

**City of New Bern
Board of Aldermen Meeting
March 27, 2018 – 6:00 P.M.
City Hall Courtroom
300 Pollock Street**

- 1. Meeting opened by Mayor Dana E. Outlaw. Prayer by Lt. David Daniels with the New Bern Police Department. Pledge of Allegiance.**

- 2. Roll Call.**

Present: Mayor Dana Outlaw; Aldermen Sabrina Bengel, Jameesha Harris, Robert Aster, Barbara Best, and Jeffrey Odham. Absent: Johnnie Ray Kinsey. A quorum was present.

Also Present: Mark Stephens, City Manager; Kristen Culler, Assistant City Manager; Michael Scott Davis, City Attorney; and Brenda Blanco, City Clerk.

The Mayor recognized Eric Quinn, Candidate for NC House District 3, and Commissioner and Mrs. Johnnie Sampson who were in attendance.

Consent Agenda.

- 3. Consider Adopting a Resolution to Close Specific Streets on April 21, 2018 for United Worship Center's Community Day.**

Walter Linsey, an elder with United Worship Center, requested the 800 block of West Street and 900 block of Main Street be closed to vehicular traffic from 12 noon until 4 p.m. on Saturday, April 21, 2018. The Center will be holding its annual Community Day, which is a time of gathering for food, games and entertainment.

- 4. Consider Adopting a Resolution to Close Specific Streets on May 17, 2018 for the New Bern Police Department's Law Enforcement Memorial Ceremony.**

Lt. Jason Williams with the New Bern Police Department requested the 600-700 blocks of Queen Street and 500-600 blocks of George Street be closed to vehicular traffic on May 17, 2018 from 8 a.m. until 12 noon for the department's Law Enforcement Memorial Ceremony.

- 5. Consider Adopting a Resolution Calling for a Public Hearing to Rezone 107 and 109 Beech Street from R-6S Residential and I-1 Industrial Districts to C-3 Commercial District.**

Michael Stephens, the owner of 107 and 109 Beech Street, has requested to have the property rezoned from R-6S Residential and I-1 Industrial to C-3 Commercial District. The property is located near the corner of Beech Street and Oaks Road and consists of approximately 1.14 acres. The Planning and Zoning Board unanimously approved the request at its March 6, 2018 meeting. State statute and

unanimously approved the request at its March 6, 2018 meeting. State statute and local ordinance require the Governing Board to hold a public hearing to receive comments on the requested rezoning. The proposed resolution calls for the hearing to be held on April 10, 2018.

6. Consider Adopting a Resolution Calling for a Public Hearing to Rezone 1225 S. Glenburnie Road from R-6 Residential and C-4 Neighborhood Business District to C-3 Commercial District.

The City of New Bern owns property located at 1225 S. Glenburnie Road and requested to have the property rezoned from R-6 Residential and C-4 Neighborhood Business Districts to C-3 Commercial District. The property is located near the corner of Neuse Boulevard and S. Glenburnie Road and consists of approximately 4.77 acres. This is the subject property for the proposed relocation of the City Garage. The Planning and Zoning Board unanimously approved the request at its March 6, 2018 meeting. State statute and local ordinance require the Governing Board to hold a public hearing to receive comments on the requested rezoning. The proposed resolution calls for the hearing to be held on April 10, 2018.

7. Consider Adopting a Resolution Calling for a Public Hearing to Amend Article XXII, Section 15-463 “Design Guidelines and Performance Standards – Trent Road Corridor” of the Land Use Ordinance.

On March 6, 2018, staff presented to the Planning and Zoning (“P&Z”) Board proposed changes to the Land Use Ordinance with respect to the design guidelines and performance standards for the Trent Road corridor. At that time, P&Z voted unanimously to approve the changes. The next step is for the Board of Aldermen to conduct a public hearing on April 10, 2018 to also consider approval of the changes.

8. Consider Adopting a Resolution to Call for a Public Hearing on the System Development Fee Analysis.

In July 2017, the NC General Assembly passed House Bill 436 amending Chapter 162A of the General Statutes by adding “Article 8, System Development Fees”. This new article intends to provide for uniform authority with respect to implementing system development fees for public water and sewer systems, as well as clarify the applicable statute of limitations. The amendment requires a written analysis be performed to calculate the system development fee based upon prescriptive criteria. In response to this requirement, the City employed Rivers & Associates, Inc. to perform a professional analysis. Prior to considering adoption of the analysis, House Bill 436 requires the local government post the analysis on its webpage for public review and comment for a minimum of 45 days. This period has been completed and no written comments were received. The City is now required to hold a public hearing prior to considering adoption of the analysis. The public hearing will be called for April 10, 2018.

