

**CITY OF NEW BERN
BOARD OF ALDERMEN MEETING
JANUARY 8, 2019 – 6:00 P.M.
CITY HALL COURTROOM
300 POLLOCK STREET**

1. Meeting opened by Mayor Dana E. Outlaw. Prayer Coordinated by Alderman Odham. Pledge of Allegiance.
2. Roll Call.
3. Request and Petition of Citizens.

Consent Agenda

4. Approve Minutes.

5. Presentation and Pinning of New Police Badges.
6. Discuss Green Park Terrace, LLC and Consider Providing Direction to City Manager.
7. Update on FEMA Buyout/Elevation Mitigation.
8. Appointment(s).
9. Attorney's Report.
10. City Manager's Report.
11. New Business.
12. Closed Session.
13. Adjourn.



NEW BERN
CITY OF NEW BERN

300 Pollock Street, P.O. Box 1129
New Bern, NC 28563-1129
(252) 636-4000

Aldermen

Sabrina Bengel
Jameesha Harris
Robert V. Aster
Johnnie Ray Kinsey
Barbara J. Best
Jeffrey T. Odham

Dana E. Outlaw
Mayor

Mark A. Stephens
City Manager

Memo to: Mayor and Board of Aldermen

From: Mark A. Stephens, City Manager

Date: January 4, 2019

Re: January 8, 2019 Agenda Explanations

1. **Meeting opened by Mayor Dana E. Outlaw. Prayer Coordinated by Alderman Odham. Pledge of Allegiance.**
2. **Roll Call.**
3. **Request and Petition of Citizens.**

This section of the Agenda is titled Requests and Petitions of Citizens. This is an opportunity for public comment, and we thank you for coming to the Board of Aldermen meeting tonight to share your views. We value all citizen input.

Speaker comments are limited to a maximum of 4 minutes during the public comment period. At the conclusion of 4 minutes, each speaker shall leave the podium. Comments will be directed to the full board, not to an individual board member or staff member. Although the board is interested in hearing your comments, speakers should not expect any comments, action or deliberation from the board on any issue raised during the public comment period.

In the board's discretion, it may refer issues to the appropriate city officials or staff for further investigation. If an organized group is present to speak on a common issue, please designate one person to present the group's comment, which shall be limited to a maximum of 4 minutes.

Consent Agenda

4. **Approve Minutes.**

Minutes from the December 11, 2018 regular meeting are provided for review and approval.

5. Presentation and Pinning of New Police Badges.

The New Bern Police Department will unveil its new police badge. The restyled badge was methodically designed to commemorate the historic significance of City Hall and the City seal. After the unveiling, the Mayor and Board of Aldermen will pin the new badges on designated members of the Department.

6. Discuss Green Park Terrace, LLC and Consider Providing Direction to City Manager.

As the Board is aware, Green Park Terrace, LLC (currently known as Autumn Chase) has an outstanding loan obligation with the City of New Bern. This indebtedness has been discussed with them at length for more than a year, and they are well informed of the City's position. On December 19, 2018, a written proposal for satisfying the indebtedness was submitted by Green Park Terrace. The Board will discuss this proposal and the City's response.

7. Update on FEMA Buyout/Elevation Mitigation.

Staff will provide an update on the current FEMA buyout and elevation mitigation progress. The initial group of qualifying properties were submitted for consideration in December. The deadline for the next submission is quickly approaching.

8. Appointment(s).

(a) Chip Hughes was appointed to the Police Civil Service Board in June of 2017 by Alderman Odham. Mr. Hughes was recently elected as Sheriff of Craven County, and Article V, Section 5.3 of the City Charter provides that elective officers are not eligible for membership on the Board. As a result, Alderman Odham is asked to make an appointment to replace Mr. Hughes. The new appointee will serve out the remainder of Mr. Hughes' term, which expires on July 24, 2019.

(b) In July 2018, Alderman Bengel appointed Ronnie Lovick to the Police Civil Service Board. Due to additional commitments and obligations, Mr. Lovick has recently declined the appointment. Alderman Bengel is asked to make a new appointment to fill this seat for a two-year term.

9. Attorney's Report.

10. City Manager's Report.

11. New Business.

12. Closed Session.

13. Adjourn.

AGENDA ITEM COVER SHEET

Agenda Item Title:

Presentation of New Police Department Badge

Date of Meeting January 8, 2019

Ward # if applicable N/A

Department Police



Person Submitting Item: Toussaint Summers, Jr.



Call for Public Hearing Yes No

Date of Public Hearing

Explanation of Item:

The New Bern Police Department would like to unveil our new badge by means of an interactive presentation involving Mayor Outlaw and each of the Board of Aldermen. It is requested the Mayor pin the new badge on Chief Summers and each board member pin the new badge on designated members of the police department. This will serve as a symbolic representation of unity and honoring the historic nature of our City. The new badge was methodically designed to commemorate the historic significance of City Hall and the City Seal. Following the pinning ceremony, the old badge will be respectfully retired; thus, initiating the official wearing of the new badge by all New Police Officers.

Actions Needed by Board:

Participate in the pinning of the new badge on staff members.

Is item time sensitive? Yes No

Will there be advocates/opponents at the meeting? Yes No

Backup Attached:

Memo to the Mayor and Board of Aldermen

Cost of Agenda Item:

If this item requires an expenditure, has it been budgeted and are funds available and certified by the Finance Director : Yes No

Additional notes:



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NEW BERN

NEW BERN POLICE DEPARTMENT

P.O. Box 1129, New Bern, NC 28563-1129
(252) 672-4100

Police and Community come together here.



