

**City of New Bern  
Board of Aldermen Meeting  
July 24, 2018 – 6:00 P.M.  
City Hall Courtroom  
300 Pollock Street**

**1. Meeting opened by Mayor Dana E. Outlaw.**

Alderman Bengel asked for everyone to remember Juliet Rogers after the tragic loss of her son this week.

**Prayer by Rev. Robert Johnson. Pledge of Allegiance.**

**2. Roll Call.**

Present: Mayor Dana Outlaw, Alderman Sabrina Bengel, Alderwoman Jameesha Harris, Alderman Robert Aster, Alderman Johnnie Ray Kinsey, Alderman Barbara Best, and Alderman Jeffrey Odham. Absent: None. 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.

**Consent Agenda**

**3. Consider Adopting a Proclamation Recognizing Tabari Wallace.**

Tabari Wallace, a New Bern native, was named the 2018 Wells Fargo NC Principal of the Year. A proclamation was sought to honor Mr. Wallace for this prestigious designation.

**4. Consider Adopting a Proclamation for Prostate Cancer Awareness.**

On behalf of ZERO PCAM, Linda Hoetger requested a proclamation in support of Prostate Cancer Awareness, which is observed annually in September.

**5. Approve Minutes.**

Draft minutes from the July 10, 2018 regular meeting were provided for review and approval.

Alderman Odham made a motion to approve Items 3-5 of the Consent Agenda, seconded by Alderwoman Harris. The motion carried unanimously.

\*\*\*\*\*

Alderwoman Harris noted a closed session would be needed at the end of the meeting.

Mr. Stephens announced Allen Thomas, Executive Director of the Global TransPark, asked to reschedule his presentation (Item 6) as he is under the weather. Additionally, Items 8 and 9 needed to be pulled to ensure all of the needs for public notice had been met. These items will be re-noticed for a later meeting.

Alderman Bengel announced there were a couple of Ward 1 constituents in attendance who wanted to address the Board. She made a motion to allow Ed McGovern and Lynne Harakal, if desired, to speak before the Board, seconded by Alderman Kinsey. The motion carried unanimously.

Ed McGovern, owner of Tryon Palace Seafood and Stingray Café at 520 South Front Street, spoke about the 2-hour parking. He stated a loading zone had previously been in front of his businesses for the last 45 years. Including himself, there are six commercial fishermen who unload their catch, and they are concerned about getting a parking ticket. Mr. McGovern stated he did not own additional property that would permit fishermen room to load or unload. While there is a loading zone immediately across the street from his establishment, he requested the loading zone directly in front of his business be restored.

**6. Presentation on the North Carolina Global TransPark.**

As noted above, this item was pulled and will be scheduled for a later meeting.

**7. Presentation by the Housing Authority of the City of New Bern on a Proposed Offer to Purchase 703 Carolina Avenue.**

Joseph Anderson, Chair of the Housing Authority ("Authority") of the City of New Bern, introduced Martin Blaney, Executive Director of the Housing Authority. Prior to turning the podium over to Mr. Blaney, Mr. Anderson stated he fully supported the Authority's desire to purchase the property on Carolina Avenue and felt it would add socioeconomic benefit to all parties. The Authority's desire is to have the best outcome possible for the citizens of New Bern and the residents of Trent Court. It was noted a group of Trent Court residents were in attendance to show their support for the proposed development.

Mr. Blaney reiterated the Authority's desire to purchase approximately 8 acres of City-owned land located at 703 Carolina Avenue for the purpose of ultimately transforming Trent Court. He described Trent Court as a 78-year-old, functionally obsolete complex that is difficult as well as expensive to maintain. Its current condition cannot be improved, stabilized or sustained. Half of the property is in the flood zone, which prohibits the Authority from rebuilding in the same location. He pointed out the threat posed by annual hurricanes. In 2014, a Choice Neighborhoods Initiative ("CNI") grant was received and a plan developed for the Greater Five Points area. The property on Carolina Avenue will provide a diverse community and is the most competitive site considered by the Authority. It satisfies all NC Housing Finance Agency eligibility and competitive criteria. The property is rather secluded and is far away from the Pembroke Community, being separated by woods and a lake. The residents of Trent Court understand that they will be relocated, and they support the plan to purchase the Carolina Avenue property.

