD NO. 1 of 1 20.730 AC TW-02 C-00 EX-AT- LAST ACTION 20170729									
CONSTRUCTION DETAIL										CORRELATION OF VALUE									
TOTAL POINT VALUE										CREDENCE TO									
BUILDING ADJUSTMENTS										DEPR. BUILDING VALUE - CARD									
TOTAL ADJUSTMENT FACTOR										DEPR. OB/XF VALUE - CARD									
TOTAL QUALITY INDEX										MARKET LAND VALUE - CARD									
TYPE: RURAL SINGLE FAMILY RESIDENTIAL										TOTAL MARKET VALUE - CARD									
STORIES:										TOTAL APPRAISED VALUE - CARD									
										TOTAL APPRAISED VALUE - PARCEL									
										TOTAL PRESENT USE VALUE - PARCEL									
										TOTAL VALUE DEFERRED - PARCEL									
										TOTAL TAXABLE VALUE - PARCEL									
										PRIOR									
										BUILDING VALUE									
										OBXF VALUE									
										LAND VALUE									
										PRESENT USE VALUE									
										DEFERRED VALUE									
										TOTAL VALUE									
										PERMIT									
										CODE DATE NOTE NUMBER AMOUNT									
										ROUT: WTRSHD:									
										SALES DATA									
										OFF. RECORD DATE DEED INDICATE SALES									
										BOOK PAGE MOYR TYPE Q/UV/I PRICE									
										03259 0654 10 2016 WD Q V 57000									
										HEATED AREA									
										NOTES									
										FR 2588513183									
SUBAREA										UNIT ORIG % SIZE ANN DEP % OB/XF DEPR.									
TYPE GS AREA % RPL CS										PRICE COND BLDG# L/B FACT AYB EYB RATE OVR COND VALUE									
FIREPLACE										TOTAL OB/XF VALUE									
SUBAREA																			
TOTALS																			
BUILDING DIMENSIONS																			
LAND INFORMATION																			
HIGHEST AND BEST USE										OTHER ADJUSTMENTS AND NOTES									
USE CODE LOCAL ZONING FRON TAGE DEPTH DEPTH / SIZE LND MOD COND FACT										RF AC LC TO OT ROAD TYPE LAND UNIT TOTAL LAND UNITS UNT TYP TOTAL ADJST ADJUSTED UNIT PRICE LAND VALUE LAND NOTES									
6031 6031 0 0 1.0100 0 1.0000										2,200.00 20.730 AC 1.010 2,222.00 46062									
TOTAL MARKET LAND DATA										20.730 46,060									
TOTAL PRESENT USE DATA																			



Doc ID: 011511610004 Type: CRP
Recorded: 11/01/2016 at 02:52:36 PM
Fee Amt: \$140.00 Page 1 of 4
Revenue Tax: \$114.00
WAYNE COUNTY, NC
JUDY HARRISON REGISTER OF DEEDS

Indexed

BK 3259 PG 654-657

4 - \$26⁰⁰
Rev - \$114⁰⁰

The attorneys preparing this instrument have made no record search or title examination of the property description herein, and express no opinion with respect thereto, unless contained in a separate written certificate.

NORTH CAROLINA

WARRANTY DEED

WAYNE COUNTY

THIS DEED made this the 25th day of October, 2016, by and between ROGER BRENTON DAVIS, JR., and wife, LIBBI D. DAVIS, whose address is P. O. Box 190, Calypso, NC 28325, and GERALD BELL and wife, ROBIN JOY BELL, whose address is 305 N. Center Street, Mt. Olive, NC 28365, parties of the first part, and MAR MAC AGGREGATES, LLC, a North Carolina limited liability company, party of the second part, whose address is P. O. Box 1309, Monroe, NC 28111;

WITNESSETH:

That the parties of the first part in consideration of One Hundred Dollars (\$100.00) and other valuable considerations to them in hand paid by the party of the second part, the receipt of which is hereby acknowledged, have bargained and sold, and by these presents do bargain, sell and convey to the party of the second part, and its successors and assigns, that certain lot or parcel of land situated in Wayne County, North Carolina, and bounded and described as follows:

BEGINNING at an iron stake located in the northern right of way of Old Grantham Road and runs; thence, N 24° 51' 38" W 346.69 ft. to a concrete monument; thence, S 61° 53' 00" E 197.75 ft. to a concrete monument; thence, N 16° 07' 00" E 795.40 ft. to an iron stake, a common corner between Lots 32 and 33 of the Summit Subdivision, Section Two

PREPARED BY AND RETURN TO: James D. Womble, Jr.
Everett, Womble & Lawrence, LLP, Attorneys at Law
Post Office Drawer 1678, Goldsboro, NC 27533

as recorded in Wayne County Registry Plat Cabinet "F" Slide "233" THE POINT OF BEGINNING, and runs; thence and continuing with the aforementioned Summit Subdivision and beyond N 16° 07' 00" E 1428.020 ft.; thence, N 59° 36' 00" W 436.00 ft.; thence, S 35° 24' 00" W 1327.00 ft. to a point; thence, a new line S 55° 39' 59" E 906.15 ft. to the point of beginning and containing 20.726 acres more or less and being a portion of the property recorded in Deed Book 2418, Page 726 of the said Wayne County Registry.

Being Tract Two shown on the map prepared by C. L. Whitfield, PLS, entitled "Plat For Roger Brenton Davis, Jr., & Gerald Bell."

And being a portion of the property conveyed to Roger Brenton Davis, Jr., and Gerald Bell, by deed duly recorded in Book 2418, Page 726, Wayne County Registry.


This conveyance is made subject to restrictions and easements of record, if any, and to 2016 Wayne County ad valorem taxes.

All or a portion of the real property herein conveyed does not include the primary residence of at least one of the parties of the first part.

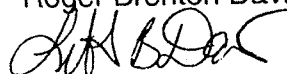
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereunto belonging unto the party of the second part, and its successors and assigns, in fee simple forever.

And the parties of the first part, for themselves and their personal representatives and assigns, covenant to and with the party of the second part, its successors and assigns, that they are the owners and are seized of said premises in fee simple; that they have the right to convey the same in fee simple; that the same are free and clear from all encumbrances; and that they will forever warrant and defend title to the same against the lawful claims of all persons whomsoever.


IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals this the day and year first above written.



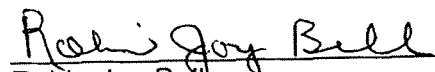
Roger Brenton Davis, Jr. (SEAL)



Libbi D. Davis (SEAL)



Gerald Bell (SEAL)



Robin Joy Bell (SEAL)

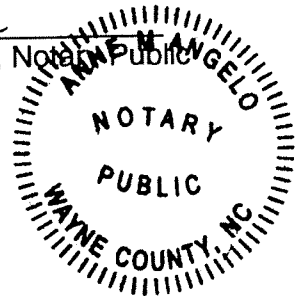
STATE OF NORTH CAROLINA

COUNTY OF WAYNE

I, ANNE M. ANGELO, a Notary Public in and for the aforesaid State and County, do hereby certify that ROGER BRENTON DAVIS, JR., personally appeared before me this day, [] personally known to me -OR- [] proved to me by satisfactory evidence, and acknowledged to me that he signed it voluntarily for its stated purpose.

WITNESS my hand and notarial seal, this the 31st day of October, 2016.

Anne M. Angelo
ANNE M. ANGELO, Notary Public
Printed Name of Notary



My Commission Expires: 4-21-21

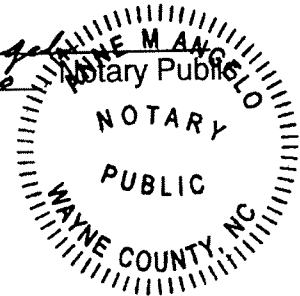
STATE OF NORTH CAROLINA

COUNTY OF WAYNE

I, ANNE M. ANGELO, a Notary Public in and for the aforesaid State and County, do hereby certify that LIBBI D. DAVIS, personally appeared before me this day, [] personally known to me -OR- [] proved to me by satisfactory evidence, and acknowledged to me that she signed it voluntarily for its stated purpose.

WITNESS my hand and notarial seal, this the 31st day of October, 2016.

Anne M. Angelo
ANNE M. ANGELO, Notary Public
Printed Name of Notary



My Commission Expires: 4-21-21

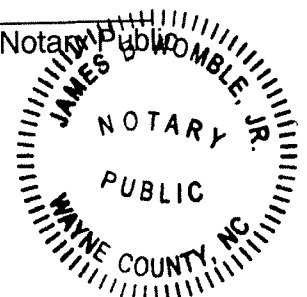
STATE OF NORTH CAROLINA

COUNTY OF WAYNE

I, James D. Womble Jr, a Notary Public in and for the aforesaid State and County, do hereby certify that GERALD BELL personally appeared before me this day, [] personally known to me -OR- [] proved to me by satisfactory evidence, and acknowledged to me that he signed it voluntarily for its stated purpose.

WITNESS my hand and notarial seal, this the 10th day of October, 2016.

James D. Womble Jr
JAMES D. WOMBLE, JR., Notary Public
Printed Name of Notary



My Commission Expires: 058, 2020

STATE OF NORTH CAROLINA

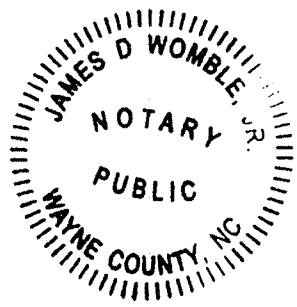
COUNTY OF WAYNE

I, James D. Womble, a Notary Public in and for the aforesaid State and County, do hereby certify that ROBIN JOY BELL personally appeared before me this day, [] personally known to me -OR- approved to me by satisfactory evidence, and acknowledged to me that she signed it voluntarily for its stated purpose.

WITNESS my hand and notarial seal, this the 12th day of November, 2016.

James D. Womble Notary Public
Printed Name of Notary

My Commission Expires: Oct, 2020



<u>OBJECTID</u>	<u>PIN</u>	<u>Owner Name</u>
18305	2588548047	MAR MAC AGGREGATES LLC
<u>Co-Owner Name</u>	<u>Owner Address 1</u>	<u>Owner Address 2</u>
	PO BOX 1309	
<u>Owner Address 3</u>	<u>Owner City</u>	<u>Owner State</u>
	MONROE	NC
<u>Owner Zip</u>	<u>Unit or Apt</u>	<u>Deed Date</u>
28111-1309		10/1/2004 12:00:00 AM
<u>REID</u>	<u>Deed Book</u>	<u>Deed Page</u>
0011899	2253	794
<u>Sale Month</u>	<u>Sale Year</u>	<u>Sale Price</u>
10	2004	1500000
<u>Previous Deed Book</u>	<u>Previous Deed Page</u>	<u>Previous Sale Month</u>
01779	0616	5
<u>Previous Sales Year</u>	<u>Previous Sale Price</u>	<u>Property Use</u>
2000	0	50 - RURAL SINGLE FAMILY RESIDENCE
<u>Record Source</u>	<u>Property Address</u>	<u>Legal Description</u>
Owner	OLD GRANTHAM RD	OLD GRANTHAM RD REAR 1223-493/ST3CDS
<u>Acres</u>	<u>Neighborhood</u>	<u>Account Number</u>
90.5	02903	75316290
<u>Township Code</u>	<u>Building Value</u>	<u>Outbuilding Value</u>
02	0	0
<u>Land Value</u>	<u>Total Market Value</u>	<u>Total Assessed Value</u>
149870	149870	149870
<u>Vacant Or Improved</u>	<u>Vacant or Improved 2</u>	
I	I	

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WAYNECOUNTY
NORTH CAROLINA

Wayne County Tax Department

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Property Tax Collections Bill Detail

	MAR MAC AGGREGATES LLC	Property Tax	Real Property
Description:	OLD GRANTHAM RD REAR 1223-493/ST3CDS	Bill Status:	PAID
Location:	OLD GRANTHAM RD UNINCORPORATED	Bill Flag:	
Mailing Address:	PO BOX 1309 MONROE NC 28111-1309	Bill #:	0100139987-2019-2019-0000-00
Parcel #:	0011899	Old Bill #:	
Lender:		Old Account #:	
		Due Date:	9/1/2019
		Interest Begins:	1/7/2020

	Value	Rate	Tax Districts	Description	Amount
Real	\$149,870	.6635	WAYNE COUNTY	Tax	\$994.39
Deferred	\$0				
Use	\$149,870	.0600	MAR MAC FIRE	Tax	\$89.92
Personal	\$0				
Exempt & Exclusion	\$0				
					Interest: \$29.82
Total Assessed Value					Total Billed: \$1,114.13
					\$149,870

Transaction History

Date	Type	Paid By	Trans #	Amount
2/18/2020	PAYMENT	MAR MAC AGGREGATES LLC	5169450	\$1,114.13

Current Due: \$0.00

000000000020192019000001001399876

Correct if paid by

[Recalculate Interest](#)

[Printable Version](#)

Disclaimer:

The tax bill data and payment history provided herein is periodically copied from the Wayne County Tax Office billing and collection system. Currently this data is update hourly. Consequently, there will be a short delay between the time a bill is satisfied (either in our offices or using our online payment vendor) and when payment is reflected on this site. The Wayne County Tax Dept. makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this data. Furthermore, this office assumes no liability whatsoever associated with the use or misuse of such data.

7/14/2020 12:56:22 PM

WAYNE COUNTY MAR MAC AGGREGATES LLC OLD GRANTHAM RD 75316290										Return/Appeal Notes: 2588548047 UNIQU ID 11899 ID NO: 02G09000002012											
COUNTYWIDE ADVALOREM TAX (100), FIRE - MARMAC (100) Reval Year: 2019 Tax Year: 2020 Appraised by 88 on 07/23/2010 02903 CENTER BROG US 117 & 13 S										CARD NO. 1 of 1 90.500 AC TW-02 SRC= C-00 EX-AT- LAST ACTION 20180730											
CONSTRUCTION DETAIL					MARKET VALUE					DEPRECIATION					CORRELATION OF VALUE						
TOTAL POINT VALUE					USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	CREDENCE TO								
BUILDING ADJUSTMENTS					50	00							% GOOD								
TOTAL ADJUSTMENT FACTOR					TYPE: RURAL SINGLE FAMILY RESIDENTIAL																
TOTAL QUALITY INDEX					STORIES:																
					DEPR. BUILDING VALUE - CARD					0											
					DEPR. OB/XF VALUE - CARD					0											
					MARKET LAND VALUE - CARD					149,870											
					TOTAL MARKET VALUE - CARD					149,870											
					TOTAL APPRAISED VALUE - CARD					149,870											
					TOTAL APPRAISED VALUE - PARCEL					149,870											
					TOTAL PRESENT USE VALUE - PARCEL					0											
					TOTAL VALUE DEFERRED - PARCEL					0											
					TOTAL TAXABLE VALUE - PARCEL					149,870											
					PRIOR																
					BUILDING VALUE					0											
					OBXF VALUE					0											
					LAND VALUE					140,630											
					PRESENT USE VALUE					0											
					DEFERRED VALUE					0											
					TOTAL VALUE					140,630											
					PERMIT																
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					ROUT: WTRSHD:																
					SALES DATA																
					OFF. RECORD	DATE	DEED TYPE	Q/U/V/I	INDICATE SALES PRICE												
					BOOK	PAGE	MOYR														
					02253	0794	10 2004	WD U I	1500000												
					01779	0616	5 2000	WD U I	0												
					01766	0001	3 2000	WD U I	275000												
					00870	0501	1 1975	WD U I	0												
					HEATED AREA																
					NOTES																
					DB 1250-282																
					2151-632																
SUBAREA					CODE	QUALITY	DESCRIPTION	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG#	L/B	AYB	EYB	ANN DEP RATE	OVR	% COND	OB/XF DEPR. VALUE	
TYPE					GS AREA	%	RPL CS														
FIREPLACE							PCK BARNNV	24	16	1	0.00	100	-	-	1900	1900	0		100	0	
SUBAREA							PCK BARNNV	16	30	1	0.00	100	-	-	1900	1900	0		100	0	
TOTALS					TOTAL OB/XF VALUE																
					0																
BUILDING DIMENSIONS																					
LAND INFORMATION																					
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJUSTMENTS AND NOTES				ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNT TYP	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	LAND NOTES		
5331	5331		0	0	0.9200	0	0.5000	SAND PITS					3,600.00	50.220	AC	0.460	1,656.00	83164			
6231	6231		0	0	0.9200	0	1.0000						1,800.00	40.280	AC	0.920	1,656.00	66704			
TOTAL MARKET LAND DATA															90.500				149,870		
TOTAL PRESENT USE DATA																					



Doc ID: 000887540005 Type: CRP
Recorded: 10/20/2004 at 08:01:29 PM
Fee Amt: \$3,026.00 Page 1 of 5
Excise Tax: \$3,000.00
WAYNE COUNTY, NC
JOHN W CHANCE REGISTER OF DEEDS
BK 2253 PG 794-798

INDEXED

NORTH CAROLINA GENERAL WARRANTY DEED

5
26

Excise Tax \$3,000.00

Tax Lot No. _____ Parcel Identifier No. _____
Verified by _____ County on the _____ day of _____
By _____

RETURN after recording to Jane S. Ratteree, Esq., 101 North Tryon Street, Suite 1900, Charlotte, North Carolina 28246
Dees Law Firm

This instrument was prepared by Jane S. Ratteree, Esq. (without title examination)

Brief description for the Index



THIS DEED made as of the 20th day of October, 2004, by and between

GRANTOR	GRANTEE
Tillman D. Whitfield 226 Old Grantham Road Goldsboro, North Carolina 27530	Mar Mac Aggregates LLC, a North Carolina limited liability company 5941 N. C. Highway 8 Lexington, North Carolina 27292 Attention: Bert D. May, Sr.

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Brogden Township, Wayne County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and made a part hereof by reference.

C-902314v1 17192.00015

The property hereinabove described was acquired by Grantor by instruments recorded in Book 1766, Page 1; Book 1779, Page 616; Book 2151, Page 628; and Book 2151, Page 632, Wayne County Public Registry.