9. Approve Minutes.

Minutes from the March 13, 2018 regular meeting and March 19, 2018 work session were provided for review and approval.

Alderman Odham made a motion to adopt Items 3-9 of the consent agenda, seconded by Alderman Harris. The motion carried unanimously.

10. Presentation and Discussion of Neuse Boulevard Site and Relocation of City Garage.

The Water Resources Division will be relocating from its current site on Neuse Boulevard to a new facility on Highway 55. In September 2016, as part of a presentation seeking direction regarding the Water Resources facility, the Board was presented with options for the division's current site. One of the options included relocating the City Garage to the Neuse Boulevard property. The purpose of presenting the plan to the current Board is to ensure it is fully informed and can offer direction on how to proceed. Cost estimates for relocating the Garage are projected at \$803,311.76. This does not include the cost of removing the underground fuel tanks from the current Garage site.

The consensus was to include this project in the upcoming budget for consideration. Matt Montanye, Director of Public Works, was asked to research and include the cost of removing the fuel tanks from the current site.

11. Consider Adopting a Budget Ordinance Amendment for the FY2017-18 General Fund.

On November 14, 2017, an ordinance was adopted amending the list of city-sponsored events to include a New Year's Eve Celebration. This will be a family-friendly event that includes a kids' zone, DJ and live entertainment. In order to begin preparations for this event, entertainment needs to be booked and secured with a deposit, and general supplies need to be purchased. Sponsorships will be sought to offset the cost of the event, but a budget amendment for \$16,500 is needed to begin the planning process.

It was noted Alderman Odham has already secured a \$10,000 sponsorship. Alderman Bengel stated at this point she would vote no for a budget amendment, as she would rather have the sponsorship in hand. She expressed concern about the event, its total cost, and the lack of having all the details, stating she knows what is involved in putting on such an event and the number of volunteers needed. She further expressed a desire for a public/private partnership. Instead of a budgeted item, she preferred a project fund be created to hold the sponsorship funds. Those monies would then be used to secure a band, and the City would seek additional sponsors or turn the event over to a nonprofit to finalize.

Upon Alderman Aster's request, Mr. Stephens confirmed the proposed amendment for \$16,500 does not take into consideration the \$10,000 sponsorship. Mr. Stephens said the event will not only include live entertainment, but a bear or other item would be purchased to drop at midnight.

Alderman Bengel said it is hard to support this when she sits in meetings where other groups are seeking support for events, such as Duffest. Alderman Harris articulated the New Year's event would be beneficial to the entire City and not just one area or neighborhood. Harris was in support of the City fronting money for the event and felt the City would not have a problem securing additional sponsorships or the assistance of nonprofits.

Alderman Bengel reiterated a desire for a project fund to be created versus budgeting funds. J.R. Sabatelli, Director of Finance, explained the normal process of budgeting for an event and offsetting it with funds raised. He explained a project fund would not be appropriate for this type of activity. Alderman Odham expanded to say a new project fund would need to be created annually and closed out at the end of each year, to which Alderman Bengel replied she could reason doing that so the costs are clear and another organization that may want to assume the project could plainly see the information.

Noting sponsorships are sought for the annual flotilla, Alderman Bengel asked Foster Hughes, Director of Parks and Recreation, how that event and the sponsorships are handled. Mr. Hughes reported the flotilla is paid from the Department's budget, but then sponsorships are obtained to offset the expense of the event. Alderman Harris again voiced a desire for the New Year's Eve event to be handled in the same fashion. Alderman Aster suggested partnering with Craven County on this event.

Mr. Hughes noted the rate for most bands begins at \$5,000, but pointed out New Year's Eve usually dictates a premium rate. A lot of bands are being booked now, which is one of the reasons staff would like to see what bands are still available and proceed with booking. Deposits can be as much as 50% of the rate. Alderman Bengel repeated the concern of not having all the details, including the costs, plans for inclement weather, whether a covered stage would be utilized, if the deposit on the band is refundable, etc. Alderman Odham said it would be hard for Parks and Recreation to solicit sponsorships or the assistance of nonprofits if a band has not yet been secured.