Mr. Blaney introduced Mark Straub, Regional Vice President of Pennrose Properties, the Housing Authority's development partner. Mr. Straub and Jimmy Royce, who represented Mosaic Development Group, shared a PowerPoint presentation and provided details on both of their companies while describing some of the projects they have worked on in the past. Mr. Straub stated one of the benefits of the Carolina Avenue property is the fact it is somewhat secluded and surrounded by woods and wetlands, thus creating privacy. Mr. Royce described the competitive process associated with seeking tax credits and reviewed additional benefits of the Carolina Avenue property, noting the property touches on all of HUD's criteria. If the project is approved, construction would begin in 2021.

Sherrod Banks, outside legal counsel for the Housing Authority, stated he was hired as special counsel for the redevelopment. He addressed common misconceptions about affordable housing and stressed the tax credit program is not public housing. Public housing is for people with 30% or less of the median income, while affordable housing is for those whose median income falls within the 40-60% range. The median income for New Bern is \$36,000. Crime is also a misconception associated with affordable housing. In the mid 1990's, HUD came to understand it is a mistake to concentrate low-income people on one superblock. Therefore, HUD began to create mixed-income neighborhoods. These neighborhoods are happening all over the country and all over North Carolina. The property at Carolina Avenue is sought for tax-credit housing, not public housing. There are a lot of studies that show tax-credit housing renders low crime rates. He provided stats on other tax-credit units within New Bern, pointing out their very low crime rates. He stated these low crime rates are not unusual for low-income housing tax credit ("LIHTC") neighborhoods because they are not as dense as public housing. Mr. Banks pointed out Trent Court currently has 218 units. The new development would only include 80 units. The vast majority of LIHTC units are developed by private developers, and it is much easier to address crime in LIHTC communities. This yields lower crime statistics.

According to the NC Housing Finance Agency's website, Mr. Banks reported there are 12 LIHTC communities that have been awarded for New Bern. This means other areas within New Bern are accepting these communities. Mr. Banks noted he drove through Pembroke today and did not see a LIHTC property, which means other communities in New Bern are accepting these exceptional developments. He reiterated LIHTC communities do not bring crime and asked the Board to look favorably upon the Authority's proposal to purchase the property, noting they have a dynamic redevelopment plan for Trent Court.

Remarking stats were provided for a lot of neighborhoods, Alderman Aster asked Mr. Banks if he had stats for the Trent Court neighborhood. Mr. Banks responded there have been 20 incident reports in 2018 and there were 56 in 2017. Alderman Best asked what the majority of incidents were, to which Mr. Banks responded they were a hodgepodge of calls. He explained any time the Police Department goes out for a call, an incident report is written, but not all of which result in charges.

Alderman Best pointed out only 8 acres are sought for a development of 80 units. She asked if additional land would be sought later. Mr. Banks explained 80 units are planned for the desired Carolina Avenue site, but many more units will be taken offline. Therefore, the Authority is in search of additional land for further developments to replace other units that will be coming offline. He stated not all Trent Court residents will return to Trent Court; many will go to LIHTC developments.

Alderman Bengel inquired about the stats quoted regarding the 40%, 50% and 60% median income. She stated the majority of rent paid at Trent Court is \$300 and below, and she asked if that meant many of the residents would not qualify for the LIHTC property. In response, Mr. Banks explained by law LIHTC developments can house families earning up to 60% of the area median income; then they can go lower. Some families may qualify for a subsidy, such as Section 8. Legally, a LIHTC project cannot discriminate against a Section 8 voucher holder. The plan is not to have any more than maybe 25% of the project available for Section 8 voucher holders. The Section 8 voucher holder can be a person at the lower end of the scale, but they can still afford to live in LIHTC developments. Alderman Bengel expressed a concern as to whether the residents of Trent Court would have to pay more in rent. Mr. Banks responded those residents would not pay more than they currently pay, and Section 8 will automatically kick in for those who qualify. All residents, whether Section 8 holders or LIHTC, have to apply for residency. Trent Court residents would have priority in terms of applying to live at the Carolina Avenue development.