A map showing the above described property is recorded in Plat Book _____ page _____.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

See Exhibit B attached hereto and made a part hereof by reference.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

(Corporate Name)

By: _____ (SEAL)

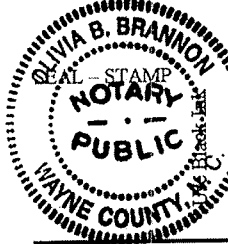
President

ATTEST: _____ (SEAL)

Secretary (Corporate Seal) (SEAL)

USE BLACK INK ONLY

Tillman D. Whitfield (SEAL)
Tillman D. Whitfield



NORTH CAROLINA, Wayne County.
I, a Notary Public of the County and State aforesaid, certify that Tillman D. Whitfield, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 15th day of October, 2004.
My commission expires: 2-4-06 *Olivia B. Brannon* Notary Public

SEAL - STAMP NORTH CAROLINA, _____ County.
I, a Notary Public of the County and State aforesaid, certify that _____, personally came before me this day and acknowledged that _____ he is _____ Secretary of _____ a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its _____ President, sealed with its corporate seal and attested by _____ as its _____ Secretary. Witness my hand and official stamp or seal, this _____ day of _____, 20_____.

Notary Public

Use Black Ink

NORTH CAROLINA - Wayne County
The foregoing certificate of Olivia B. Brannon
a notary public is certified to be correct.
This instrument and this certification are duly registered at the date and time and in the book and page shown on the first page hereof.
JOHN W. CHANCE, Register of Deeds
By *Kase L. Walker*
Deputy/Assistant Register of Deeds

EXHIBIT A

Lying and being in Brogden Township, Wayne County, North Carolina, and being more particularly described as follows:

First Tract: Being all of Tract No. 2 containing 90.50 acres, more or less, of part of Kentucky Farm, W. K. Overby Estate, owner, Brogden Township, Wayne County, N.C., as shown on a map prepared by A. E. Little, Reg. Surveyor, dated November 27, 1963, and recorded in Map Book 10 at Page 44 (Plat Cabinet E, Slide 211), Wayne County Registry.

Second Tract: Beginning at a stake in the road leading to Grantham 662 feet westwardly from the intersection of said road with the Buckhorn Road, corner of Lot or Tract No. 17 as shown on plat hereinafter referred to, and runs thence along the line of Lot or Tract No. 17 N. 25° 49' W. 1958.2 feet to a stake in the farm road; thence S. 61° 40' W. along and beyond said farm road 1628 feet to a stake, corner of Lot or Tract No. 19 as shown on plat hereinafter referred to; thence S. 32° 38' E. 1866.7 feet to a stake on the public road leading to Grantham; thence N. 65° 32' E. along said road 1406.2 feet to a stake, the beginning, containing 65.86 acres, and being Lot No. 18 as shown on plat of J. E. Bryan Farm which is recorded in the office of the Register of Deeds of said Wayne County in Map Book 5 at Page 82 (Plat Cabinet C, Slide 362).

Third Tract: Beginning at a stake in the farm road in the line of Lot or Tract No. 18 as shown on the plat hereinafter referred to, Major Croom's corner, and runs S. 61° 40' W. along said farm road and beyond 1413 feet to a stake; thence N. 60° W. 868 feet to a stake; thence N. 35° E. 748 feet to a stake; thence N. 71° 40' E. 1340 feet to a stake in a road; thence S. 21° 20' E. 790 feet to the beginning, containing 37-1/2 acres, and being Lots Nos. 19 and 20 as shown on plat of J. E. Bryan Farm which is recorded in the office of the Register of Deeds of said Wayne County in Map Book 5 at Page 82 (Plat Cabinet C, Slide 362).

Being the property conveyed to L. R. Tyndall and Esther M. Tyndall by deed of William A. Dees, Jr. and wife, Ozello W. Dees, dated May 6, 1975, recorded in Book 870 at Page 501 in the Wayne County Registry.

There is EXCEPTED from the above-described land the following portions thereof:

A. Lots 1 through 6, Lots 8 through 15, Tyndall Drive and Esther Street, for the length of 196 feet running westwardly from Tyndall Drive as shown on the map of Tyndall Subdivision prepared by C. Beems, RLS, dated January 3, 1961, recorded in Plat Cabinet E, Slide 40, Wayne County Registry.

B. Lots 19, 20, 21, 26, 27 and 28 and Windsor Street for the length of 650 feet running northwardly from Old Grantham Road as shown and beyond on the map of Tyndall Lots Section Two prepared by Claude L. Whitfield, P.E., dated August 18, 1965, recorded in Plat Cabinet E, Slide 326, Wayne County Registry.

C. The lot conveyed by deed recorded in Book 491, Page 233, Wayne County Registry.

D. The lot conveyed by deed recorded in Book 686, Page 443, Wayne County Registry.

E. The lot conveyed by deed recorded in Book 848, Page 412, Wayne County Registry.

F. The lot on Old Grantham Road described as follows:

C-902314v1 17192.00015

Beginning at an iron stake on the northern right of way of N.C. Secondary Road No. 1219 (Old Grantham Road), said beginning point being located N. 65° 38' 02" E. 352.13 feet from a point within the most northeastern intersectional corner of N.C. Secondary Road No. 1219 (Old Grantham Road) and Windsor Street; thence from the beginning leaving the northern right of way of N.C. Secondary Road No. 1219 (Old Grantham Road), N. 24° 30' 51" W. 125.00 feet to an iron stake; thence N. 65° 29' 09" E. 160.00 feet to an iron stake; thence S. 24° 30' 51" E. 125.00 feet to an iron stake on the northern right of way of N.C. Secondary Road No. 1219 (Old Grantham Road); thence with said road right of way, S. 65° 29' 09" W. 160.00 feet to an iron stake on the northern right of way of N.C. Secondary Road No. 1219 (Old Grantham Road), the point of beginning, containing 20,000 square feet or 0.459 acre, more or less.

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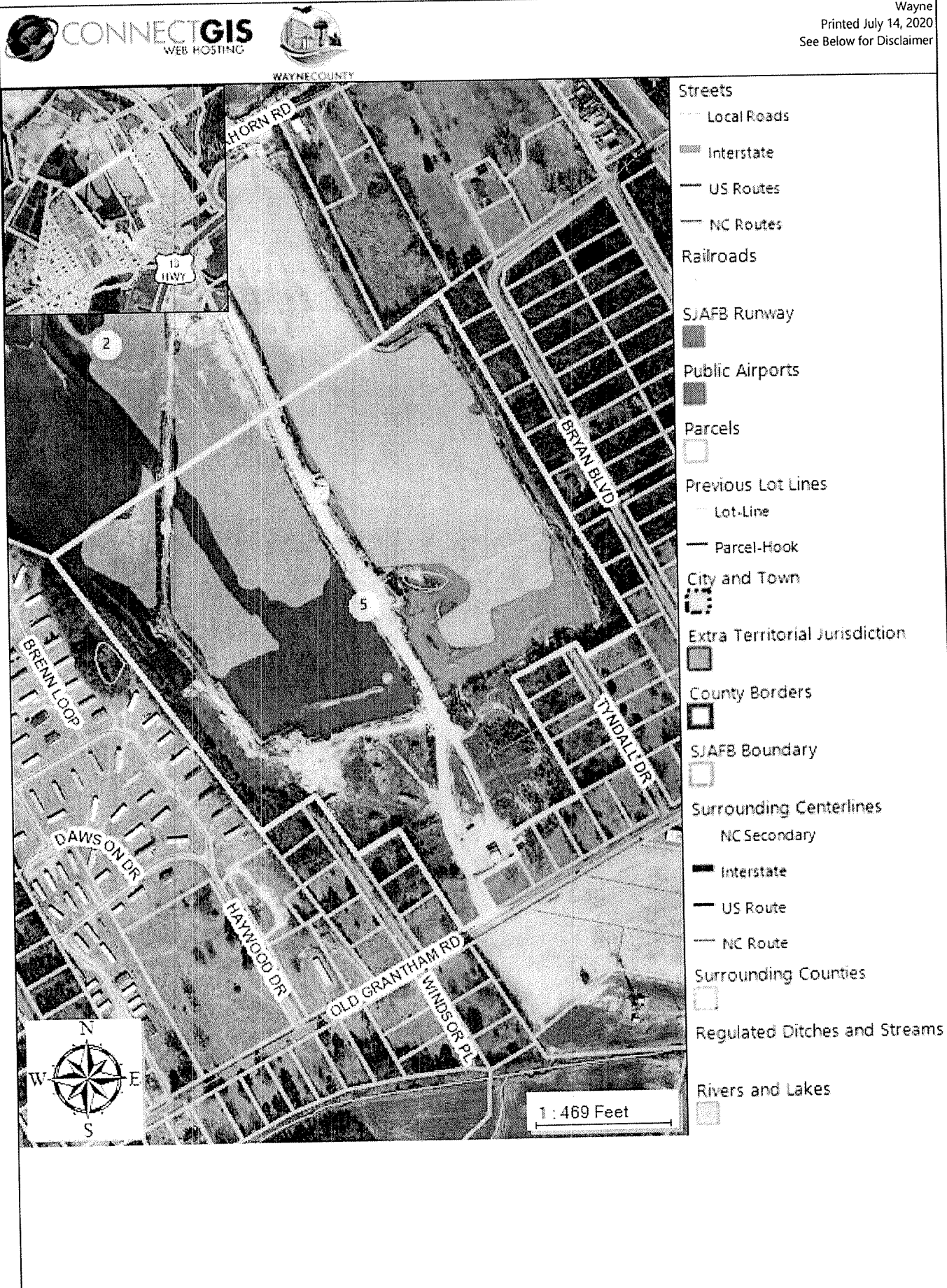
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C-902314v1 17192.00015

EXHIBIT B

1. City/county ad valorem taxes for the year 2005 and subsequent years.
2. Easement(s) to Tri-County Electric Membership Corporation recorded in Book 560, Page 279, Wayne County Registry.
3. Easements, setback lines and any other matters shown on plats recorded in Map Book 5, Page 82 and Map Book 10, Page 84, Wayne County Registry.
4. All matters and facts which would be disclosed by a current and accurate survey and inspection of the premises.

C-902314v1 17192.00015



<u>OBJECTID</u> 49028	<u>PIN</u> 2588715945	<u>Owner Name</u> MAR MAC AGGREGATES LLC
<u>Co-Owner Name</u>	<u>Owner Address 1</u> PO BOX 1309	<u>Owner Address 2</u>
<u>Owner Address 3</u>	<u>Owner City</u> MONROE	<u>Owner State</u> NC
<u>Owner Zip</u> 28111-1309	<u>Unit or Apt</u>	<u>Deed Date</u> 10/1/2004 12:00:00 AM
<u>REID</u> 0011973	<u>Deed Book</u> 2253	<u>Deed Page</u> 794
<u>Sale Month</u> 10	<u>Sale Year</u> 2004	<u>Sale Price</u> 1500000
<u>Previous Deed Book</u> 01779	<u>Previous Deed Page</u> 0616	<u>Previous Sale Month</u> 5
<u>Previous Sales Year</u> 2000	<u>Previous Sale Price</u> 0	<u>Property Use</u> 50 - RURAL SINGLE FAMILY RESIDENCE
<u>Record Source</u> Owner	<u>Property Address</u> OLD GRANTHAM RD	<u>Legal Description</u> OLD GRANTHAM RD 2151-632
<u>Acres</u> 53.92	<u>Neighborhood</u> 02903	<u>Account Number</u> 75316290
<u>Township Code</u> 02	<u>Building Value</u> 0	<u>Outbuilding Value</u> 0
<u>Land Value</u> 115340	<u>Total Market Value</u> 115340	<u>Total Assessed Value</u> 115340
<u>Vacant Or Improved</u> 1	<u>Vacant or Improved 2</u> 1	

Users of the GIS information/data contained in this web mapping application are hereby notified that the information was compiled from recorded deeds, plats and other public records and data. Users are notified that the aforementioned public primary information sources should be consulted for verification of the data contained in this information. The County of Wayne and the mapping companies or other entities assume no legal responsibility for the information contained herein. By accepting this disclaimer you agree and understand the disclaimer.



WAYNECOUNTY
NORTH CAROLINA

Wayne County Tax Department

[Bill Search](#) [Special Assessment Search](#) [Delinquent Bill Search](#) [Personal Property Search](#)

[Go To Abstract](#) [New Search](#) [Return](#)

Property Tax Collections Bill Detail

	MAR MAC AGGREGATES LLC	Property Tax	Real Property
Description:	OLD GRANTHAM RD 2151-632	Bill Status:	PAID
Location:	OLD GRANTHAM RD UNINCORPORATED	Bill Flag:	
Mailing Address:	PO BOX 1309 MONROE NC 28111-1309	Bill #:	0100138653-2019-2019-0000-00
Parcel #:	0011973	Old Bill #:	
Lender:		Old Account #:	
		Due Date:	9/1/2019
		Interest Begins:	1/7/2020

	Value	Rate	Tax Districts	Description	Amount
Real	\$115,340	.6635	WAYNE COUNTY	Tax	\$765.28
Deferred	\$0				
Use	\$115,340	.0600	MAR MAC FIRE	Tax	\$69.20
Personal	\$0				
Exempt & Exclusion	\$0				
					Interest: \$22.95
Total Assessed Value					Total Billed: \$857.43

Transaction History

Date	Type	Paid By	Trans #	Amount
2/18/2020	PAYMENT	MAR MAC AGGREGATES LLC	5169450	\$857.43

Current Due: \$0.00

0000000000020192019000001001386535

Correct if paid by

[Recalculate Interest](#)

[Printable Version](#)

Disclaimer:

The tax bill data and payment history provided herein is periodically copied from the Wayne County Tax Office billing and collection system. Currently this data is update hourly. Consequently, there will be a short delay between the time a bill is satisfied (either in our offices or using our online payment vendor) and when payment is reflected on this site. The Wayne County Tax Dept. makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this data. Furthermore, this office assumes no liability whatsoever associated with the use or misuse of such data.

7/14/2020 12:56:38 PM

WAYNE COUNTY										Return/Appeal Notes: 2588715945														
MAR MAC AGGREGATES LLC										UNIQU ID 11973														
OLD GRANTHAM RD										COUNTYWIDE ADVALOREM TAX (100), FIRE - MARMAC (100)														
75316290										CARD NO. 1 of 1														
Reval Year: 2019 Tax Year: 2020										53.920 AC SRC=														
Appraised by 88 on 07/23/2010 02903 CENTER BROG US 117 & 13 S										TW-02 C-00 EX-AT- LAST ACTION 20180730														
CONSTRUCTION DETAIL		MARKET VALUE					DEPRECIATION			CORRELATION OF VALUE														
TOTAL POINT VALUE		USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	CREDENCE TO														
BUILDING ADJUSTMENTS		50	00							% GOOD														
TOTAL ADJUSTMENT FACTOR		TYPE: RURAL SINGLE FAMILY RESIDENTIAL										DEPR. BUILDING VALUE - CARD 0												
TOTAL QUALITY INDEX		STORIES:										DEPR. OB/XF VALUE - CARD 0												
												MARKET LAND VALUE - CARD 115,340												
												TOTAL MARKET VALUE - CARD 115,340												
												TOTAL APPRAISED VALUE - CARD 115,340												
												TOTAL APPRAISED VALUE - PARCEL 115,340												
												TOTAL PRESENT USE VALUE - PARCEL 0												
												TOTAL VALUE DEFERRED - PARCEL 0												
												TOTAL TAXABLE VALUE - PARCEL 115,340												
												PRIOR												
												BUILDING VALUE 0												
												OBXF VALUE 0												
												LAND VALUE 110,160												
												PRESENT USE VALUE 0												
												DEFERRED VALUE 0												
												TOTAL VALUE 110,160												
															PERMIT									
CODE					DATE					NOTE					NUMBER					AMOUNT				
ROUT: WTRSHD:																								
SALES DATA																								
OFF. RECORD	DATE	DEED TYPE	O/UW/I	INDICATE SALES PRICE																				
BOOK	PAGE	MOYR																						
02253	0794	10	2004	WD	U	I	1500000																	
01779	0616	5	2000	WD	U	I	0																	
01766	0001	3	2000	WD	U	I	277500																	
HEATED AREA																								
NOTES																								
2588811410 ADDED TO THIS CARD; PT ESTER ST ADDED; PT FROM 2588-81-0175 S TOW IN 01																								
SUBAREA		GS AREA	RPL CS	CODE	QUALITY	DESCRIPTION	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG#	L/B	SIZE FACT	AYB	EYB	ANN DEP RATE	OVR	% COND	OB/XF DEPR. VALUE				
TYPE		TOTAL OB/XF VALUE 0																						
FIREPLACE																								
SUBAREA																								
TOTALS																								
BUILDING DIMENSIONS																								
LAND INFORMATION																								
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJUSTMENTS AND NOTES				ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNT TYP	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	LAND NOTES					
5311	5311		0	0	0.9600	0	0.5000	SAND PITS					4,600.00	50.400	AC	0.480	2,208.00	111283						
6211	6211		0	0	0.9600	0	0.5000						2,400.00	3.520	AC	0.480	1,152.00	4055						
TOTAL MARKET LAND DATA												53.920								115,340				
TOTAL PRESENT USE DATA																								



Doc ID: 000837540008 Type: CRP
Recorded: 10/20/2004 at 03:01:29 PM
Fee Amt: \$3,026.00 Page 1 of 5
Excise Tax: \$3,000.00
WAYNE COUNTY, NC
JOHN V CHANCE REGISTER OF DEEDS
BK 2253 PG 794-798

INDEXED

NORTH CAROLINA GENERAL WARRANTY DEED

5
26

Excise Tax \$3,000.00

Tax Lot No. _____ Parcel Identifier No. _____
Verified by _____ County on the _____ day of _____
By _____

RETURN after recording to Jane S. Ratteree, Esq., 101 North Tryon Street, Suite 1900, Charlotte, North Carolina 28246
Dees Law Firm

This instrument was prepared by Jane S. Ratteree, Esq. (without title examination)

Brief description for the Index



THIS DEED made as of the 20th day of October, 2004, by and between

GRANTOR	GRANTEE
Tillman D. Whitfield 226 Old Grantham Road Goldsboro, North Carolina 27530	Mar Mac Aggregates LLC, a North Carolina limited liability company 5941 N. C. Highway 8 Lexington, North Carolina 27292 Attention: Bert D. May, Sr.