Alderman Best concurred with Alderman Bengel's statement about other community organizations wanting to hold events with the assistance of the City's support. Alderman Harris indicated that is something that can be visited later, but she did not want that aspect to hold up the New Year's Eve event.

Alderman Odham made a motion to adopt a budget ordinance amendment for the FY2017-18 General Fund, seconded by Alderman Harris. Upon a roll-call vote, the motion carried 5-1 with Alderman Bengel voting against it.

12. Appointment(s).

No appointments were made.

13. Attorney's Report.

The City Attorney had nothing to report.

14. City Manager's Report.

The City Manager had nothing to report.

15. New Business.

Alderman Bengel

A work session on redevelopment was held last week. Alderman Bengel inquired as to the next steps that are planned. Mr. Stephens stated he and Mr. Davis have discussed drafting the legal documents to form a Redevelopment Commission with some "fill-in-the-blanks" for specifics of what needs to be done. This would then be provided to the Board and another work session held to further review the Commission. Mr. Davis indicated he could have the draft document on the next regular agenda. Alderman Bengel made a motion to call for a special meeting on April 11, 2018 at 12 noon at City Hall to discuss the legal makeup of a Redevelopment Commission, seconded by Alderman Harris. The motion carried unanimously.

A disability workgroup was again mentioned, and Alderman Bengel will email Mr. Stephens with names of those she would suggest participate in the group..

Alderman Harris

Additional information was shared about the City being designated as an opportunity zone. Alderman Harris suggested a letter of interest be sent to the Governor. Mr. Stephens stated staff will check on the application process and will seek additional information. Alderman Harris made a motion that a letter be sent from the Mayor designating Craven County as an opportunity zone, seconded by Alderman Best. Alderman Bengel made a substitute motion that New Bern be designated as an opportunity zone since the Mayor cannot ask for something on behalf of the County, seconded by Alderman Aster. The substitute motion carried unanimously.

April 14-28th is Liter Sweep week in North Carolina. This is a great time for communities to clean up their areas.

Thanks was expressed to Mr. Montanye and Avery Smith, Stormwater Superintendent, for their assistance with an issue in the Pembroke area.

Alderman Aster

Cayton Utilities and City staff have done a wonderful job on the Park Avenue project. Alderman Aster has received nothing but good comments.

Organizers of MS Bike have requested permission to hold a bonfire at Union Point Park. Fire Chief Boyd and Foster Hughes, Director of Parks and Recreation, will research what is allowed.

Alderman Best

Gratitude was expressed to Chief Boyd, Mr. Montanye, Mr. Jordan Hughes, and Mr. Foster Hughes for their prompt responses.

The status of discussing utility deposits was sought. Mr. Sabatelli stated he has gathered the information and can make a presentation before the Board. Alderman Best made a motion to add this item to the April 11th Special Meeting, seconded by Alderman Aster. The motion carried unanimously.

An update was requested on the bathroom situation at Fort Totten. Mr. Sabatelli stated customers are allowed to use the restrooms at Fort Totten and are escorted by staff to the facilities. Bids are being sought to add a public restroom to the building.

16. Closed Session.

A closed session was not needed.

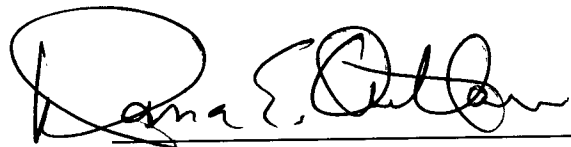
17. Adjourn.

Alderman Odham made a motion to adjourn, seconded by Alderman Harris. The motion carried unanimously, time being 7:37 p.m.

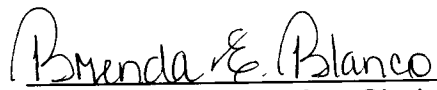
The attached documents are incorporated herewith and are hereby made a part of these minutes.

NOTE: For additional details and information on the Board of Aldermen meetings, please visit the City of New Bern's website at www.newbern-nc.org. Video and audio recordings of the meeting have been archived.

Minutes approved: April 24, 2018



Dana E. Outlaw, Mayor



Brenda E. Blanco, City Clerk