Alderman Kinsey asked for statistics on Pembroke crime. Mr. Banks announced in 2017 Pembroke had 70 incidents and in the first six months of 2018 there were 20 incidents. Mayor Outlaw asked Police Capt. Bobby Jones to explore statistically the changes in safety at Craven Terrace after implementing 43 cameras in partnership with the City of New Bern. Capt. Jones declared Craven Terrace has had a decrease in crime, which he believes is due to the partnership between the City and the development. Mayor Outlaw asked how all other LIHTC units fair statistically, and Capt. Jones responded there is a good relationship between the City and all of those properties with respect to security and safety.

Alderman Odham asked who will own the land and buildings, who will manage the property, and whether there will be a term on the management contract. Mr. Straub said the land would be transferred to the Authority, which would hold a ground lease to the ownership entity. Pennrose would be the majority owner, and they would have a third-party management group under them to manage the property. The management firm is an organization Pennrose has worked with for a long time, and the firm manages all of their properties in the southeast. The term for management would be dependent on the success of the property, etc. Depending on the structure of the agreements, the management would normally continue on and on. Typically with these structures, there is an extended-use agreement that keeps Pennrose involved with the development for 15-20 years. The tax credit's baseline period is usually 15 years, although it is routinely extended to 20. The Authority usually has the option of first refusal to acquire the land, but it has to assume all of the debt and management responsibilities at that point.

Mayor Outlaw asked how many units would be ADA compliant. Mr. Straub said the minimum is 5%, though they usually try to reach a higher percentage, but that is dependent upon the structure. The Mayor also asked if a design had been chosen, to which Mr. Straub responded not yet; there is a need to first identify the property. Each site will be designed to blend into the community. Alderman Best asked if the property would have security cameras, and Mr. Straub said all developments he has worked on in the last 7 years have had cameras, and he could almost guarantee them. Alderman Best further asked if other areas have been reviewed, and Mr. Straub said a lot of time has been spent looking for sites with offers made over the last two years. The Carolina Avenue property is an attractive location that scored very well.

Alderwoman Harris inquired as to whether residents of Pembroke were invited to any of the original discussions about location. Mr. Straub explained the initial investigation for land was not a public meeting, but was more of a map search and checking locations for how well they would possibly score and could mass out to provide for enough units. The challenge in New Bern is there is not a lot of acreage that does not involve wetlands. Alderwoman Harris asked if the current Trent Court residents were to move to Carolina Avenue whether they would have to apply for new Section 8 funding. Mr. Straub confirmed the current subsidy received by Trent Court residents is different, and they would have to go through a new screening and selection process.

Alderman Bengel noted Mr. Banks spoke about 12 tax credit properties in New Bern and pointed out one of the developments will be ready in January and is an 80-unit community designed for the elderly. She asked whether some of the Trent Court residents could be moved to that development. She also noted there is another 9% tax credit development that has been approved off Neuse Boulevard, but is not yet under construction. She questioned why residents could not be moved to either of these developments or some of the existing developments such as Camden Square, citing concern about hurricane season and where Trent Court residents would go in the event a hurricane struck this area. Mr. Straub said traditionally in these scenarios, the Housing Authority cannot move into a relocation process until it has approval from HUD for demo disposition or transfer of the property. In effect, the Authority is somewhat precluded from pursuing any precautionary measures. However, in the event of an actual extreme condition, obviously they could move forward. He felt the Authority's goal was to start the development of replacement housing so it could ask HUD for demolition and disposition which would allow for the eventual redevelopment of Trent Court. Alderman Bengel asked if Mr. Straub could guarantee all of the proposed 80 units would be occupied by Trent Court residents. Mr. Straub responded he could not make that guarantee, stating the residents have their own desires about where they would like to live. He felt it highly likely the units would also be occupied by others who are not current Trent Court residents. Mr. Straub reiterated the goal of developing several sites of mixed-income housing to avoid a concentration of extremely low-income residents in one area.

Alderwoman Harris recounted other meetings that have made mention of an additional location that has been considered, and she questioned the whereabouts of that location and why it was not an option. She also asked about the Trent Court residents and what information has been provided to them regarding a right of first refusal, etc. Mr. Straub said both he and the program are in full support of helping residents grow and improve their wellbeing and lives. There have been many discussions with residents on how long and complicated the process will be. The Authority has also held several public hearings on relocation and has facilitated an open forum.