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Brogden Township, Wayne County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and made a part hereof by reference.

The property hereinabove described was acquired by Grantor by instruments recorded in Book 1766, Page 1; Book 1779, Page 616; Book 2151, Page 628; and Book 2151, Page 632, Wayne County Public Registry.

A map showing the above described property is recorded in Plat Book page

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.....
(Corporate Name)

By:

.....
President

ATTEST:

.....
Secretary (Corporate Seal)

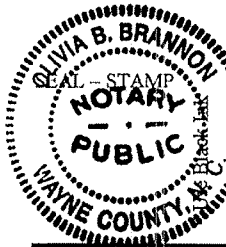
USE BLACK INK ONLY

Tillman D. Whitfield (SEAL)
Tillman D. Whitfield

..... (SEAL)

..... (SEAL)

..... (SEAL)



NORTH CAROLINA, Wayne County.

I, a Notary Public of the County and State aforesaid, certify that Tillman D. Whitfield, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal this 15th day of October, 2004.

My commission expires: 2-4-06 *Olivia B. Brannon* Notary Public

SEAL - STAMP NORTH CAROLINA, County.

Use Black Ink

I, a Notary Public of the County and State aforesaid, certify that, personally came before me this day and acknowledged that he is Secretary of a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal and attested by as its Secretary. Witness my hand and official stamp or seal, this day of, 20.....

NORTH CAROLINA - Wayne County
The foregoing certificate of Olivia B. Brannon

a notary public is certified to be correct.
This instrument and this certification are duly registered at the date and time and in the book and page shown on the first page hereof.

JOHN W. CHANCE, Register of Deeds

By Kase L. Welcher
Deputy ~~Assistant~~ Register of Deeds

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4. All matters and facts which would be disclosed by a current and accurate survey and inspection of the premises.

C-902314v1 17192.00015

The purpose of this district is to permit retail trade and consumer service establishments in certain areas within the County which provide essential goods and services for day-to-day living to the community residents.

50.6.5 Permitted Uses.

Agriculture, including the sale, storage and processing of products, Animal Shelter and Pet Services ³³ [], Automobile Wash [], Auto parts and supplies, new, Bakeries, Banks and financial institutions, including loan and finance companies, Barber and beauty shops, Churches, Clubs and lodges, Day care centers, [], Drug stores, Dry Cleaners, Laundries, and Laundromats, Electric, radio and television repair shops, Flea Markets (indoor sales and display only) [], Floral and gift shops, Food stores and meat markets, Hardware, paint and floor covering stores, Health and medical facilities, Motels, Offices, business, professional, and public, Public safety and utility facilities, Restaurants, Sale and repair of new and used automobile and other services incident to the operation of an automobile dealership [], Service stations, Signs, business identification, Self storage units and mini-warehouses [].

50.6.6 Special Uses Allowed.

Amusement Arcades, Billiard Halls ³⁸ [], Recreational Vehicle Campgrounds [], Used Car Sales [].

50.6.7 Dimensional Requirements.

Dimensional requirements shall be as set forth in Article VI, Section 61.

50.6.8 Off-Street Parking and Loading.

Off-street parking and loading shall be provided according to the provisions set forth in Article VII.

50.7 HI Heavy Industrial District. ⁴¹ []

The purpose of this district is to accommodate industries that are not permitted in the Light Industrial District.

50.7.5 Permitted Uses.

All uses permitted in the Light Industry District, Animal Hospitals, Bedding and carpet manufacturing and cleaning establishments, Brick, tile and pottery yards, Bus repair and storage terminals, Chemical manufacturing household or industrial, Churches and related uses, Coal and wood yard, pole treating plants, Cotton gins, cotton waste processing, Feed and seed stores, Fertilizer manufacturing, Flour and feed mills, Foundries producing iron, steel, copper, brass and aluminum products, General contractors office including open storage, Grain products, milling and manufacturing, Hatcheries. Health spas, fitness centers and

tanning facilities, Ice and cold storage plants, freezer lockers, Livestock sales barns, Machine tool manufacturing, Meat packing and poultry processing plants, Metal fabricating plants, including boiler and tank works, Mixing plants for concrete or paving materials, the manufacture of concrete products. Mobile Home sales, Monument works and sales, Plastics, rubber and glass products manufacturing, Radio and TV stations and towers, Sawmills, planing mills and wooden box factories, Solar energy facilities ⁹² [], Tire recapping shops, Accessory uses and structures including open storage.

50.7.6 Special Uses Allowed.

All uses listed in Section 50.5.1. Borrow pits and Quarries. Junkyards and scrap metal dealers. Landfills. Manufacturing uses not otherwise named herein, upon review by the Planning Board and approval by the County Commissioners.

50.7.7 Dimensional Requirements.

Dimensional requirements shall be set forth in Article VI, Section 61.

50.7.8 Off Street Parking and Loading.

Off street parking and loading shall be provided according to the provisions set forth in Article VII. No required parking shall be within a required yard.

50.7.9 Site Plans.

Every application for Heavy Industry shall include a site plan upon which the developer shall show existing, natural, man made, and legal features. In addition, the site plan shall show any new features or changes to existing features.

50.8 Airport Height Overlay. ⁴² []

The purpose of the overlay designation is to promote the safe conduct of aircraft in the vicinity of an airport, to prevent creation of conditions hazardous to aircraft operation, to prevent loss of life and property, and to encourage development which is compatible with airport use characteristics.

50.8.5 Permitted Uses.

Notwithstanding any other provisions of this Ordinance, no use may be established within the regulated area so as to interfere with navigation, radio communication, or otherwise create a hazard to aircraft operations.

50.8.6 Special Uses Allowed.

None.

50.8.7 Regulated Area.

The purpose of this district is to permit retail trade and consumer service establishments in certain areas within the County which provide essential goods and services for day-to-day living to the community residents.

50.6.5 Permitted Uses.

Agriculture, including the sale, storage and processing of products, Animal Shelter and Pet Services ³³ [], Automobile Wash [], Auto parts and supplies, new, Bakeries, Banks and financial institutions, including loan and finance companies, Barber and beauty shops, Churches, Clubs and lodges, Day care centers , [] Drug stores, Dry Cleaners, Laundries, and Laundromats, Electric, radio and television repair shops, Flea Markets (indoor sales and display only) [], Floral and gift shops, Food stores and meat markets, Hardware, paint and floor covering stores, Health and medical facilities, Motels, Offices, business, professional, and public, Public safety and utility facilities, Restaurants, Sale and repair of new and used automobile and other services incident to the operation of an automobile dealership [], Service stations, Signs, business identification, Self storage units and mini-warehouses [].

50.6.6 Special Uses Allowed.

Amusement Arcades, Billiard Halls ³⁸ [], Recreational Vehicle Campgrounds [], Used Car Sales [].

50.6.7 Dimensional Requirements.

Dimensional requirements shall be as set forth in Article VI, Section 61.

50.6.8 Off-Street Parking and Loading.

Off-street parking and loading shall be provided according to the provisions set forth in Article VII.

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The purpose of this district is to accommodate industries that are not permitted in the Light Industrial District.

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tanning facilities, Ice and cold storage plants, freezer lockers, Livestock sales barns, Machine tool manufacturing, Meat packing and poultry processing plants, Metal fabricating plants, including boiler and tank works, Mixing plants for concrete or paving materials, the manufacture of concrete products. Mobile Home sales, Monument works and sales, Plastics, rubber and glass products manufacturing, Radio and TV stations and towers, Sawmills, planing mills and wooden box factories, Solar energy facilities ⁹² [], Tire recapping shops, Accessory uses and structures including open storage.

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Every application for Heavy Industry shall include a site plan upon which the developer shall show existing, natural, man made, and legal features. In addition, the site plan shall show any new features or changes to existing features.

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The purpose of the overlay designation is to promote the safe conduct of aircraft in the vicinity of an airport, to prevent creation of conditions hazardous to aircraft operation, to prevent loss of life and property, and to encourage development which is compatible with airport use characteristics.

50.8.5 Permitted Uses.

Notwithstanding any other provisions of this Ordinance, no use may be established within the regulated area so as to interfere with navigation, radio communication, or otherwise create a hazard to aircraft operations.

50.8.6 Special Uses Allowed.

None.

50.8.7 Regulated Area.

The area included in the Airport Height Overlay shall be shown on the Wayne County Zoning Map.

50.8.8 Maximum Height Limits.

Except as otherwise provided, no structure shall be constructed or maintained so as to exceed identified maximum imaginary surface heights less ten feet. The imaginary surfaces shall be computed using information from Federal Aviation Regulations, Part 77, "Objects Affecting Navigable Airspace," promulgated by the Federal Aviation Administration and Department of Defense Uniform Facility Criteria 3-260-01 "Airfield and Heliport Planning and Design."

50.8.5[50.8.9] Sub-Areas.

The Airport Height Overlay shall be divided into the following sub-areas. The sub-areas shall be designated on the Wayne County Zoning Map.

- (1) Primary Surface (PS). This surface defines the limits of the obstruction clearance requirements in the immediate vicinity of the land area. The primary surface comprises runways, runway shoulders, and lateral safety zones. The length of the primary surface is the same as the runway length for the appropriate airport. The width of the primary surface is 2,000 feet or 1,000 feet on each side of the runway centerline.
- (2) Clear Zone (CZ). This surface defines the limits of the obstruction clearance requirements in the vicinity contiguous to the end of the primary surface. The length and width of the Clear Zone are 3,000 feet by 3,000 feet.
- (3) Approach Area (AA). This surface is symmetrical about the runway centerline extended, begins as an inclined plane (glide angle) 200 beyond each end of the primary surface at the centerline elevation of the runway end, and extends for 50,000 feet. The slope of the approach-departure clearance surface is 50 horizontally outward for each one foot vertically upward along runway centerline extended (glide angle) until it reaches an elevation of 500 feet from the start of the glide angle. The width of this surface at 200 feet beyond the end of the runway is 2,000 feet; it flares uniformly, and the width at 50,000 feet is 16,000 feet.
- (4) Transitional Area (TA). Slopes 7 feet horizontally outward for each one foot vertically upward beginning at the sides of and at the same elevation as the primary surface and the approach surface, and extending to a height of 150 feet above the airport elevation. In addition

to the foregoing, there are established height limits sloping 7 feet horizontally outward for each foot vertically upward beginning at the sides of and the same elevation as the approach surface, and extending to where they intersect the conical surface. Where the approach area projects beyond the conical area there are established height limits sloping 7 feet horizontally outward for each foot vertically upward beginning at the sides of the same elevation as the approach surface, and extending a horizontal distance of 5,000 feet measured at 90 degree angles to the extended runway centerline.

- (5) Inner Horizontal Area (IH). The horizontal area is established by swinging arcs of 10,000 feet radii from the center of each end of the primary surface of each runway and connecting the adjacent arcs by drawing lines tangent to those arcs. The horizontal area does not include the approach and transitional areas. The height shall be 150 feet above the primary surface of the adjoining runway.
- (6) Conical Area (CA). Slopes twenty feet horizontally outward for each one foot vertically upward beginning at the periphery of the Inner Horizontal area.
- (7) Outer Horizontal Area (OH). This surface is a plane located 500 feet above the established airfield elevation. It extends for a distance of 30,000 feet from the outer periphery of the conical surface for Seymour Johnson AFB. It also extends to a line 50,000 feet from the north end of the Goldsboro Wayne Airport. Said line shall be 16,000 feet in length centered on the centerline of the runway extended.

50.9 Village District. ⁴³ []

The purpose of this district shall be to encourage the development of sustainable communities in rural areas of the county. The zone shall include the protection of schools from non-compatible uses.

50.9.5 Permitted Uses.

Any use permitted in the RA-20 zone. Any use permitted in the Community Shopping zone. Five hundred gallon or larger tanks containing flammable and/or combustible liquid and/or gases shall be placed underground. ⁴⁴ []

50.9.6 Special Uses Allowed.

Any special use permitted in the RA-20 zone.

50.9.7 Dimensional Requirements.



Overview Map



Flood Zones: X500 or B Zone A Zone V Zone D Zone Floodway CBRA



710 BUCKHORN RD GOLDSBORO, NC 27530-5614

LOCATION ACCURACY: User-defined location LATITUDE: 35.349521 LONGITUDE: -78.039392 MATCH CODE: SOURCE: CENSUS BLOCK ID:

Flood Zone Determination Report

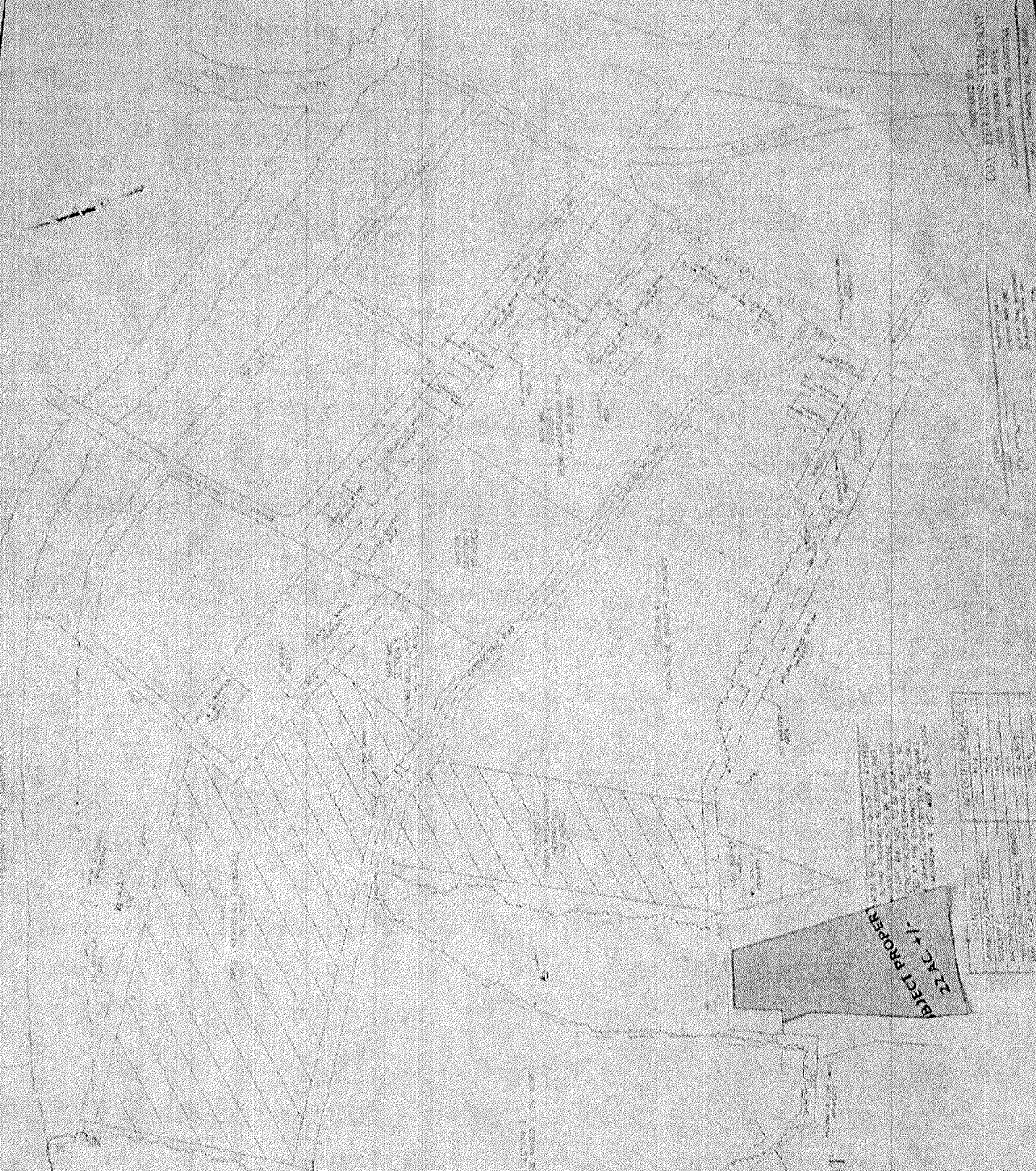
Flood Zone Determination: IN

SFHA (FLOOD ZONE)	IN	WITHIN 250 FEET OF FLOOD ZONE	YES
FLOOD ZONE	AE	COMMUNITY	370254
COMMUNITY NAME	WAYNE COUNTY	PANEL	2588K
PANEL DATE	June 20, 2018	COBRA	OUT
MAP NUMBER	371912588K	FIPS CODE	37191



- X500 or B Zone
- A Zone
- V Zone
- D Zone
- Floodway
- CBRA

MAR MAC SAND AND GRAVEL, LTD.
 2008 PERMIT ADDITION
 MINE MAP
 NORTH NORTH CAROLINA
 STATE OF NORTH CAROLINA
 DEPARTMENT OF REVENUE
 DIVISION OF MINES AND GEOLGY
 1000 SOUTH TRYON STREET
 RALEIGH, NORTH CAROLINA 27611
 PHONE: (919) 733-5200
 FAX: (919) 733-5201
 WWW: www.drm.nc.gov



21 AC +/-
 22 AC +/-
 23 AC +/-

PERMIT	AREA	ACRES
21		
22		
23		
TOTAL		

MAR MAC SAND AND GRAVEL PIT MINE MAP

WAYNE COUNTY
 MAR MAC AGGREGATE, LLC
 OWNER
 MARCEL STECKLANS
 JETZTOWN
 P.O. BOX 880
 JOHN, NORTH CAROLINA 28380

2008 PERMIT ADDITION
 MAR MAC SAND AND GRAVEL PIT
 MINE MAP
 NORTH CAROLINA
 DEPARTMENT OF REVENUE
 DIVISION OF MINES AND GEOLGY
 1000 SOUTH TRYON STREET
 RALEIGH, NORTH CAROLINA 27611
 PHONE: (919) 733-5200
 FAX: (919) 733-5201
 WWW: www.drm.nc.gov



MAR MAC SAND AND GRAVEL PIT
MINE MAP

WILLIAM NELSON SMITH
PROPERTY

WAYNE COUNTY

OWNER: MAR MAC AGGREGATES, LLC

ATTENTION: HARVEY STRICKLAND

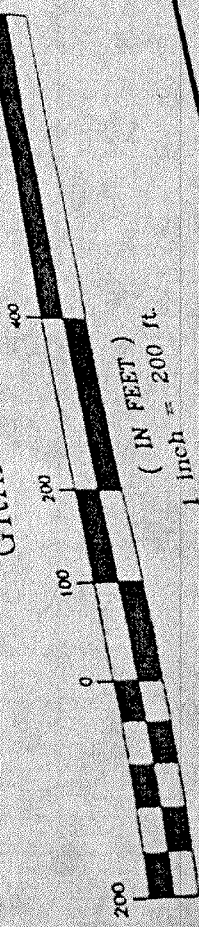
P.O. BOX 925
DUNN, NORTH CAROLINA 25335

FORMERLY
2001 PERMIT MODIFICATION
MAR MAC SAND AND GRAVEL PIT
MINE MAP

WAYNE COUNTY

APPLICANT: TIM WHITFIELD
618 WEST MAIN STREET
MT. OLIVE, NORTH CAROLINA

MAY 8, 2000
GRAPHIC SCALE



DEPARTMENT OF ENVIRONMENTAL QUALITY
DIVISION OF ENERGY, MINERAL AND LAND RESOURCES

P E R M I T

for the operation of a mining activity

In accordance with the provisions of G.S. 74-46 through 68, "The Mining Act of 1971," Mining Permit Rule 15A NCAC 5 B, and other applicable laws, rules and regulations

Permission is hereby granted to:

Mar Mac Aggregates LLC

Mar Mac Sand and Gravel Pit

Wayne County - Permit No. 96-43

for the operation of a

Sand Mine

which shall provide that the usefulness, productivity and scenic values of all lands and waters affected by this mining operation will receive the greatest practical degree of protection and restoration.