Toussaint E. Summers, Jr.
Chief of Police

TO: Mayor Outlaw and the Board of Alderman
FROM: Toussaint E. Summers, Jr., Chief of Police
SUBJECT: Presentation of the New Badge
DATE: December 18, 2018

The New Bern Police Department would like to unveil our new badge by means of an interactive presentation involving Mayor Outlaw and each of the Board of Aldermen. It is requested the Mayor pin the new badge on Chief Summers and each board member pin the new badge on designated members of the police department. This will serve as a symbolic representation of unity and honoring the historic nature of our City. The new badge was methodically designed to commemorate the historic significance of City Hall and the City Seal.

Following the pinning ceremony, the old badge will be respectfully retired; thus, initiating the official wearing of the new badge by all New Police Officers.



A Nationally Accredited Agency



BLANCO TACKABERY

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December 19, 2018

VIA EMAIL

Michael Scott Davis
Davis Hartman Wright, PLLC
209 Pollock Street
New Bern, NC 28560

RE: Autumn Chase Apartments

Dear Scott:

On behalf of the Green Park Terrace, LLC, enclosed please find a proposal for the restructuring of the existing City debt encumbering Autumn Chase Apartments. As the City is aware, the units damaged in hurricane Florence cannot be repaired and made available for occupancy by the residents until the City releases the insurance proceeds available for those repairs. The Board of Directors of Green Park Terrace, LLC therefore requests that the City consider the attached proposal as soon as possible.

Please feel free to contact me if any additional information is required.

Sincerely,

BLANCO TACKABERY & MATAMOROS, P.A.


Carolyn W. Scogin

Enclosure

Neuse River Community Development Corporation (NRCDC) would like to thank the City of New Bern (City) and the North Carolina Housing Finance Agency (NCHFA) for their support in making Autumn Chase Apartments (Autumn Chase) possible to address the needs of the area's limited-income elderly residents and to help stabilize the surrounding community.

Prior to the damages suffered from hurricane Florence, Autumn Chase had provided safe and affordable housing for 34 limited-income seniors in the New Bern community for over 20 years. During that time, Autumn Chase has complied with the requirements of NCHFA, the U.S. Department of Housing and Urban Development, private equity investors and the City's housing code. While the Autumn Chase units are older, the units are and will remain essential for meeting the needs of our limited income elderly residents for many years to come, as our community works to expand the stock and variety of affordable housing options for its citizens.

To that end, in order to satisfy outstanding loan obligations and facilitate the release of insurance proceeds by the City to allow repair of housing units damaged in hurricane Florence, NRCDC proposes the following restructuring terms for the existing City loan:

1. A loan repayment in the amount of \$100,000, payable over 10 years at zero percent interest with monthly payments of approximately \$833.33.
2. Monthly payments to commence 90 days after all damaged units have been placed back in service (estimated late spring/early summer 2019).
3. If other funding becomes available to Autumn Chase prior to December 31, 2020, the City will accept a one-time pre-payment of \$75,000 (minus payments received to that date) as satisfaction in full of the loan. Additionally, the loan will be assumable by any subsequent owner of the development and the City will remain in a second-lien position.
4. Upon agreement by the City, NCHFA, and NRCDC with the terms of this proposal, all parties agree to endorse the insurance repair payments so work can restart as soon as possible on the damaged units. Provided further, the parties will move forward in good faith to enter into the necessary financing documents to memorialize the terms of this agreement.



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Memorandum

TO: Alderman Jeffrey Odham
FROM: Brenda Blanco, City Clerk *BEB*
DATE: January 4, 2019
SUBJECT: Appointment to the Police Civil Service Board

You appointed Chip Hughes to the Police Civil Service Board on June 25, 2017. Mr. Hughes was recently elected as Sheriff of Craven County. Article V, Section 5.3 of the City Charter provides that elective officers are not eligible for membership on the Board. Therefore, a new appointment is needed to fill the remainder of Mr. Hughes' term, which will expire on July 24, 2019.

When considering an appointee, please bear in mind the Civil Service Board does not have regularly-scheduled meetings as do most other City Boards and Commissions. Instead, meetings are on an as-needed basis and are almost always held during normal working hours of 8 a.m. to 5 p.m. For this reason, it is prudent for an appointee to have a flexible schedule that would permit attending meetings that are not only conducted during daytime hours, but are also scheduled on relatively short notice and often last all day and possibly for two to three days.

Additionally, the City's charter provides members shall be appointed based upon relevant professional experience. Appointees cannot be a member of the Board of Aldermen, an elective officer, a member or employee of the Police Department or a person who has served as a volunteer in the Police Department within the previous 36 months, or an employee of the City. Appointees shall be a qualified voter in the City's municipal election.

/beb



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Memorandum

TO: Alderman Sabrina Bengel
FROM: Brenda Blanco, City Clerk *BEB*
DATE: January 4, 2019
SUBJECT: Appointment to the Police Civil Service Board

You made a motion to appoint Ronnie Lovick to the Police Civil Service Board. Mr. Lovick has declined the appointment citing other commitments and obligations. Therefore, a new appointment is needed to fill this two-year seat.

When considering an appointee, please bear in mind the Civil Service Board does not have regularly-scheduled meetings as do most other City Boards and Commissions. Instead, meetings are on an as-needed basis and are almost always held during normal working hours of 8 a.m. to 5 p.m. For this reason, it is prudent for an appointee to have a flexible schedule that would permit attending meetings that are not only conducted during daytime hours, but are also scheduled on relatively short notice and often last all day and possibly for two to three days.

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/beb