Alderman Aster asked what would happen to a resident who did not qualify to move into the new development. Mr. Straub explained they would have opportunities to relocate through the use of tenant protection vouchers. At their discretion, tenants can use the vouchers to relocate to any local location or any location across the country. This provides them the flexibility to move closer to family or anywhere else they may desire to live, but never thought possible. They will, however, be given priority status for the new development.

Alderman Odham asked how the Authority arrived at its offer of \$200,000 for the Carolina Avenue property. Mr. Straub replied the amount of \$200,000 was an attempt to find the middle ground. Mr. Blaney stated they felt \$200,000 was a fair price for the property, although it may appraise for a little bit more. He expanded to say if the City pursued the upset bid process with a minimal bid of around \$47,000, then it was felt the offer was more than fair with an additional \$150,000. Alderman Odham pointed out the Board recently established a minimum bid requirement of 50% of tax value, although the Board could set any minimum bid of its choosing. Alderman Odham then asked for Jeff Ruggieri, Director of Development Services, to share his thoughts on the development.

Prior to hearing from Mr. Ruggieri, Alderman Best asked Mr. Blaney where the entrance and exit would be located on the desired property. Mr. Blaney stated it would be off Carolina Avenue, not Trent Road. Alderman Aster asked if there were any plans to connect to the Pembroke Community through walking trails or roads. Mr. Blaney replied no and said when the Authority became aware of the Carolina Avenue site, they felt the property was secluded and would have minimal impact on anyone else. Alderman Aster then asked if the new development would have a homeowners association or residents association that would have say-so on what happens at the development. Blaney said presumably there would be a very active residents association like the current council at Trent Court, although the development will operate more like an apartment complex. Mr. Blaney felt a vigorous residents association is a good management and communication tool. He further stated if someone is eligible for public housing assistance, as long as they are lease compliant, there should be little problem applying and using a subsidy at the new development or elsewhere. He also commented to say he knew the residents of Trent Court, wanted them to live at the new development, and felt they would be a great foundation for the new development.

Alderwoman Harris asked what would happen to the current Trent Court property. Mr. Blaney said at some point the Authority would prepare a Request for Proposal

to ask the market what is best for the community in preparation of transforming the property. The desire is to maintain sight lines and maintain access to the riverwalk with a buffering green space. After developers submit proposals, the Authority would review the applications and public input would be sought. This process, however, is years away.

Mayor Outlaw noted the City has a contingency plan for several possible scenarios and asked Mr. Blaney about the Housing Authority's contingency plan in the event of a flood. Next month, the Authority will go through a series of newsletters, meetings, etc. with residents according to Mr. Blaney. The Mayor asked whether funding is not and will not be available to repair the property, if needed, and Mr. Blaney noted there is some insurance. The extent of damage and the amount of available insurance funds would determine what repairs could be made. In all likelihood, additional funds from HUD would not be expected. The worse-case scenario is residents would end up on the street, and HUD would issue emergency vouchers while 20 buildings would sit boarded up and deteriorating.

Since there is no contingency plan, Alderwoman Harris reemphasized the question posed earlier about whether there have been discussions with others who have or are developing 9% tax credit projects to facilitate the Trent Court residents in the event of a disaster. She stated there should be Plans A, B and C with C being a contingency plan. She pointed out if the City does sell the property to the Authority, construction would not start until 2021. Mr. Blaney stated while he understood the concern, prior to now there had been no plan at all. The Authority has to start somewhere, and this is the start.

Alderman Bengel asked if some of the residents could move to the Third Avenue property, and Mr. Blaney stated he could not speak for other developers who may have their own requirements. Not all 9% tax credit developments are the same. All developers desire to have 100% occupancy, and under a typical situation a developer would not be able to entertain emergency housing due to a lack of vacancies. In other words, fellow developers will not reserve vacant units for the possibility of the Authority's potential needs. Alderman Bengel then asked Mr. Blaney whether he worked with the Third Avenue property on a plan to provide additional housing for the transfer of elderly residents. Mr. Blaney stated the agreement originally was to transfer as many Section 8 replacement vouchers as possible from Craven Terrace, not Trent Court. When the new development team was onsite, it decided to locate all Craven Terrace residents within Craven Terrace, not to the Third Avenue development. Alderman Bengel questioned why the elderly Trent Court residents could not be given vouchers for the Third Avenue property to alleviate the concern that they might get displaced if a hurricane happened. Mr. Blaney explained there is no basis at this point for vouchers; vouchers are issued when demolition and displacement happens.