Energy, Mineral &
Land Resources
ENVIRONMENTAL QUALITY

ROY COOPER
Commissioner

MICHAEL S. REGAN
Secretary

WILLIAM L. (TOBY) VINSON, JR.
Interim Director

March 5, 2018

Mr. Bert D. May, Sr.
Mar Mac Aggregates LLC
228 Old Grantham Road
Goldsboro, North Carolina 27530

RE: Permit No. 96-43
Mar Mac Sand and Gravel Pit
Wayne County
Neuse River Basin

Dear Mr. May:

Your recent request to have the above referenced mining permit modified has been approved. The modification is to increase the permitted acreage to 210 acres and the affected acreage at this site to 196.12 acres as indicated on the mine map last revised March 30, 2017. The modification includes the addition of an adjoining tract located southwest of the current boundary and allows mining to progress in said area. A copy of the modified permit is enclosed.

The conditions in the modified permit were based primarily upon the initial application. Modifications were made as indicated by the modification request and as required to insure compliance with The Mining Act of 1971. The expiration date, mine name and permit number shall remain the same as before the modification. I would like to draw your particular attention to the following conditions where minor additions or changes were made: Operating Condition Nos. 4E, 5, 9b, 11 and 13 and Reclamation Condition No. 3.

The issuance of a mining permit and/or any modification to it does not supersede local zoning regulations. The responsibility of compliance with any applicable zoning regulations lies with you.

As a reminder, your permitted acreage at this site is 210 acres and the amount of land you are approved to disturb is 196.12 acres.

Please review the modified permit and contact Judy Wehner, Assistant Mining Specialist, at (919) 707-9220 should you have any questions concerning this matter.

Sincerely,

David Miller, PE
State Mining Engineer

Enclosures

cc: Mr. Samir Dumpor, PE
Mr. William Geringer-Mine and Quarry Bureau, w/o enclosures

Nothing Compares

**CITY OF GOLDSBORO
AGENDA MEMORANDUM
AUGUST 3, 2020 COUNCIL MEETING**

SUBJECT: CU-5-20 Kiapo Copeland (110 E. Mulberry Street) – Subject property is located on the north side of E. Mulberry Street between Center Street and John Street.

BACKGROUND: The applicant is requesting a Conditional Use Permit to allow the operation of a Place of Entertainment (Paint and Play) with ABC for Brown Bagging.

Frontage: 58.33 ft.
Depth: 89.55 ft.
Area: 5,099 sq. ft.
Zoning: Central Business District (CBD)

The applicant has proposed to up-fit an existing one-story 1,749 sq. ft. concrete commercial building for the operation of a Paint and Play facility.

Since the site is located within the Historic District, any exterior improvements to the building will be required to receive a Certificate of Appropriateness from the Historic District Commission.

The property was previously occupied as a church.

DISCUSSION: As previously stated, the applicant request to operate a Paint and Play facility within an existing building and allow customers the option of brown bagging at the facility. Activities such as painting lessons and paint parties will be available on-site. Brown bagging would be limited to a 6-pack of beer or 1-bottle of wine per customer.

The applicant’s floor plan indicates a painting area to include no more than 6 tables to accommodate a maximum of 15 occupants including an office space and a restroom.

Days/hours of Operation: Tuesday – Saturday
7:00 p.m. – 11:00 p.m.
Employees: 1

The Unified Development Ordinance specifies that required parking standards would not apply in the Central Business District within an area bounded by the south side of Ash Street, the east side George Street, the north side of Chestnut Street and the west side of William Street. Since the subject site is located within this area, no off-street parking is required.

Refuse Collection: The applicant will utilize roll-out carts for garbage collection purposes.

At the public hearing held on July 13, 2020, the applicant spoke in favor of the request and no one spoke in opposition.

The Planning Commission, at their meeting held on July 27, 2020, recommended approval of the Conditional Use Permit as submitted.

RECOMMENDATION: By motion, accept the recommendation of the Planning Commission and

- (1) Adopt an Order approving the Conditional Use Permit for operation of a Place of Entertainment (Paint and Play) with ABC for Brown Bagging within the Historic and General Business District (GB) zoning districts.

Date: 7/28/20



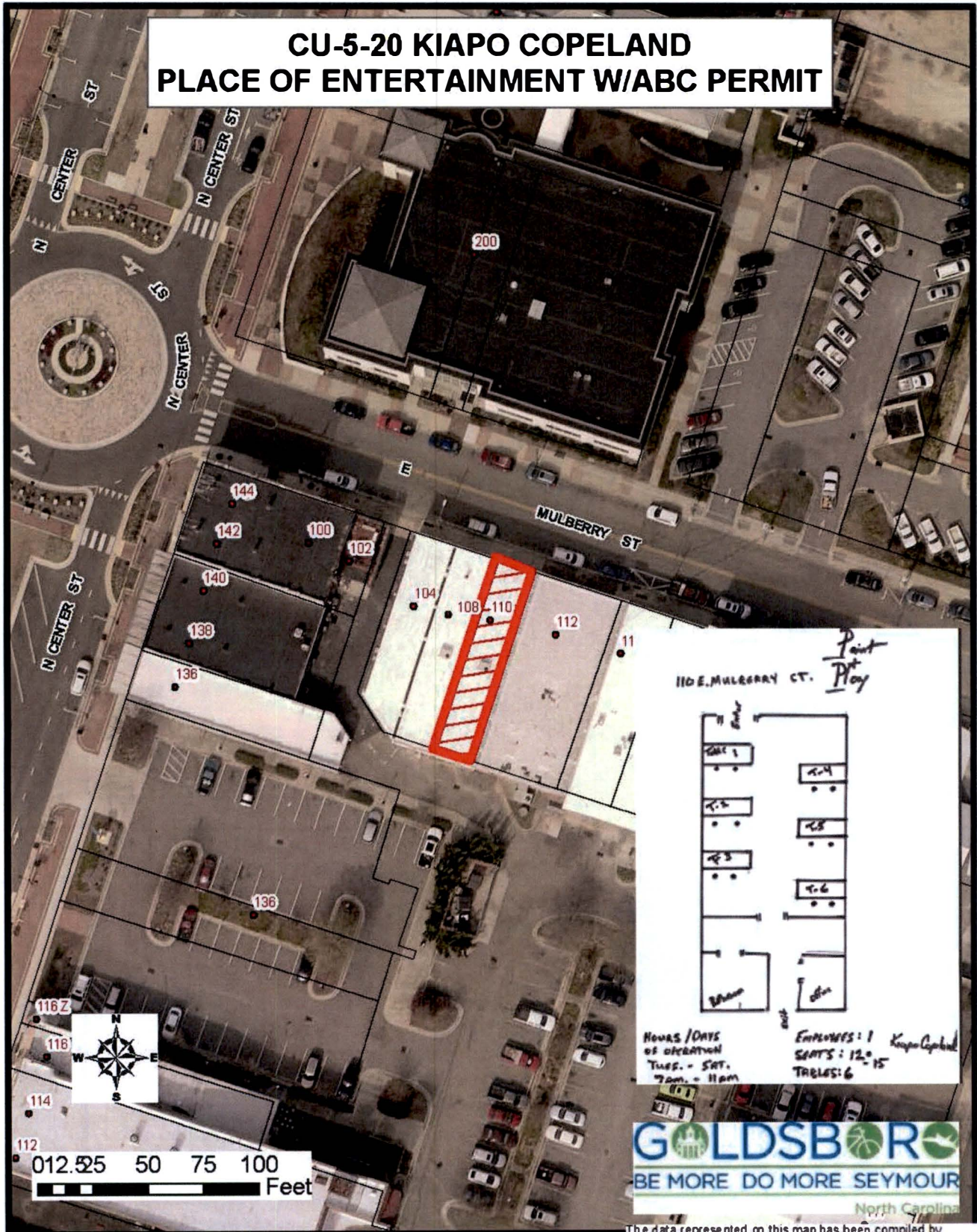
Planning Director

Date: 7/28/20



City Manager

CU-5-20 KIAPO COPELAND PLACE OF ENTERTAINMENT W/ABC PERMIT

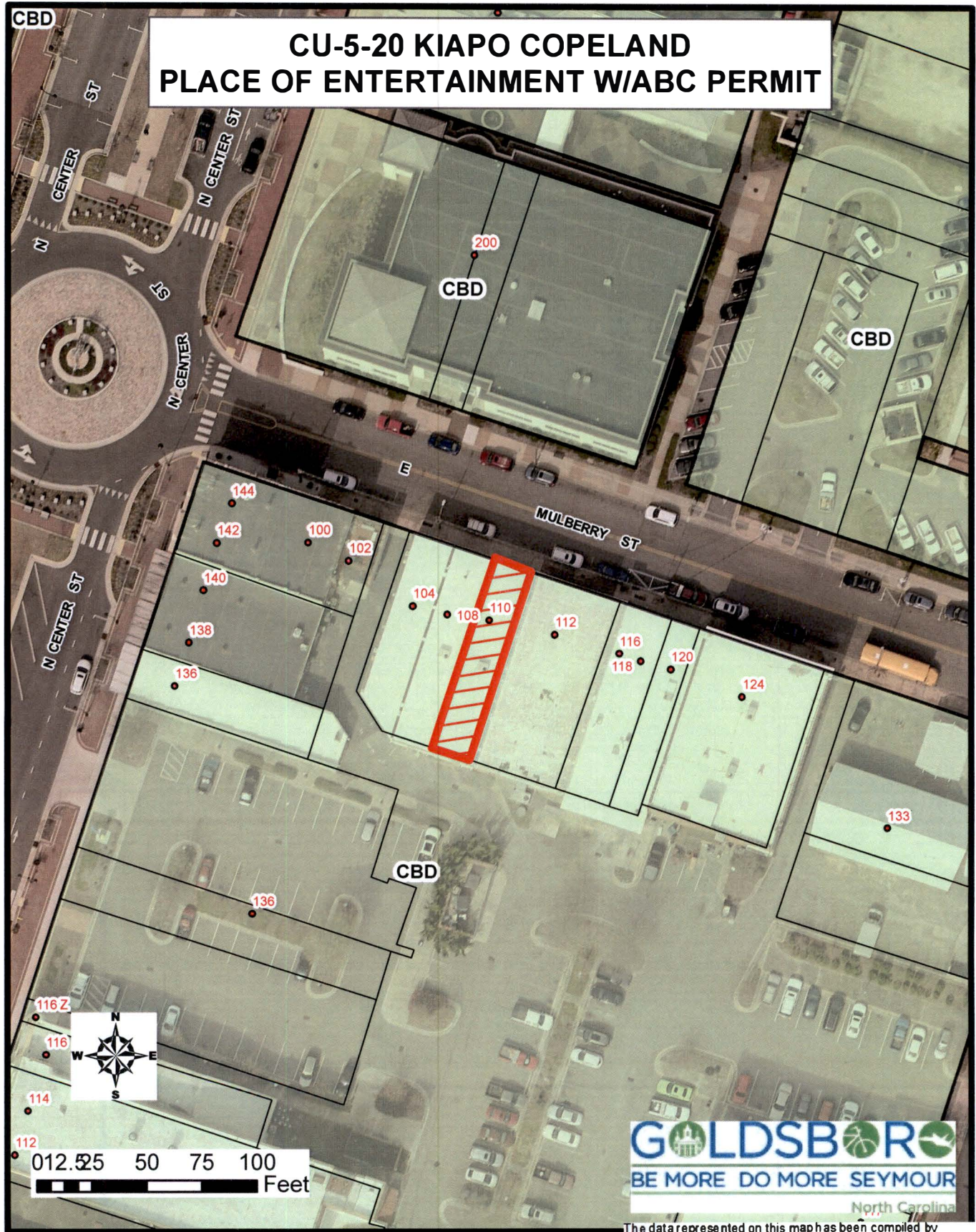


CONDITIONAL USE PLAN

CASE #:	CU-5-20
REQUEST:	PLACE OF ENTERTAINMENT W/ABC PERMIT
PIN #:	2599-96-2240
LOCATION:	110 E. MULBERRY STREET
HOURS OF OPERATION:	TUES - SAT 6 pm - 11 pm
NUMBER OF EMPLOYEES:	1

The data represented on this map has been compiled by the best methods available. Accuracy is contingent upon the source information as compiled by various agencies and departments both internal and external to the City of Goldsboro, NC. Users of the data represented on this map are hereby notified that the primary information sources should be consulted for verification of the information contained herein. The City of Goldsboro and the companies contracted to develop these data assume no legal responsibilities for the information or accuracy contained on this map. It is strictly forbidden to sell or reproduce these maps or data for any reason without the written consent of the City of Goldsboro.

CU-5-20 KIAPO COPELAND PLACE OF ENTERTAINMENT W/ABC PERMIT



CONDITIONAL USE PLAN

CASE #:	CU-5-20
REQUEST:	PLACE OF ENTERTAINMENT W/ABC PERMIT
PIN #:	2599-96-2240
LOCATION:	110 E. MULBERRY STREET
HOURS OF OPERATION:	TUES - SAT 6 pm -11 pm
NUMBER OF EMPLOYEES:	1

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**CITY OF GOLDSBORO
ORDER APPROVING A CONDITIONAL USE PERMIT**

The City Council of the City of Goldsboro, North Carolina, having held a public hearing on **July 13, 2020** to consider the following Conditional Use Permit application number:

CU-5-20 Kiapo Copeland – north side of Mulberry Street between Center Street and John Street

To allow the operation of a Place of Entertainment (Paint and Play) with ABC for Brown Bagging within the Historic and General Business District (GB) zoning districts. Place of Entertainment is a permitted use within the General Business (GB) zoning district, having heard all the evidence and arguments presented and reports from City Officials, and having received recommendation for approval from the Goldsboro Planning Commission pertaining to said application, makes the following findings of fact.

FINDINGS OF FACT

The City Council makes the **CONCLUSION** that the proposed use **does** satisfy the general conditions imposed on the Council in its deliberations for issuing a Conditional Use Permit under Sections 5.4 Table of Permitted Uses; and 5.5.4 Special and Conditional Use Specific Regulations pertaining to **Places of Entertainment with ABC** within the General Business District (GB) zoning district.

Based upon the foregoing **FINDINGS OF FACT**, the City Council makes the **CONCLUSION** that the proposed use **DOES** satisfy the general conditions imposed on the Council in its deliberations for issuing a Conditional Use Permit under Section 2.2.8 of the City of Goldsboro Zoning Ordinance with the following stipulations:

- (1) The hours of operations will be Tuesday – Saturday from 7:00 p. m. to 11:00 p. m.

Upon motion made by Councilmember _____ and seconded by Councilmember _____, the Council approved the applicant's request for a Conditional Use Permit to allow the operation of an Internet Café/Sweepstakes Facility within the General Business District (GB) zoning district.

Therefore, because the City Council concludes that all of the general conditions precedent to the issuance of a **CONDITIONAL USE PERMIT** have **BEEN** satisfied,

IT IS ORDERED that the application for the issuance of a **CONDITIONAL USE PERMIT** be **APPROVED**.

Thus ordered this _____ day of _____, 2020.

Chuck Allen, Mayor

Ronald T. Lawrence, City Attorney

**CITY OF GOLDSBORO
AGENDA MEMORANDUM
AUGUST 3, 2020 COUNCIL MEETING**

SUBJECT: Site-12-20 – Auto Owners Life Insurance - Site, Landscape and Building Elevation Plans-Building Additions and Parking Lot Expansion for Auto Owners Life Insurance Co.

BACKGROUND: The property is located on the northeast corner of Commerce Court and Gateway Drive.

Frontage: 541 ft. (Commerce Court)
745 ft. (Gateway Drive)

Depth: 566 ft.

Area: 437,365 sq. ft. or 10.04 acres

Zoning: Industrial Business Park-1

The site has been identified as Lot No. 4 in the Wayne County Industrial and Business Park and formerly known as Strickland Insurance Group, Inc.

The proposed building expansions and parking lot addition disturb 6.71 acres. Non-residential developments on parcels that disturb greater than one acre require City Council approval.