Alderwoman Harris questioned if all 9% tax credit developments operate under the same guidelines, why Trent Court residents could not move now as a matter of choice instead of waiting for a voucher. Mr. Blaney stated they could apply to move now if they chose to do so.

Mr. Ruggieri approached the podium and described a comparison between Trent Court and what a new development would be like. During the CNI and Renaissance process, Mr. Ruggieri spent a lot of time in Trent Court. He said he found the residents to be some of the most caring and nicest people in the community. The CNI plan is a fabulous plan that is now 6½ years in and is at a stage where it is time to "do it". He stated the proposed redevelopment is an excellent project and an opportunity to improve the entire city, not just Trent Court and Walt Bellamy Drive. He compared the redevelopment plan with the 1980's plan to revitalize Downtown New Bern and stated the redevelopment plan is a 20, 30, 40-year vision. Mr. Ruggieri said a lot of great things are happening now, and he referenced the success of the Metropolitan Planning Organization, the VOLT Center, and developments down Broad Street. The proposed redevelopment project is an additional opportunity where the City can partner to implement another great plan that would be a game changer for the City. As Director of Development Services, Mr. Ruggieri said he recommended the project. He noted the Carolina Avenue property was the last site to be viewed and nothing else scored as well as that property.

Mayor Outlaw pointed out there is a lot of idle property owned by City, and he said this could bring a \$7-8 million tax base. He asked Mr. Ruggieri to address this point. Ruggieri noted the City has a website that lists available properties that it hopes to sell and put back on the tax roll. A city either grows or shrinks; the only way to ensure a viable tax base is for the City to not own as much property as it does. Ruggieri commented that by putting property on the tax roll, it gives the City money to provide flexibility for approving more projects. This redevelopment is estimated to cost \$12 million, which would be an incredible addition to the tax base.

Alderwoman Harris stated Pembroke residents wanted to know if the value of their homes would decrease if the development was built on Carolina Avenue. Mr. Ruggieri stated although he heard and respected the concerns of the Pembroke community, he felt this project was a win-win for everyone. He further stated there is no way to estimate the impact on property value, but redevelopment would most likely raise Pembroke's values considering the redevelopment is a \$12 million investment.

Alderman Bengel asked the City Attorney about the process associated with possibly selling the property and whether it follows the same process as all other bids received. Since the Housing Authority is a nonprofit, Mr. Davis stated its offer does not have to go through the upset bid process. The City can sign a contract and have a private sale just as it does with other nonprofits such as Habitat. Alderman Bengel asked if the City would have the property appraised, and Mr. Davis responded it typically does obtain an appraisal.

Alderman Odham felt the current proposal was a much more palatable deal than the one presented to the City a couple of years ago. He said he agreed with most all of Mr. Ruggieri's comments. He also felt it was the Board's fiduciary duty to ensure the City receives an equitable return on the taxpayer's dollar. He stated if the City was going to move forward, which he felt it should, then the City should have an appraised value for the property. Alderman Odham then made a motion

to direct staff to obtain an appraisal of the property, seconded by Alderman Aster. The motion carried 6-1 with Alderwoman Harris voting against it.

**8. Conduct a Public Hearing and Consider Adopting an Amendment to Article II “Definitions” and Article XIV “Streets and Sidewalks” of Appendix A “Land Use” of the Code of Ordinances.**

This item was pulled for the reasons noted earlier in the meeting by Mr. Stephens.

**9. Conduct a Public Hearing and Consider Adopting an Amendment to Section 15-15 “Basic Definitions and Interpretations” of Article II of Appendix A “Land Use” of the Code of Ordinances.**

This item was pulled for the reasons noted earlier in the meeting by Mr. Stephens.

**10. Submission of Tax Collector’s Annual Settlement for Tax Year 2017.**

NC General Statute §105-373 requires the Tax Collector to furnish to the Board an annual settlement of property taxes. Ron Antry, Craven County Tax Administrator, provided a statement revealing the total 2017 amended tax levy was \$13,113,149.22. As of June 30, 2018, \$13,025,626.97 of this had been collected, which represents a 99.33% collection rate. Mr. Stephens commented this is a very strong collection rate. The amount delinquent as of June 30<sup>th</sup> was \$87,522.25.

In addition, the 2017 amended tax levy for the Municipal Service District was \$193,057.52. As of June 30, 2018, \$192,425.06 of this had been collected, which equates to a collection rate of 99.67%. The amount remaining delinquent as of June 30<sup>th</sup> was \$632.46.

Alderman Best inquired about last year’s collection rate, and Mr. Sabatelli responded it was 99.26%.

Alderman Bengel made a motion to accept the Tax Collector’s Annual Settlement for Tax Year 2017, seconded by Alderwoman Harris. The motion carried unanimously 7-0.

**11. Consider Adopting a Resolution Approving a Conservation Easement at Martin Marietta Park.**

During the PARTF grant-writing process, a conservation easement was discovered on 729.5 acres of the Martin Marietta land. This easement would only allow passive use and would restrict the proposed park amenities. The Clean Water Management Trust Fund indicated a willingness to modify the terms of the easement pending an offset in conservation benefit via an adjacent, undeveloped 8.2-acre parcel owned by the City which is approximately 90% wetlands and marsh area and situated near the former 911 Center. The new easement on the smaller parcel would allow for passive recreation and would not create a negative impact on the park. The Board is requested to adopt a resolution signaling its approval of pursuing a conservation easement on the smaller parcel as a set-off for the original easement.

Mayor Outlaw asked if a similar situation would be encountered on other parts of the master plan, and Mr. Stephens stated the new conservation easement would take care of the entire piece of property.

Alderman Best made a motion to adopt a resolution approving a conservation easement at Martin Marietta Park, seconded by Alderman Kinsey. Upon a roll-call vote, the motion carried unanimously 7-0.

(Alderman Kinsey momentarily stepped out of the room at 7:47 p.m.)

**12. Consider Adopting a Resolution Accepting Ownership and Maintenance of Certain Streets within Hardee Farms Subdivision.**

Thomas Engineering requested the City accept ownership and maintenance of Bettye Gresham Lane, Ella Sofia Lane, Hardee Farms Drive, Lefringhouse Lane, Lefty Court, Tesie Trail and Weathersby Drive. These streets are located within Phase One of the Hardee Farms Subdivision. Public Works inspected the streets and confirmed they meet the City of New Bern Street Design Standards.

Alderman Aster made a motion to adopt a resolution accepting ownership and maintenance of certain streets within Hardee Farms Subdivision, seconded by Alderwoman Harris. Alderman Aster then asked about the road that was to be developed out of Hardee Farms back to Old Airport Road. Mr. Stephens said there was a stipulation that they could build out the amount of lots they developed, but any further development of lots within Hardee Farms would require the connection of Bettye Gresham Lane. Alderwoman Harris asked after this is approved how long before the documents would be available to indicate the City owns and maintains the roads. Attorney Davis stated once it is approved by the Board and the documents are signed at this meeting, it becomes official. Upon a roll-call vote, the motion carried unanimously 7-0. Of note, Alderman Kinsey was not in the room, thus technically yielding an affirmative vote.

**13. Consider Adopting a Resolution Accepting Ownership and Maintenance of Certain Sections of Old Airport Road (SR 1111 and SR 1997).**

By agreement dated January 31, 2018, the NC Department of Transportation ("DOT"), DOT agreed to abandon certain sections of Old Airport Road (SR 1111 and SR 1997), after which the City would accept ownership and maintenance. At its July 2018 meeting, DOT officially removed the specified portions of the road from the state highway system. The proposed resolution provides that the City now accept ownership and maintenance.

Alderman Aster made a motion to adopt a resolution accepting ownership and maintenance of certain sections of Old Airport Road (SR 1111 and SR 1997), seconded by Alderwoman Harris. Upon a roll-call vote, the motion carried unanimously 7-0. Of note, Alderman Kinsey was not in the room, thus technically yielding an affirmative vote.

Alderman Aster asked how quickly work would start. Matt Montanye, Director of Public Works, first pointed out the Hardee Farms developer is working on the second phase of the subdivision and had reached out to him about the extension of Bettye Gresham Lane to old Airport Road to ensure their plans would align with the City's plans for Old Airport Road. Two weeks ago, drawings were received from the engineer for Old Airport. This was basically for alignment purposes. The next part of the design is being pursued which includes drainage, grading, etc. Construction is anticipated for spring or summer of next year. Alderman Odham asked when funding from DOT would be received, and Mr. Montanye said DOT can now release the funds since the City has accepted the roads. Alderman Odham pointed out the City has yet to receive funds from DOT for Trent Road.