DISCUSSION: The submitted site plan indicates an existing single-story, brick-veneer office building of approximately 17,444 sq. ft. and an existing single-story, brick-veneer accessory building used as a conference center of approximately 8,928 sq. ft.

The applicant is proposing a two-part phased building addition and office renovation of the existing principle office building. Phase I construction will consist of a 32,794 sq. ft. building addition. Phase II construction will consist of a 23,732 sq. ft. building addition.

In conjunction with phased office building additions and renovations, the applicant is proposing the addition of 315 parking spaces to the existing site.

Access: An existing 24 ft wide curb cut exists off Commerce Court providing access to the site. A new 24 ft wide curb cut is proposed off Gateway Drive. Both driveway cuts will provide a 24

ft. wide drive aisle that will provide access to parking spaces located at the front and rear of the site.

Parking: Parking for the business requires 1 space per 350 sq. ft. of gross floor area. Currently, the site consists of 118 parking spaces. As previously stated, the applicant is proposing to add 315 parking spaces to the site for a total of 433 required parking spaces to include include 10 handicap accessible spaces, 6 of which are van accessible.

Landscaping: Existing Maple trees serve as required street trees for the site. A required Type A, 10 ft wide buffer is proposed along the northeastern and southeastern property lines consisting of Southern Waxmyrtles, Eastern Redbuds and Nuttall Oaks. Dogwood, Oak, Magnolia and Elm trees combined with Hollies, Nellie Stevens, Hydrangeas and Boxwoods will serve as vehicular surface area plantings.

Building Elevations: Exterior building components for the proposed off building additions include brick-veneer, composite metal panels, metal copings, and aluminum curtain walls with insulated glazing.

Sidewalks and Pedestrian Access: Existing 6 ft wide exterior sidewalks are shown on the submitted site plan. The applicant indicates new interior sidewalks leading from the new parking lot expansion to the building entrances through sloped walkways and handicap ramps. Exterior sidewalks are not required.

Commercial Lighting: Commercial lighting plans have been submitted for the site and in accordance with the City's commercial lighting design standards.

Engineering: The property is not located within a Special Flood Hazard area. City water and sewer are available to serve the property. Grading and drainage maps and storm water calculations have been submitted and under review by City Engineering. Construction permits cannot be issued until City Engineering requirements have been satisfied.

Refuse Collection: A new solid waste commercial dumpster enclosure is shown along the northern property line adjacent to the conference center to replace an existing enclosure adjacent to the northern building wall of the facility. The dumpster will be located in a coral and screened from off-site views in accordance with City standards.

WCDA: In accordance with the City's Unified Development Ordinance, a letter of recommendation from Wayne County Development Alliance and the County of Wayne was submitted indicating their support of the applicant's expansion in Park East and that the applicant's development proposal meets the covenants and requirements for the industrial park.

The Planning Commission, at their meeting held on July 27, 2020, recommended approval of the Site and Landscape Plan.

RECOMMENDATION: By motion, accept the recommendation of the Planning Commission and approve the site and landscape plan.

Date: 7/28/20



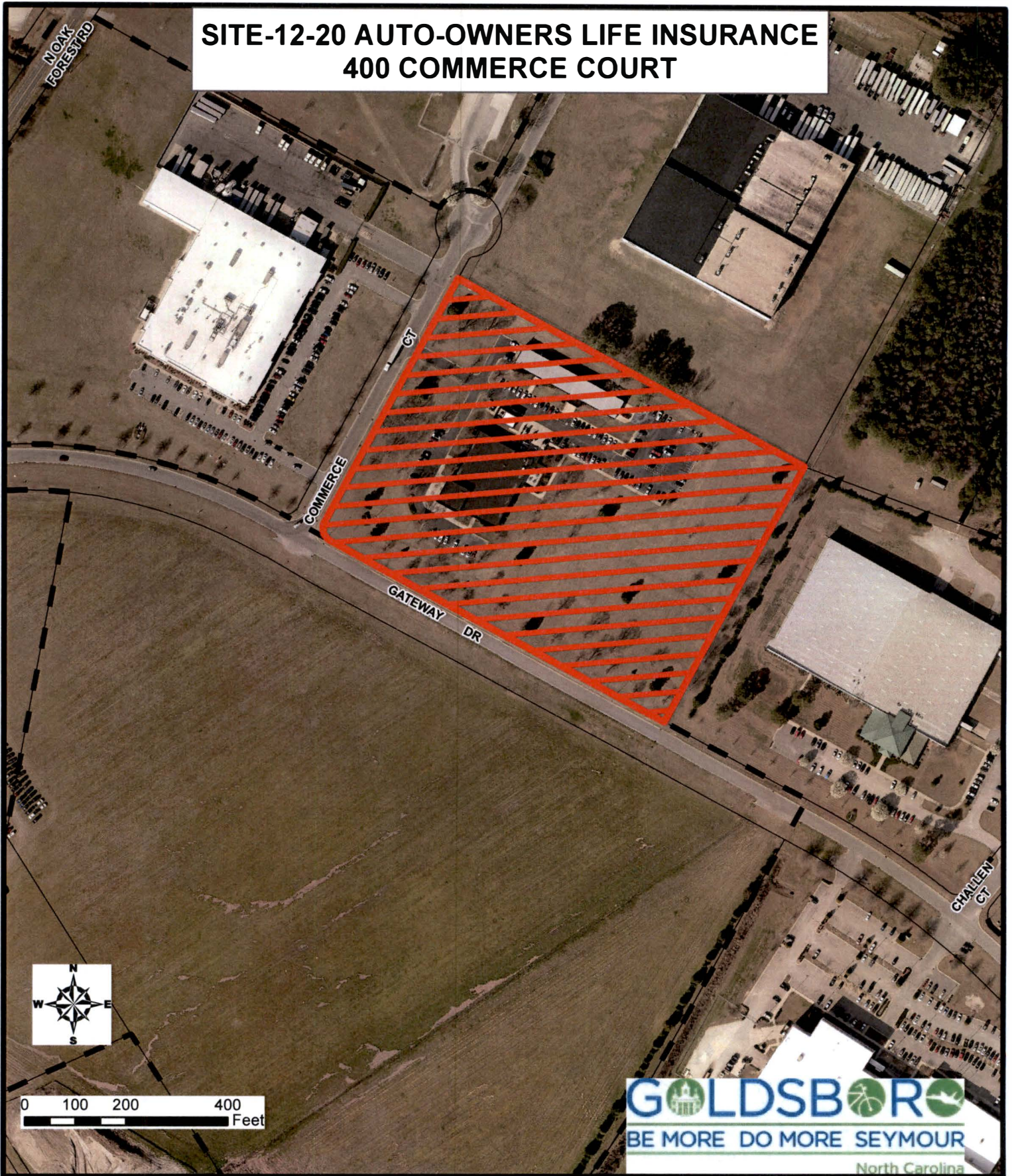
Planning Director

Date: 7/28/20



City Manager

SITE-12-20 AUTO-OWNERS LIFE INSURANCE 400 COMMERCE COURT

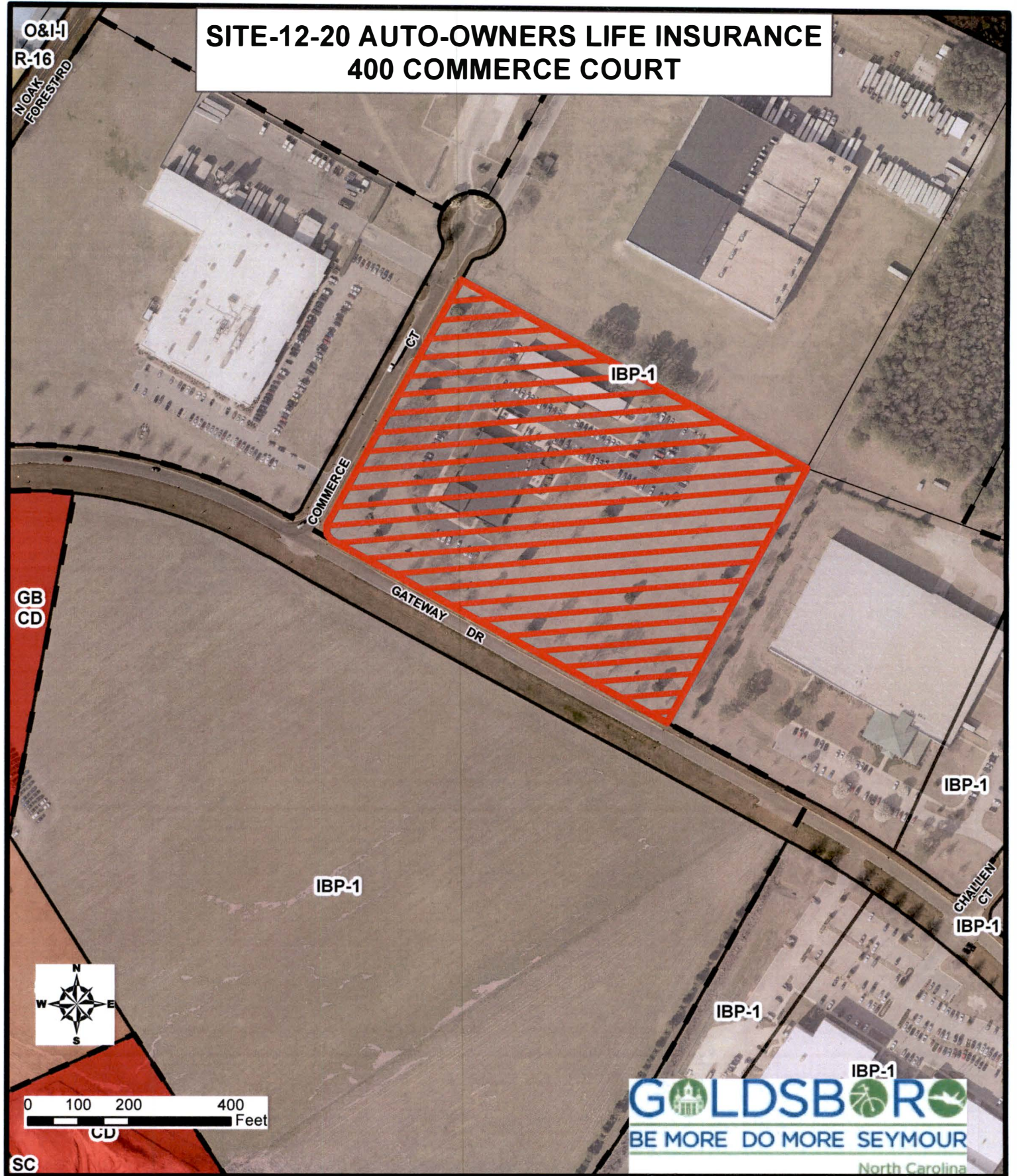


SITE PLAN

CASE #: SITE-12-20
APPLICANT: AUTO-OWNERS INSURANCE COMPANY
PIN #: 3529-02-5193
LOCATION: 400 COMMERCE COURT
PROPOSED USE: PHASED BUILDING ADDITIONS & PARKING LOT EXPANSION

The data represented on this map has been compiled by the best methods available. Accuracy is contingent upon the source information as compiled by various agencies and departments both internal and external to the City of Goldsboro, NC. Users of the data represented on this map are hereby notified that the primary information sources should be consulted for verification of the information contained herein. The City of Goldsboro and the companies contracted to develop these data assume no legal responsibilities for the information or accuracy contained on this map. It is strictly forbidden to sell or reproduce these maps or data for any reason without the written consent of the City of Goldsboro.

**SITE-12-20 AUTO-OWNERS LIFE INSURANCE
400 COMMERCE COURT**



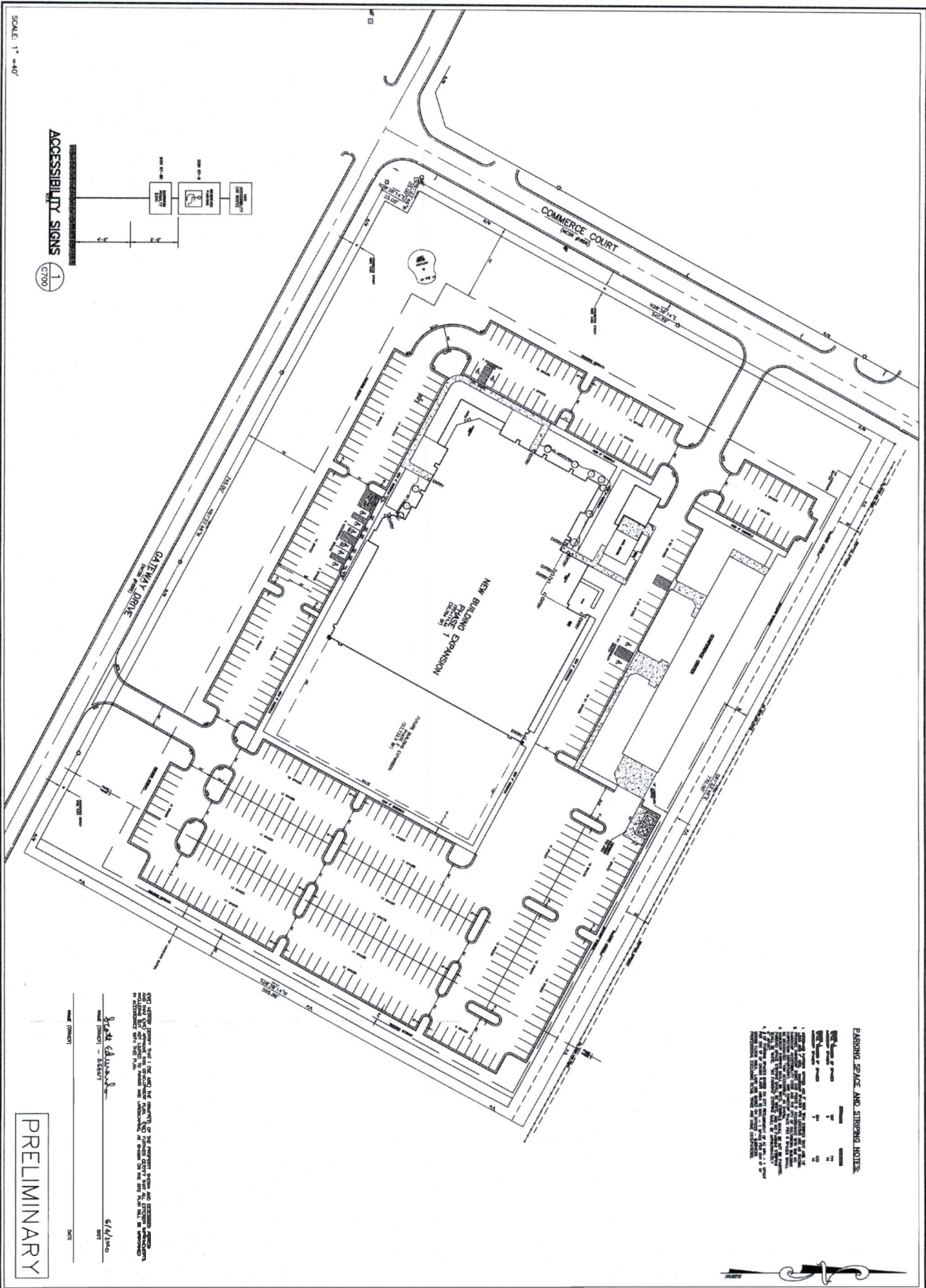
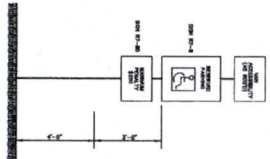
SITE PLAN

CASE #: SITE-12-20
APPLICANT: AUTO-OWNERS INSURANCE COMPANY
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PROPOSED USE: PHASED BUILDING ADDITIONS & PARKING LOT EXPANSION

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SCALE: 1" = 40'

ACCESSIBILITY SIGNS



NEW BUILDING EXPANSION
RENOVATION AND ADDITION

PARKING SPACE AND STRIPING NOTES:
1. ALL PARKING SPACES SHALL BE 18'0" X 6'0" UNLESS OTHERWISE NOTED.
2. ALL PARKING SPACES SHALL BE STRIPPED AND MARKED WITH 2" X 6" STRIPING.
3. ALL PARKING SPACES SHALL BE MARKED WITH 2" X 6" STRIPING.
4. ALL PARKING SPACES SHALL BE MARKED WITH 2" X 6" STRIPING.
5. ALL PARKING SPACES SHALL BE MARKED WITH 2" X 6" STRIPING.
6. ALL PARKING SPACES SHALL BE MARKED WITH 2" X 6" STRIPING.
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8. ALL PARKING SPACES SHALL BE MARKED WITH 2" X 6" STRIPING.
9. ALL PARKING SPACES SHALL BE MARKED WITH 2" X 6" STRIPING.
10. ALL PARKING SPACES SHALL BE MARKED WITH 2" X 6" STRIPING.