**14. Consider Adopting an Ordinance Amending Chapter 70 "Traffic and Vehicles" of the Code of Ordinances.**

Mr. Montanye explained about a year and a half ago, a need was recognized to update the ordinance with respect to signs, speed limits, etc. For several weeks, staff performed a complete audit of Section 70 of the City's Code of Ordinances and found several sections that needed to be revised to remove or add certain designations such as rights-of-way for pedestrians, yield signs, three and four-way stop signs, etc.

(Alderman Kinsey returned to the room at 7:53 p.m.)

Mr. Montanye recognized the two interns who performed the street audit: James Vincent, a rising senior at UNC Pembroke, and Kim Barkhurst.

(Alderman Best momentarily left the room at 7:54 p.m.)

Mr. Montanye then explained the scope of the project as performed by the interns. At the end of their audit, 950 needed additions or deletions to the City Code had been identified. A round of applause was extended to Mr. Vincent and Mrs. Barkhurst for the diligent work.

(Alderman Best returned to the room at 7:57 p.m.)

Alderman Odham asked if a better process is now in place to make changes more efficiently. Mr. Montanye replied in the future, staff will immediately follow-up with an ordinance amendment once streets are accepted.

Alderman Odham made a motion to adopt an ordinance amending Chapter 70 "Traffic and Vehicles" of the Code of Ordinances, seconded by Alderman Kinsey. Upon a roll-call vote, the motion carried unanimously 7-0.

**15. Consider Adopting a Resolution to Adopt a Schedule of Stop Intersections as Defined in Section 70-99 of the Code of Ordinances.**

In correlation with the previous item, a Schedule of Stop Intersections has been developed as defined in Section 70-99 of the Code of Ordinances. By listing these

intersections in a schedule versus the ordinance, multiple pages can be removed from the Code of Ordinances. This will also make it easier to implement future changes through resolution and amendment of the schedule.

Alderman Harris made a motion to adopt a resolution approving a schedule of stop intersections as defined in Section 70-99 of the Code of Ordinances, seconded by Alderman Kinsey. Upon a roll-call vote, the motion carried unanimously 7-0.

Alderman Bengel pointed out changes to the Ghent neighborhood are not included in this ordinance. Stop signs will be placed on Park Avenue to help with traffic flow and to address some of the residents' concerns. Those changes should be on the Board's next agenda.

**16. Consider Adopting a Resolution to Adopt a Schedule of Maximum Speed Limits as Defined in Sections 70-132 through 70-135 of the Code of Ordinances.**

Again, with the ordinance amendment for Chapter 70, a Schedule of Maximum Speed Limits was developed as defined in Sections 70-132 through 7-135 of the Code of Ordinances. By listing speed limits in a schedule versus the ordinance, numerous pages can be removed from the Code of Ordinances. This will also make it easier to implement future changes through resolution and amendment of the schedule.

Alderman Best stated her heart was heavy that Highway 55 could not be included in this, although she recognized it is a state road. Mr. Montanye stated he was still working with DOT on to address the speed limit concern.

Alderman Harris made a motion to adopt a resolution approving a schedule of maximum speed limits as defined in Sections 70-132 through 70-135 of the Code of Ordinances, seconded by Alderman Aster. Upon a roll-call vote, the motion carried unanimously 7-0.

**17. Consider Adopting a Budget Ordinance Amendment for the FY2018-19 Grants Fund Operating Budget.**

The Police Department was awarded a grant in the amount of \$11,293 from the Department of Justice for the FY17 Edward Byrne Memorial Justice Assistance Grant. The funding will be used to purchase fitness equipment and renovate the Department's fitness room. No matching funds are required, and the budget ordinance simply acknowledges receipt of the grant.

Alderman Aster made a motion to adopt a budget ordinance amendment for the FY2018-19 grants fund operating budget, seconded by Alderman Bengel. Upon a roll-call vote, the motion carried unanimously 7-0.

**18. Appointment(s).**

No appointments were made.

**19. Attorney's Report.**

The City Attorney had nothing to report.

**20. City Manager's Report.**

The City Manager had nothing to report.