PRELIMINARY

DATE: 5/1/2020
DRAWN BY: [Signature]
CHECKED BY: [Signature]



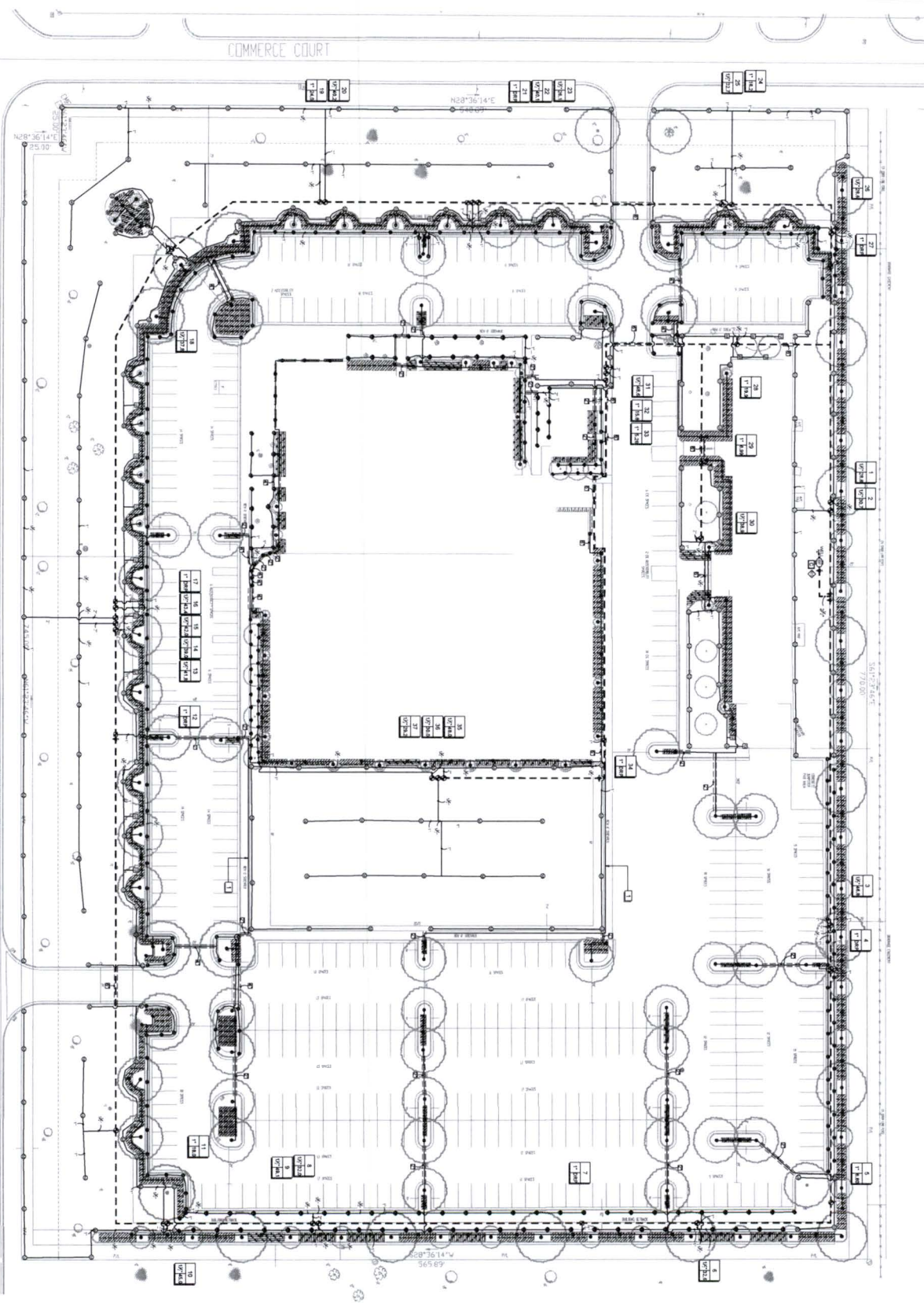
PARKING LOT LAYOUT

Atlantic Casualty Insurance Company/
Auto-Owners Insurance Company
Headquarters Renovation and Addition
400 Commerce Court
Goldsboro, NC 27534

MAVOTTE GROUP
ARCHITECTS
6240 W. MI. HIGH
LITTLETON, CO 80120
T. 303.733.0577

DATE: 04.24.2020
REVISION: 95%_OWNER_REVIEW
DATE: 06.04.2020_UPDATE

C700
2018-087



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
[Symbol]	PIPING AND EQUIPMENT SHOWN TO THE SIDE FOR CLARITY



SCALE 1" = 30'
 0' 15' 30' 60'

Sheet Number	IR-1
Sheet 1 OF 2	

Project Name	ATLANTIC CASUALTY
Project Date	04/26/2023
Drawn By	QIC
Checked By	
Project Scale	1" = 30'

Revisions	Date
1	06/06/2023
2	06/06/2023
3	07/02/2023
4	
5	

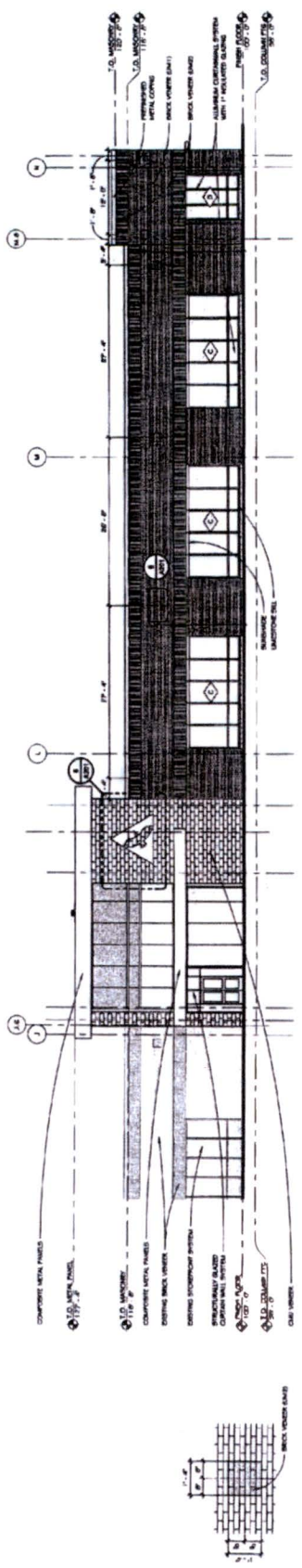
PROJECT NAME
ATLANTIC CASUALTY
 GOLDSBORO, NC 27532

Project Title
IRRIGATION PLAN

Atlantic Casualty Insurance Company /
 Auto-Owners Insurance Company
 Headquarters Renovation and Addition
 400 Commerce Court
 Goldsboro, NC 27534

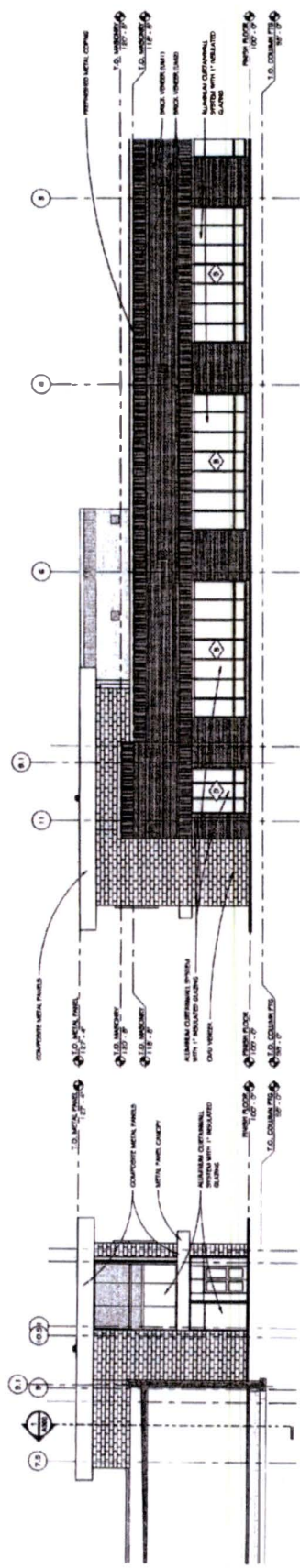
MAVOTTE BROS
 ARCHITECTS
 620 W. W. PARR
 LENOIR, NC 28751
 1.317.232.6777
 www.mavottebros.com

DATE	DESCRIPTION
11.15.17	ISSUE FOR PERMIT
01.10.18	ISSUE FOR CONSTRUCTION
03.15.18	ISSUE FOR CONSTRUCTION
05.15.18	ISSUE FOR CONSTRUCTION
07.15.18	ISSUE FOR CONSTRUCTION
09.15.18	ISSUE FOR CONSTRUCTION
11.15.18	ISSUE FOR CONSTRUCTION
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09.15.30	ISSUE FOR CONSTRUCTION
11.15.30	ISSUE FOR CONSTRUCTION

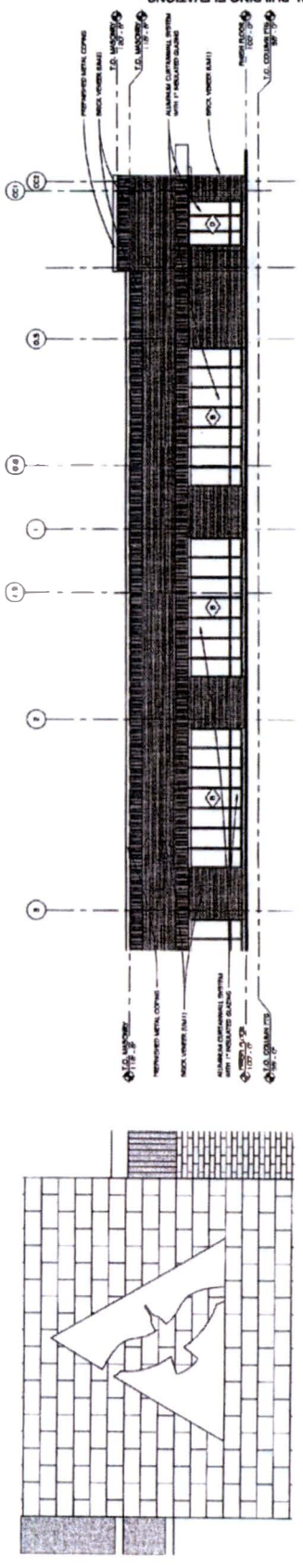


1 PARTIAL WEST BUILDING ELEVATION AT MAIN ENTRY
 1/8" = 1'-0"

2 BRICK DETAIL
 1/8" = 1'-0"

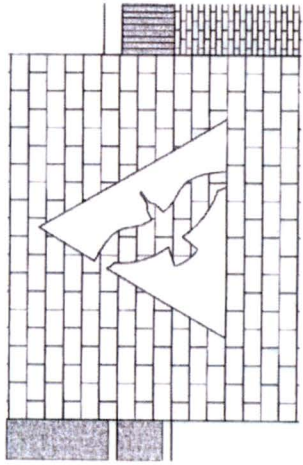


3 PARTIAL SOUTH BUILDING ELEVATION
 1/8" = 1'-0"



4 PARTIAL EAST BUILDING ELEVATION
 1/8" = 1'-0"

5 SIGNAGE DETAIL
 1/8" = 1'-0"



**CITY OF GOLDSBORO
AGENDA MEMORANDUM
AUGUST 3, 2020 COUNCIL MEETING**

SUBJECT: SITE-16-20 Site and Landscape Plans-Hamilton Funeral Home Building Renovation and Parking Lot Improvements

BACKGROUND: The property is located on the north side of W. Spruce Street between S. Alabama and Kennon Avenues.

Frontage: 194.25 (S. James Street)

Area: 40,075 sq. ft. or .92 acres

Zoning: Central Business District (CBD)

The site has been operated as a funeral home since the mid 70's and formerly known as Hamilton Funeral Home. Recently, the property was sold and the new owner intends to operate a funeral home under the same business name.

DISCUSSION: Building and Lot: The site contains an existing principle building which was constructed before the adoption of City ordinances. As such, it does not meet the current side yard setback requirements for structures located in the Central Business District. A minimum side yard setback of 15 ft. is required along the northern property line where approximately 90 ft. of the existing structure encroaches into the setback. A modification from 15 ft. to 0 ft. will be necessary.

The submitted site plan indicates an existing single-story, brick-veneer building of approximately 10,583 sq. ft. The applicant is proposing a renovation of the entire facility. Rooms will consist of an assembly/sanctuary area with a seating capacity of 106 occupants, a viewing room, an embalming room, a dressing room, a waiting room, a conference room, offices, storage areas and restrooms for customers and staff.

In conjunction with the renovation of the entire facility, the applicant is proposing the reconfiguration and design of an existing parking lot that will accommodate a total of 28 parking spaces.

Access: Two existing 20 ft. wide curb cuts provide access to the site off of S. James Street and are located adjacent to the northern and southern property lines. The applicant is proposing

to widen both driveway cuts to 24 ft. In addition, the applicant is proposing to provide a 24 ft. wide access aisle that connects both access points to a new parking lot located at the front of the facility.

Parking: Parking for the business requires 1 space per 5 seats or 1 space per 50 sq. ft. of floor area in the main assembly area, whichever is greater, plus 1 vehicle stored on site. Currently, the site plan indicates 28 parking spaces. 32 spaces are required. Staff is working with the applicant to ensure compliance with the City's off-street parking requirements.

A 15 ft. wide access drive has been shown along the southern property line that will provide access to parking for vehicles stored on site and to serve as an off-street loading zone.

Landscaping: New Oak trees will serve as required street trees for the site. Since parking is within 15 ft. of the public right of way, a vehicular surface buffer will be required. The site plan indicates that the buffer will consist of Dwarf Burford Hollies and Daruma Loropetulum.

Required Type A, 10 ft. wide landscape buffers are required along the northern, western and southern property lines. The submitted site plan indicates buffer yards will consist of Magnolia, Cherry, Elm and Crepe Myrtle trees combined with Hollies, Camellias, Gardenias and Ligustrums.

As previously stated, since the existing structure encroaches into the side setback along the northern property line for approximately 90 ft., the required Type A, 10 ft. wide landscape buffer cannot be installed. A modification will be necessary.

Existing vegetation will serve as the required Type A landscape buffer along the Western property line.

Building Elevations: Exterior building components for the proposed renovation include brick-veneer walls and columns with insulated glazing.

Sidewalks and Pedestrian Access: 4 ft. and 6 ft. wide interior sidewalks are shown on the submitted site plan. The site plan indicates new interior sidewalks leading from the new parking lot at the front and rear of the facility to building entrances through sloped walkways and handicap ramps. Existing 5 ft. wide exterior sidewalks are located in front of the facility along S. James Street.

Commercial Lighting: Commercial lighting plans have not been submitted for the site. Staff will ensure that the applicant complies with the City's commercial lighting ordinance.

Engineering: The property is not located within a Special Flood Hazard area. City water and sewer are available to serve the property. Grading and drainage maps and storm water calculations have been submitted and under review by City Engineering. Construction permits cannot be issued until City Engineering requirements have been satisfied.

Refuse Collection: A solid waste commercial dumpster enclosure has not been shown on the submitted site plan. The applicant will be required to install a dumpster enclosure upon the property. The enclosure shall be located in a coral and screened from off-site views in accordance with City standards.

Modifications: The applicant is requesting the following modifications.

1. Side yard building set back requirement for approximately 90 ft. from 15 ft. to 0 ft. along the northern property line.
2. Type A, 10 wide landscape buffer for approximately 90 ft. along the northern property line.

The Planning Commission, at their meeting held on July 27, 2020, recommended approval of the Site and Landscape Plan with modifications.

RECOMMENDATION: By motion, accept the recommendation of the Planning Commission and approve the site and landscape plan with the following modifications:

- (1) Side yard building set back requirement for approximately 90 ft. from 15 ft. to 0 ft. along the northern property line.
- (2) Type A, 10 wide landscape buffer for approximately 90 ft. along the northern property line.

Date: 7/28/20



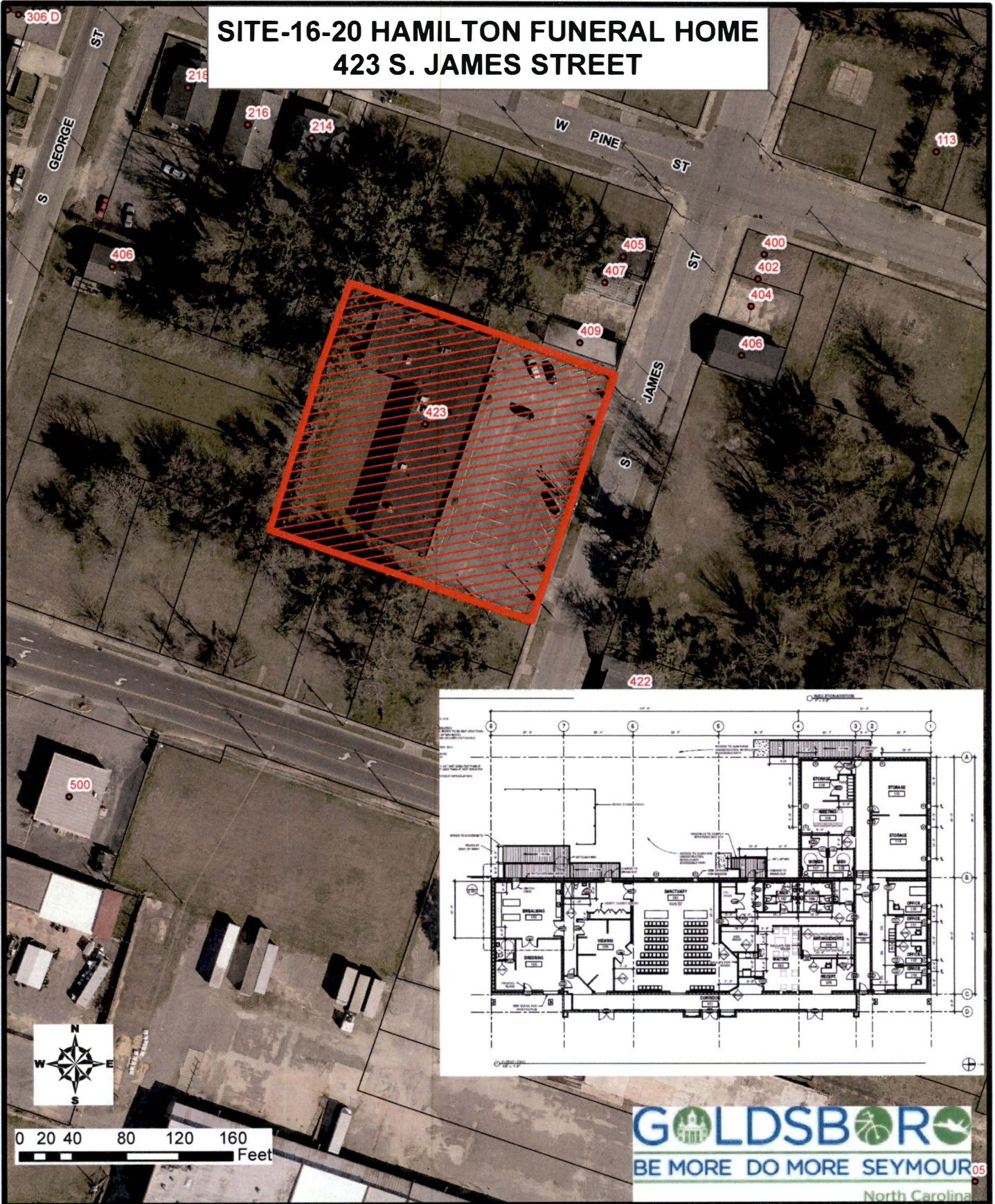
Planning Director

Date: 7/28/20



City Manager

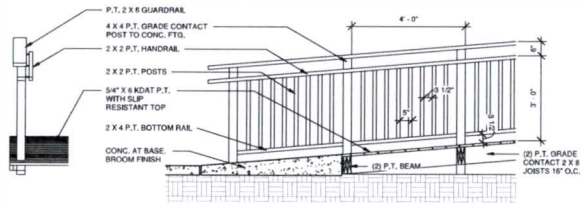
SITE-16-20 HAMILTON FUNERAL HOME 423 S. JAMES STREET



SITE PLAN

CASE #: SITE-16-20
APPLICANT: RANDOLPH McMILLAN
PIN #: 2599-74-7358
LOCATION: 423 S. JAMES STREET
PROPOSED USE: FUNERAL HOME

The data represented on this map has been compiled by the best methods available. Accuracy is contingent upon the source information as compiled by various agencies and departments both internal and external to the City of Goldsboro, NC. Users of the data represented on this map are hereby notified that the primary information sources should be consulted for verification of the information contained herein. The City of Goldsboro and the companies contracted to develop these data assume no legal responsibilities for the information or accuracy contained on this map. It is strictly forbidden to sell or reproduce these maps or data for any reason without the written consent of the City of Goldsboro.



RAMP RAIL DETAIL
1/2" = 1'-0"

RAMP SLOPE - TO COMPLY WITH NCBC SEC 1012:
 • SLOPE MAX 1:12 (8%)
 • RISE MAX 30" BEFORE LANDING REQUIRED
 • LANDINGS AT TOPS AND BOTTOMS WIDTH TO BE NOT LESS THAN THE WIDTH OF THE WIDEST RAMP, 60" MIN WIDTH.
 • SURFACE: SLIP RESISTANT MATERIAL SECURELY ATTACHED

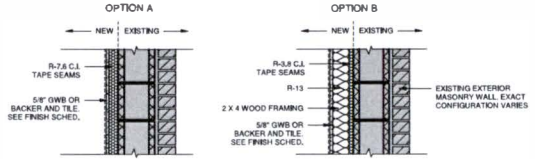
HANDRAILS - TO COMPLY WITH NCBC SEC 1014:
 • ON BOTH SIDES OF RAMP AND STAIRS
 • QUARTS AS REQUIRED BY SFC, 1015
 • HEIGHT: MIN 34" MAX 38"
 • GRASPABILITY:
 1. CIRCULAR DIA NOT LESS THAN 1-1/4", NOT GREATER THAN 2".
 2. NOT CIRCULAR: PERIMETER NOT LESS THAN 4", NOT GREATER THAN 6-1/4".
 • HANDRAILS TO BE CONTINUOUS WITHOUT INTERRUPTION

INTERIOR PARTITIONS

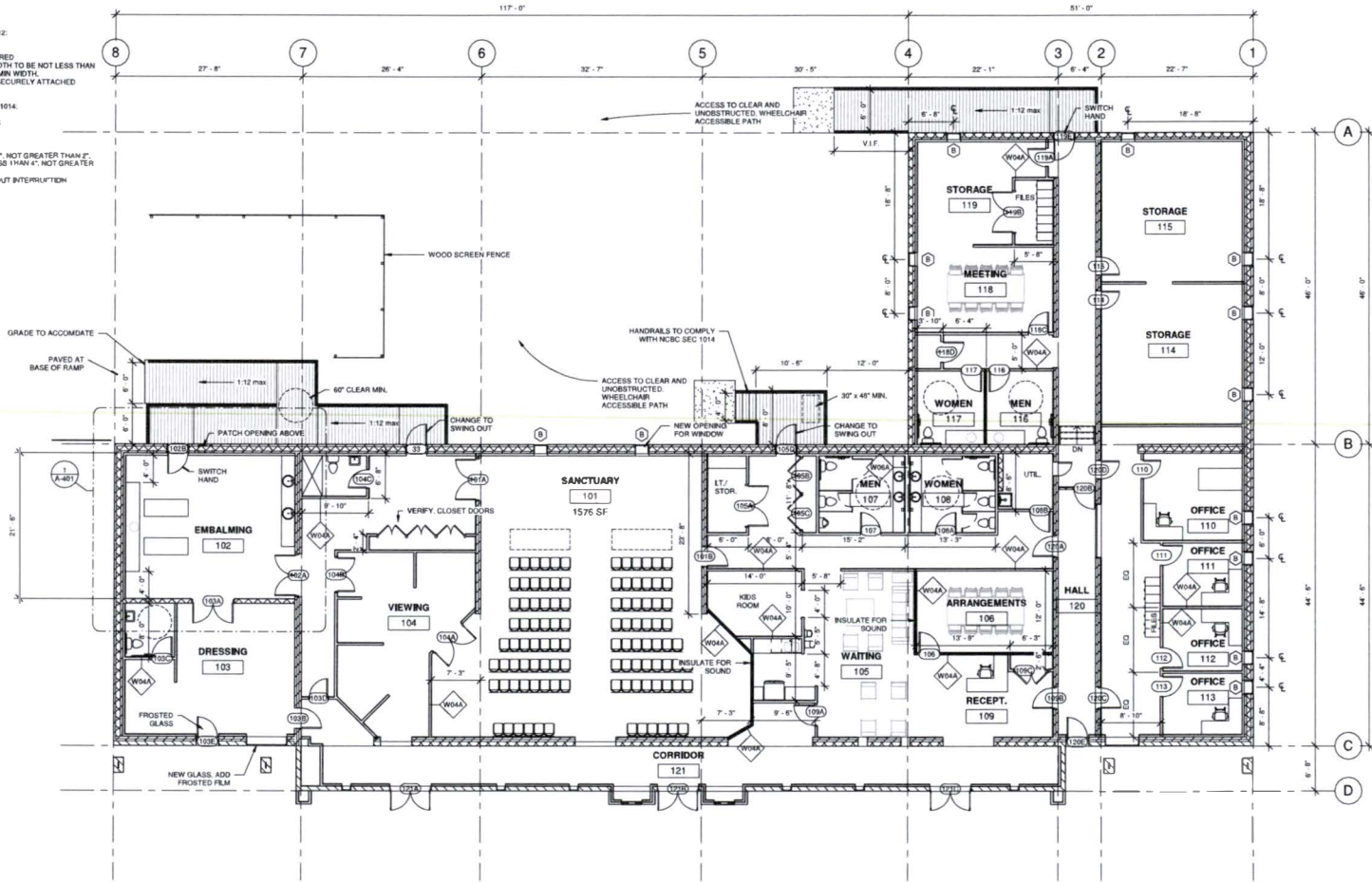
MSA - 3-1/2" WOOD STUD 16" O.C. (1) LAYER 5/8" GWS EACH SIDE. SOUND ATTENUATION (S-A11 (BATT)) AT BATHROOMS AND BETWEEN CLASSROOMS. PROVIDE ACUSTICAL SEALANT AT TOP AND BOTTOM WALL. ALL PERMEATORS.

MSA - 5-1/2" WOOD STUD 16" O.C. (1) LAYER 5/8" GWS EACH SIDE.

INSULATION ADDED TO ALL EXTERIOR WALLS AS REQUIRED PER 2019 NC ENERGY CONSERVATION CODE



INSULATION ADDITION
1" = 1'-0"



FLOOR LEVEL
1/8" = 1'-0"



HAUCH DESIGN
 ARCHITECTURE
 115 LENOX RD
 RALEIGH, NC 27605
 TEL: 919.977.8877
 WWW.HAUCHDESIGN.COM

ALL DRAWINGS, SPECIFICATIONS, ORDERS AND
 CLEAR REPRESENTATIONS OF ANYTHING BY THESE
 DRAWINGS ARE THE PROPERTY OF HAUCH
 DESIGN ARCHITECTURE. NO PARTS THEREOF
 EXCLUSIVELY FOR LIST AND IN CONNECTION
 WITH THE SERVICES PROVIDED. NO DRAWING MAY
 BE REPRODUCED OR TRANSMITTED IN ANY FORM
 OR BY ANY MEANS, ELECTRONIC OR MECHANICAL,
 INCLUDING PHOTOCOPYING, RECORDING, OR BY
 ANY INFORMATION STORAGE AND RETRIEVAL
 SYSTEMS, WITHOUT THE WRITTEN CONSENT OF
 HAUCH DESIGN ARCHITECTURE.



PERMIT DRAWINGS

Issue Dates / Revisions
 No. Description Date

No.	Description	Date

Date: 5-20-2020 Project No: 20-423

HAMILTON FUNERAL HOME

Owner: Randy McMillan
 5003 Yancey Mill Pond Rd
 Raleigh, NC 27606

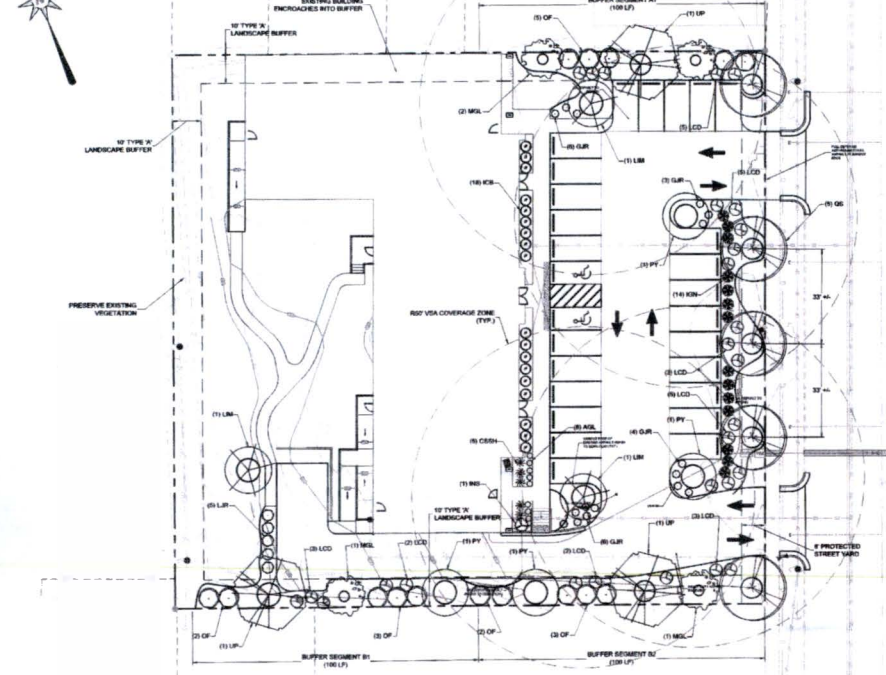
FLOOR PLAN

A-101

Sheet Size: As Indicated

Project: 5/20/20 10:20:50 AM

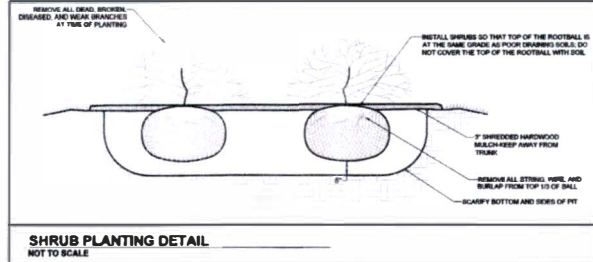
ALL LANDSCAPING SHALL BE MAINTAINED IN ACCORDANCE WITH SECTION 6.3.8 OF THE CITY OF GOLDSBORO UDD.



SCALE 1 IN = 20 FT
HORIZONTAL

VEHICULAR SURFACE AREA (VSA) CALCULATIONS

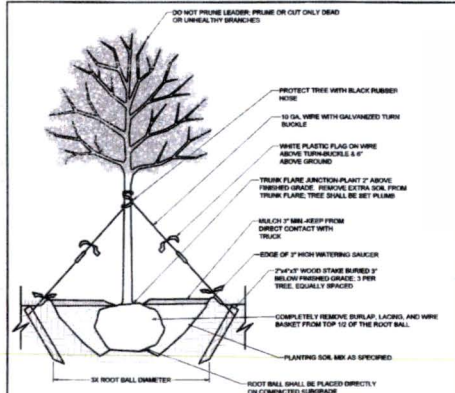
TOTAL AMOUNT OF IMPERVIOUS AREA ON PROPERTY	24,982 SF
TOTAL PARCEL AREA	45,148 SF
ISIR RATIO	0.55 (PERMISSIBLE)
IMPERVIOUS AREA EXCLUDING BUILDINGS	14,257 SF
REQUIRED TREE CALCULATION	14,257 SF ÷ 0.8888 = 16 TREES OR 4 TOTAL
REQUIRED SHRUB CALCULATION	14,257 SF ÷ 0.8888 = 38 SHRUBS OR 38 TOTAL
PROVIDED NO. OF TREES	4 TOTAL
PROVIDED NO. OF SHRUBS	43 TOTAL



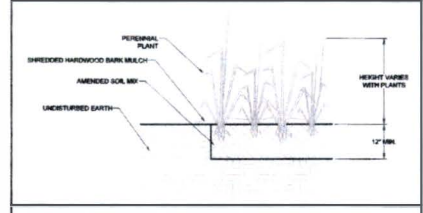
SHRUB PLANTING DETAIL
NOT TO SCALE

IMPORTANT NOTE: FINAL LANDSCAPE SPECIES SELECTION SHALL BE APPROVED BY OWNER AND MAY BE ALTERED AT THE OWNER'S DISCRETION BASED ON SEASONAL AVAILABILITY AND LOCAL NURSERY STOCK. ALL PLANT CULTIVATION PRACTICES MUST COMPLY WITH CITY OF GOLDSBORO STANDARDS.

S . J A M E S S T .
60 PUBLIC R/W



DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



ANNUAL/PERENNIAL PLANTING BED DETAIL
NOT TO SCALE

ALL PROPOSED VEGETATION WITHIN THE SIGHT DISTANCE TRIANGLES SHALL NOT INTERFERE WITH CLEAR VERTICAL SIGHT LINES FROM 30' TO 10' ABOVE THE GROUND.

IMPORTANT NOTE: PRIOR TO ANY CLEARING, GRADING, OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING WILL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES. NO CONSTRUCTION MATERIALS, TOOLS, MATERIALS, OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.

PLANT SCHEDULE

TYPE	QUANTITY	KEY	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	COMMENTS
TREES						
SM-T	3	LRN	LAGERSTROEMIA INDICA x MUSEGOSI	MUSCIGOSI CRAFT WHITE	8\"/>	

- GENERAL NOTES:**
- EXISTING CONDITIONS AND TOPOGRAPHICAL DATA OF THE SUBJECT PARCEL ARE COMPILED FROM A RECENT SURVEY OF THE PROPERTY BY THE LAND CONSULTANTS, PLLC. THE DATA SHALL BE USED TO DETERMINE THE LOCATION OF ALL PLANTINGS AND TO PROVIDE ADDITIONAL DESIGN CONDITIONS DATA PROVIDED BY SUPPLEMENTAL DATA INCLUDING SURVEY PHOTOGRAPHS, AERIAL PHOTOGRAPHS, AND OTHER DATA SOURCES AS REQUIRED.
 - BEFORE THE COMMENCEMENT OF ANY ACTIVITIES, THE DEVELOPER AND OWNER SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF GOLDSBORO AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND PUBLIC SAFETY (NCDOT) FOR THE PROTECTION AND MAINTENANCE OF ALL LANDSCAPE ELEMENTS THAT ARE TO REMAIN AS DEPICTED ON THE LANDSCAPE PLAN.
 - CONTRACTOR TO BE RESPONSIBLE FOR LOCATING ALL UTILITY LINES. TREES SHALL BE LOCATED A MINIMUM OF 10 FEET FROM WATER AND SEWER CONDUITS, POWER LINES, OR ANY OTHER UTILITIES UNLESS OTHERWISE SPECIFIED.
 - VERIFY ALL PLANTING MATERIALS ON THE PLAN PRIOR TO BEGING. PLANT LIST TOTALS ARE SHOWN FOR CONFORMANCE ONLY AND SHALL BE CONFIRMED PRIOR TO SUBMITTING BIDS.
 - PROVIDE PLANT MATERIALS OF QUALITY. USE ONLY BRUSHED AND WASHED MATERIALS ON THE PLAN. UNLESS OTHERWISE SPECIFIED, PLANTINGS ARE TO BE PROVIDED TO THE CONTRACTOR WITH A MINIMUM OF 10% EXCESS. PLANTINGS SHALL BE SUBJECT TO SEASONAL AVAILABILITY AND MAY BE ALTERED OR SUBSTITUTED BY THE OWNER AS REQUIRED.
 - ALL PLANT MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH RECOMMENDATIONS AND REQUIREMENTS OF THE 2015 NATIONAL STANDARD FOR NURSERY STOCK. IF SPECIFIED PLANT MATERIALS ARE NOT AVAILABLE, THE CONTRACTOR SHALL SUBMIT A LIST OF ALTERNATE MATERIALS WITH PROPOSAL FOR THE USE OF SUBSTITUTES IN WRITTEN, WRITTEN, OR CALLED.
 - PROVIDE INSTALL ALL PLANTINGS AS ACCORDANCE WITH DETAILS AND CONTRACT REQUIREMENTS.