**21. New Business.**

Alderman Bengel

The Utility Business Office ("UBO") is conducting a drive for school supplies through August 23<sup>rd</sup>. Donations can be dropped off at the UBO to benefit a local elementary school. Comments can be left on Facebook to nominate the recipient school.

Someone contacted Alderman Bengel about a flyer included with the utility bill to question who produced and paid for it, as it looked very expensive. It was produced by the UBO staff and paid from their budget, according to Mr. Sabatelli. He noted the flyer is sent out three to four times a year at a cost of approximately \$3,000. Alderman Bengel relayed the citizen's concern about high utility bills and the cost of producing such a high-quality insert. She asked to see this expense in a budget line item.

A disability working group was formed and has held one meeting. A follow-up meeting was to be held in June, but Alderman Bengel has not had a chance to schedule it. In the meantime, a group of individuals have been working with Sgt. Bowen and the Police Department on "Watch for Me NC" and traffic calming. Alderman Bengel stated the City is not meeting the needs of the disability community, and she needed to release the working group to move forward without her. The group requested audible signals on at least one crosswalk in Downtown New Bern, preferably at the intersection of Hancock and Broad or Craven and Broad. The signals cost about \$10,000 per pole, which is \$40,000 per intersection. Alderman Bengel asked the Manager to see if funds are available in the Street Improvements budget. There is also a need to develop a comprehensive, strategic ADA plan to include other intersections in the areas of Downtown and Five Points, as well as throughout the City. Alderman Bengel asked if Mr. Ruggieri was in charge of the City's accessibility plan, and he responded he could be. Alderman Bengel stated she continues to receive calls about an elevator for City Hall. Staff was urged to make this a priority. Alderman Bengel suggested a written plan be developed, noting the City had one years ago and it needs to be updated. The City does have a means by which it can get someone into the building and upstairs. She expressed a commitment to look at City Hall in 2019 with respect to adding an elevator.

Alderwoman Harris

A shout out was given to the Boots and Badges Blood Drive. The "Badges" were the victors, and it is hopeful the event continues as it brings the community together. The 4<sup>th</sup> Annual African American male summit will be held on July 28<sup>th</sup> from 9 a.m. to 3 p.m. at the Convention Center.

On July 28<sup>th</sup> from 11 a.m. to 3 p.m. a “clean slate” clinic will be held at the Omega Center to assist people with expungement of criminal records and help with driving records. At the same site, a unity fish fry will be held from 3 p.m. to 7 p.m. The next Footloose on the Neuse is slated for July 26<sup>th</sup> featuring Party Parrot. The event is free, and there will be food vendors on hand. An update on Kidsville was sought, and Foster Hughes, Director of Parks and Recreation, stated an update would be provided at the Board’s first meeting in August.

Alderman Best

A while back, she talked with the City Manager about the requirements that must be met for the City to adopt and maintain a gravel street off East Pleasant Hill Drive. Mr. Stephens reiterated the road must be constructed to the City’s standards in order to be accepted. The City does not build streets, but developers and homeowners do so at their expense. Mr. Stephens said the road in question would require land acquisition, and the residents would have to pay for the road extension.

**22. Closed Session.**

Alderman Odham made a motion to enter into closed session pursuant to NCGS §143-318.11(a)(6) to discuss a personnel matter (conduct the Director of Finance’s annual evaluation), seconded by Alderman Kinsey. The motion carried unanimously, time being 8:15 p.m.

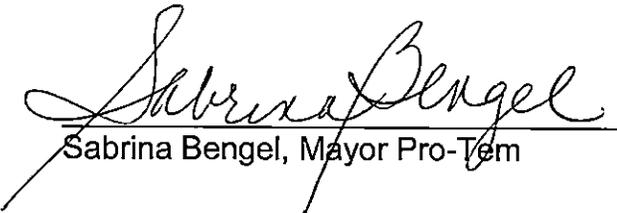
**23. Adjourn.**

Alderman Aster made a motion to adjourn, seconded by Alderman Harris. The motion carried unanimously, time being 9:12 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](http://www.newbern-nc.org). Video and audio recordings of the meeting have been archived.

Minutes approved: August 14, 2018

  
Sabrina Bengel, Mayor Pro-Tem

  
Brenda E. Blanco, City Clerk