- MAINTENANCE NOTES:**
- THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL INSTALLED LANDSCAPE ELEMENTS. ALL PLANTS SHALL BE MAINTAINED AT THE AGE SPECIFIED. ALL PLANTING BEDS SHOULD BE KEPT FREE OF WEEDS AND OTHER UNDESIRABLE VEGETATION. CONTRACTOR SHALL PROVIDE INITIAL WEEDING AND MAINTENANCE FOR THE FIRST YEAR AFTER PLANTING.
 - THE REPLACEMENT OF ANY RECESSED PLANTING, WHICH IS REQUIRED ON THE DATE OF PLANTING, SHALL BE LIMITED TO THE REPLACEMENT OF DEAD WOOD OR BRANCHES FOR TREES OR FOR ISSUES IDENTIFIED BY THE OWNER. THE OWNER SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY TREES IN THE PLANTING BEDS WHICH ARE DAMAGED OR DIE AFTER THE DATE OF PLANTING OF A PLANTING FOR LANDSCAPE PLAN. REPLACEMENT SHALL BE LIMITED TO THE REPLACEMENT OF THE SAME SPECIES AND SIZE.
 - THE OWNER OF THE PROPERTY AND THEIR AGENTS, HEIRS OR ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, PROTECTION AND MAINTENANCE OF ALL PLANTINGS AND PROVIDED PLANTING MATERIALS. THE OWNER SHALL BE RESPONSIBLE FOR THE ANNUAL MAINTENANCE OF THE VEGETATION TO INCLUDE BUT NOT LIMITED TO:
 - A. PERENNIALS: LABEL PERENNIALS TWICE PER YEAR. PERENNIALS 14-INCHES TO 18-INCHES SHALL BE WATERED WEEKLY. PERENNIALS 18-INCHES TO 24-INCHES SHALL BE WATERED BI-WEEKLY.
 - B. PERENNIALS: PERENNIALS SHALL BE LIMITED TO REPLACEMENT OF DEAD WOOD OR BRANCHES FOR TREES OR FOR ISSUES IDENTIFIED BY THE OWNER. THE OWNER SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY TREES IN THE PLANTING BEDS WHICH ARE DAMAGED OR DIE AFTER THE DATE OF PLANTING OF A PLANTING FOR LANDSCAPE PLAN. REPLACEMENT SHALL BE LIMITED TO THE REPLACEMENT OF THE SAME SPECIES AND SIZE.
 - C. PERENNIALS: PERENNIALS SHALL BE LIMITED TO REPLACEMENT OF DEAD WOOD OR BRANCHES FOR TREES OR FOR ISSUES IDENTIFIED BY THE OWNER. THE OWNER SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY TREES IN THE PLANTING BEDS WHICH ARE DAMAGED OR DIE AFTER THE DATE OF PLANTING OF A PLANTING FOR LANDSCAPE PLAN. REPLACEMENT SHALL BE LIMITED TO THE REPLACEMENT OF THE SAME SPECIES AND SIZE.
 - D. PERENNIALS: PERENNIALS SHALL BE LIMITED TO REPLACEMENT OF DEAD WOOD OR BRANCHES FOR TREES OR FOR ISSUES IDENTIFIED BY THE OWNER. THE OWNER SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY TREES IN THE PLANTING BEDS WHICH ARE DAMAGED OR DIE AFTER THE DATE OF PLANTING OF A PLANTING FOR LANDSCAPE PLAN. REPLACEMENT SHALL BE LIMITED TO THE REPLACEMENT OF THE SAME SPECIES AND SIZE.
 - PLANT PROTECTORS AND CRIPES WITHIN THE ROOT ZONE AREA OF ESTABLISHED PLANTINGS.
 - WHEREVER AN IRRIGATION SYSTEM IS INSTALLED, THE SYSTEM SHALL BE REGULATED TO PROVIDE APPROXIMATELY 1\"/>

- CONSTRUCTION & INSTALLATION**
- THE CONTRACTOR SHALL BE RESPONSIBLE TO SELECT ALL PLANTS AND MATERIALS THAT ARE IN ACCORDANCE WITH ALL CITY ORDINANCES, AS WELL AS PLANTS AND MATERIALS THAT DO NOT CONTRADICT ANY FEDERAL, STATE OR LOCAL REGULATIONS OR STANDARDS.
 - LABEL AT LEAST ONE TREE AND SHRUB OF EACH VARIETY AND CALIPER WITH A SECURELY ATTACHED IDENTIFICATION TAG SHOWING THE IDENTIFICATION OF BOTANICAL AND COMMON NAME.
 - INSTALL LANDSCAPE PLANTINGS AT INTERMEDIATE AND FINISH GRADES ACCORDING TO PLANS SO THAT MATERIALS WILL NOT INTERFERE WITH SIGHT DISTANCES.
 - CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANT MATERIALS, CARRYING INSTALLATION AND UNITS. FINAL INSPECTION AND ACCEPTANCE BY OWNER. CONTRACTOR SHALL NOTIFY THE OWNER OF CONDITIONS WHICH AFFECTS THE DRAWINGS.
- INSPECTIONS & GUARANTEES**
- UPON COMPLETION OF LANDSCAPE INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR WHO WILL VERIFY THE COMPLETION, INCLUDING THE REPLACEMENT OF ALL DEAD OR DAMAGED MATERIALS, CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DEFECTS WITHIN THE GUARANTEE PERIOD.
 - ALL EXISTING PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR AFTER DATE OF FINAL INSPECTION. ALL DEFECTS INCLUDING DEATH AND DISEASING/FACTORY DEFECTS SHALL BE REPAIRED WITHIN THE GUARANTEE PERIOD. DEFECTS INCLUDING DEATH OR DISEASING/FACTORY DEFECTS SHALL BE REPAIRED WITHIN THE GUARANTEE PERIOD. DEFECTS INCLUDING DEATH OR DISEASING/FACTORY DEFECTS SHALL BE REPAIRED WITHIN THE GUARANTEE PERIOD.
 - PLANT MATERIAL QUALITIES AND SIZES WILL BE INSPECTED FOR COMPLIANCE WITH APPROVED PLANS BY A SITE REVIEW AGENT OF THE PLANNING DEPARTMENT PRIOR TO THE BEGINNING OF CONSTRUCTION.
 - REMOVE ALL GUY WIRES AND BRACES 12 MONTHS AFTER INSTALLATION.



SHIPMAN ENGINEERING, PLLC
137 MIDDLEGREEN PLACE
WAYNE COUNTY, NORTH CAROLINA
27140
919.260.2020

SHIPMAN ENGINEERING

HAMILTON FUNERAL HOME
WAYNE COUNTY, NORTH CAROLINA
LANDSCAPING PLAN

PROJECT NUMBER
L-01



CITY OF GOLDSBORO
AGENDA MEMORANDUM
AUGUST 3, 2020

SUBJECT: Amending Chapter 32: Section 32.329 T.C. Coley Community Center Advisory Board of the Code of Ordinances of the City of Goldsboro

BACKGROUND: The City of Goldsboro recognizes and values the importance of citizen participation in local government. The City utilizes boards and commissions as a mechanism to engage citizens in the democratic process.

On October 1, 2018, Council voted to create the T.C. Coley Community Center Board. On November 5, 2018, Goldsboro City Council established an ordinance to delegate to the T.C. Coley Community Center Board the authority to oversee the operations, programs and upkeep of the Center.

On February 4, 2019, the Goldsboro City Council revised the ordinance to make the T.C. Coley Community Center Board an advisory board.

DISCUSSION: At the work session on July 13, 2020, Council voted to abolish and remove the T.C. Coley Community Center Advisory Board in the City's Code of Ordinances due to the Parks and Recreation Department overseeing the building.

RECOMMENDATION: Staff recommends Council adopt the following entitled Ordinance amending Chapter 32 of the Code of Ordinances removing Section 32.329 the T.C. Coley Community Center Advisory Board from the Code of Ordinances.

DATE: 7/29/20



City Manager

ORDINANCE NO. 2020 -

AN ORDINANCE AMENDING CHAPTER 32: SECTION 32.329
T.C. COLEY COMMUNITY CENTER ADVISORY BOARD:
BOARDS, COMMISSIONS AND DEPARTMENTS
OF THE CITY OF GOLDSBORO'S CODE OF ORDINANCES

WHEREAS, the City of Goldsboro recognizes and values the importance of citizen participation in local government; and

WHEREAS, the City of Goldsboro utilizes volunteer boards and commissions as a mechanism to engage citizens in the democratic process; and

WHEREAS, the City Council at their meeting on July 13, 2020 voted to remove the T.C. Coley Community Center Advisory Board from the Code of Ordinances.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Goldsboro, Chapter 32: Section 32.329 is to be amended as follows to abolish the T.C. Coley Community Center Advisory Board:

~~**32.329 T.C. COLEY COMMUNITY CENTER ADVISORY BOARD.**~~

~~—(A) Purpose and duties. The purpose and duties of the Board shall be to:~~

~~—(1) Recommend ways to better improve and enhance the quality of services, benefits, and overall appearance of the Center; and~~

~~—(2) Review Center operations and overall programs, use, maintenance, and upkeep of the interior and exterior of the Center.~~

~~—(B) Membership, appointment, and term of office. The Board shall be composed of seven members (two members of City Council, one tenant from the Community Center, one member from the neighborhood, one member from the business community, one member from the public service community, and one member from the Mayor's Youth Council) who shall be appointed by Council to initially serve a staggered term up to three years or until their successors are appointed and qualified, with the exception of the Youth Council appointment, which shall be a high school student with a term of one year. Any vacancy shall be filled by the City Council for all unexpired terms. Each appointee shall first have completed the boards and commissions conflict of interest statement and shall abide thereby in the execution of their duties.~~

~~—(C) Staff services. The City Manager's Office may provide a staff liaison to assist the Board with meetings, fiscal management, organization, and other advisory issues that occur.~~

This Ordinance shall be in full force and effect from and after the 3rd day of August, 2020.

Mayor

Attested by:

City Clerk



City of Goldsboro

P.O. Drawer A
North Carolina
27533-9701

RESOLUTION NO. 2020-47

RESOLUTION EXPRESSING APPRECIATION FOR SERVICES RENDERED BY JAMES LEWIS AS AN EMPLOYEE OF THE CITY OF GOLDSBORO FOR MORE THAN 30 YEARS

WHEREAS, James Lewis retired on August 1, 2020 as a Solid Waste Technician with the Public Works Department of the City of Goldsboro with more than 30 years of service; and

WHEREAS, James began his career on October 30, 1989 as a Laborer II with the Public Works Department; and

WHEREAS, On July 1, 2016, James' position was changed to Solid Waste Technician with the Public Works Department where he has served until his retirement; and

WHEREAS, James has proven himself to be a dedicated and efficient public servant who has gained the admiration and respect of his fellow workers and the citizens of the City of Goldsboro; and

WHEREAS, The Mayor and City Council of the City of Goldsboro are desirous, on behalf of themselves, City employees and the citizens of the City of Goldsboro, of expressing to James Lewis their deep appreciation and gratitude for the service rendered by him to the City over the years.

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

1. We express to James our very best wishes for success, happiness, prosperity and good health in his future endeavors.
2. This Resolution shall be incorporated into the official Minutes of the City of Goldsboro, and shall be in full force and effect from and after this 3rd day of August, 2020.



Chuck Allen
Mayor

RESOLUTION NO. 2020-47

**RESOLUTION EXPRESSING APPRECIATION
FOR SERVICES RENDERED BY JAMES LEWIS
AS AN EMPLOYEE OF THE CITY OF GOLDSBORO
FOR MORE THAN 30 YEARS**

WHEREAS, James Lewis retired on August 1, 2020 as a Solid Waste Technician with the Public Works Department of the City of Goldsboro with more than 30 years of service; and

WHEREAS, James began his career on October 30, 1989 as a Laborer II with the Public Works Department; and

WHEREAS, On July 1, 2016, James' position was changed to Solid Waste Technician with the Public Works Department where he has served until his retirement; and

WHEREAS, James has proven himself to be a dedicated and efficient public servant who has gained the admiration and respect of his fellow workers and the citizens of the City of Goldsboro; and

WHEREAS, The Mayor and City Council of the City of Goldsboro are desirous, on behalf of themselves, City employees and the citizens of the City of Goldsboro, of expressing to James Lewis their deep appreciation and gratitude for the service rendered by him to the City over the years.

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

1. We express to James our very best wishes for success, happiness, prosperity and good health in his future endeavors.
2. This Resolution shall be incorporated into the official Minutes of the City of Goldsboro, and shall be in full force and effect from and after this 3rd day of August, 2020.

Mayor

Attested by:

City Clerk



City of Goldsboro

H.G. Drawer A
North Carolina
27533-9701

RESOLUTION NO. 2020-48

RESOLUTION EXPRESSING APPRECIATION FOR SERVICES RENDERED BY RAMA CHITTILLA AS AN EMPLOYEE OF THE CITY OF GOLDSBORO FOR MORE THAN 35 YEARS

WHEREAS, Rama Chittilla retired on August 1, 2020 as a Civil Engineer II with the Engineering Department of the City of Goldsboro with more than 35 years of service; and

WHEREAS, Rama began his career on June 24, 1985 as a Civil Engineer I with the Engineering Department; and

WHEREAS, On July 1, 1987, Rama was promoted to a Civil Engineer II with the Engineering Department where he has served until his retirement; and

WHEREAS, Rama has proven himself to be a dedicated and efficient public servant who has gained the admiration and respect of his fellow workers and the citizens of the City of Goldsboro; and

WHEREAS, The Mayor and City Council of the City of Goldsboro are desirous, on behalf of themselves, City employees and the citizens of the City of Goldsboro, of expressing to Rama Chittilla their deep appreciation and gratitude for the service rendered by him to the City over the years.

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

1. We express to Rama our very best wishes for success, happiness, prosperity and good health in his future endeavors.
2. This Resolution shall be incorporated into the official Minutes of the City of Goldsboro, and shall be in full force and effect from and after this 3rd day of August, 2020.



Chuck Allen
Mayor

RESOLUTION NO. 2020-48

**RESOLUTION EXPRESSING APPRECIATION
FOR SERVICES RENDERED BY RAMA CHITTILLA
AS AN EMPLOYEE OF THE CITY OF GOLDSBORO
FOR MORE THAN 35 YEARS**

WHEREAS, Rama Chittilla retired on August 1, 2020 as a Civil Engineer II with the Engineering Department of the City of Goldsboro with more than 35 years of service; and

WHEREAS, Rama began his career on June 24, 1985 as a Civil Engineer I with the Engineering Department; and

WHEREAS, On July 1, 1987, Rama was promoted to a Civil Engineer II with the Engineering Department where he has served until his retirement; and

WHEREAS, Rama has proven himself to be a dedicated and efficient public servant who has gained the admiration and respect of his fellow workers and the citizens of the City of Goldsboro; and

WHEREAS, The Mayor and City Council of the City of Goldsboro are desirous, on behalf of themselves, City employees and the citizens of the City of Goldsboro, of expressing to Rama Chittilla their deep appreciation and gratitude for the service rendered by him to the City over the years.

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

1. We express to Rama our very best wishes for success, happiness, prosperity and good health in his future endeavors.
2. This Resolution shall be incorporated into the official Minutes of the City of Goldsboro, and shall be in full force and effect from and after this 3rd day of August, 2020.

Mayor

Attested by:

City Clerk



City of Goldsboro

P.O. Drawer A
North Carolina
27533-9701

RESOLUTION NO. 2020-49

RESOLUTION EXPRESSING APPRECIATION FOR SERVICES RENDERED BY KELLY BEST AS AN EMPLOYEE OF THE CITY OF GOLDSBORO FOR MORE THAN 23 YEARS

WHEREAS, Kelly Best retired on August 1, 2020 as an Environmental Codes Inspector with the Planning Department of the City of Goldsboro with more than 23 years of service; and

WHEREAS, Kelly began her career on March 19, 1997 as a Police Equipment Maintenance Coordinator with the Goldsboro Police Department; and

WHEREAS, On June 28, 2006, Kelly was promoted to Environmental Codes Inspector with the Planning Department; and

WHEREAS, On March 1, 2013, Kelly was promoted to Minimum Housing Inspector with the Inspections Department; and

WHEREAS, On September 30, 2015, Kelly was transferred to the Planning Department as an Environmental Codes Inspector where she has served until her retirement; and

WHEREAS, Kelly has proven herself to be a dedicated and efficient public servant who has gained the admiration and respect of her fellow workers and the citizens of the City of Goldsboro; and

WHEREAS, The Mayor and City Council of the City of Goldsboro are desirous, on behalf of themselves, City employees and the citizens of the City of Goldsboro, of expressing to Kelly Best their deep appreciation and gratitude for the service rendered by her to the City over the years.

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

1. We express to Kelly our very best wishes for success, happiness, prosperity and good health in her future endeavors.
2. This Resolution shall be incorporated into the official Minutes of the City of Goldsboro, and shall be in full force and effect from and after this 3rd day of August, 2020.





Chuck Allen
Mayor

RESOLUTION NO. 2020-49

**RESOLUTION EXPRESSING APPRECIATION
FOR SERVICES RENDERED BY KELLY BEST
AS AN EMPLOYEE OF THE CITY OF GOLDSBORO
FOR MORE THAN 23 YEARS**

WHEREAS, Kelly Best retired on August 1, 2020 as an Environmental Codes Inspector with the Planning Department of the City of Goldsboro with more than 23 years of service; and

WHEREAS, Kelly began her career on March 19, 1997 as a Police Equipment Maintenance Coordinator with the Goldsboro Police Department; and

WHEREAS, On June 28, 2006, Kelly was promoted to Environmental Codes Inspector with the Planning Department; and

WHEREAS, On March 1, 2013, Kelly was promoted to Minimum Housing Inspector with the Inspections Department; and

WHEREAS, On September 30, 2015, Kelly was transferred to the Planning Department as an Environmental Codes Inspector where she has served until her retirement; and

WHEREAS, Kelly has proven herself to be a dedicated and efficient public servant who has gained the admiration and respect of her fellow workers and the citizens of the City of Goldsboro; and

WHEREAS, The Mayor and City Council of the City of Goldsboro are desirous, on behalf of themselves, City employees and the citizens of the City of Goldsboro, of expressing to Kelly Best their deep appreciation and gratitude for the service rendered by her to the City over the years.

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

1. We express to Kelly our very best wishes for success, happiness, prosperity and good health in her future endeavors.
2. This Resolution shall be incorporated into the official Minutes of the City of Goldsboro, and shall be in full force and effect from and after this 3rd day of August, 2020.

Chuck Allen
Mayor