

**CITY OF NEW BERN  
BOARD OF ALDERMEN MEETING  
MAY 24, 2022 – 6:00 P.M.  
CITY HALL COURTROOM  
300 POLLOCK STREET**

- 1. Meeting opened by Mayor Dana E. Outlaw. A moment of silence was led by Rev. Robert Johnson of Ebenezer Presbyterian Church for today's shooting victims at a Texas elementary school, followed by prayer. Pledge of Allegiance.**

- 2. Roll Call.**

Present: Mayor Dana Outlaw, Alderman Sabrina Bengel, Alderwoman Jameesha Harris (arrived at 6:25 p.m.), Alderman Robert Aster, Alderman Barbara Best (arrived at 6:04 p.m.), Alderman Johnnie Ray Kinsey, and Alderman Jeffrey Odham. Absent: None. A quorum was present.

Also Present: Foster Hughes, City Manager; Marvin Williams, Assistant City Manager; Michael Scott Davis, City Attorney; and Brenda Blanco, City Clerk.

**Consent Agenda**

- 3. Consider Adopting a Resolution Calling for a Public Hearing to Rezone 3601 Neuse Boulevard.**

Boa Nguyen requested to rezone a 0.76-acre parcel located at 3601 Neuse Boulevard from C-4 neighborhood business district and R-6 residential district to C-3 commercial district. The Planning and Zoning Board unanimously approved this request at their May 3, 2022 meeting. It was requested a public hearing be scheduled for June 14, 2022 to receive comments and consider this request.

- 4. Consider Adopting a Resolution Calling for a Public Hearing to Initially Zone 3412 Old Airport Road.**

After receiving a petition for annexation, the Board adopted an ordinance on April 27, 2021 to annex 3412 Old Airport Road. The initial zoning for the property needs to be established. Staff and the property owner requested the property be zoned R-8 residential, which is consistent with the character of adjacent land uses and zoning classifications. It was requested a public hearing be scheduled for June 14, 2022 to receive comments and consider this zoning request.

**5. Consider Adopting a Resolution Calling for a Public Hearing to Initially Zone 3436 Old Airport Road.**

After receiving a petition for annexation, the Board adopted an ordinance on February 22, 2022 to annex 3436 Old Airport Road. The initial zoning for the property needs to be established. The property owner and staff requested R-8 residential zoning, which is consistent with the character of adjacent land uses and zoning classifications. It was requested a public hearing be scheduled for June 14, 2022 to receive comments and consider the zoning request.

**6. Consider Adopting a Resolution to Close Specific Streets for Colie Creation's My Pants Baby Fashion Show.**

Colie Creations, Inc. requested to close the 300 block of South Front Street on July 30, 2022 from 7:30 am. until 12 p.m. for a "My Pants Baby Fashion Show", an event to raise money for and bring visibility to the organization and Next Chapter Books bookstore. A rain date of July 31, 2022 was sought.

**7. Approve Minutes.**

Closed session minutes from February 8, 2022, February 22, 2022, March 22, 2022, and April 12, 2022, and regular minutes from the May 10, 2022 meeting were presented for review and approval.

Alderman Odham made a motion to approve Items 3-7 of the Consent Agenda, seconded by Alderman Kinsey. The motion carried unanimously 6-0.

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**8. Presentation by the American Flood Coalition.**

Tony McEwen, the Carolinas Director for the American Flood Coalition, provided information on the Coalition. New Bern has been an activate participant in the Eastern NC Recovery and Resilience Alliance, which was formed after Hurricane Florence. The alliance has partnered with the coalition, which is a nonpartisan group of political, military, business, and local leaders seeking to advance solutions that support flood-affected communities. One of the resources offered to alliance members is a flood funding finder. Mr. McEwen named some of the North Carolina communities that are members of the coalition and invited New Bern to join. There is no cost for membership. The Board voiced interest in considering a resolution for membership at its next meeting.

(Alderwoman Harris arrived at 6:25 p.m.)

**9. Presentation by Redevelopment Commission.**

On behalf of the Redevelopment Commission, Tabari Wallace, who was joined by Kip Peregoy and Julian Tripp, made a presentation on the needs of the Health and

Wellness Committee and the proposed use of the McCotter House at 908 Bloomfield Street. Mr. Wallace also reviewed partnerships that have been secured to help with professional, health, and other services. A rural healthcare funding grant will provide certified nurses and nursing students to work at the facility, and the local Health Department will supplement any personnel needs. The Governing Board previously allocated \$250,000 in ARP funds for the renovation of the McCotter House as a wellness center. A PowerPoint was shared to provide information on a new plan that seeks an additional allocation of \$100,000. This would allow the construction of a new facility in the area of 908 Bloomfield Street, which would include the McCotter House site and potentially two adjacent properties. Alderman Kinsey asked if the McCotter House would be torn down, and Mr. Wallace replied yes. Mr. Peregoy reviewed the benefits of a new structure. Alderman Odham questioned the plans for the McCotter House and whether it would be rehabbed for transitional housing. Mr. Peregoy replied if everything else could work, then the Commission could make minor renovations to the house for residential purposes, which would be less expensive than trying to convert it to a healthcare facility.

Alderdwoman Harris expressed appreciation for the work of the Health and Wellness Committee and made a motion to allocate to the Redevelopment Commission the last \$100,000 that is needed to complete this project, seconded by Alderman Bengel. Alderman Aster asked if the funding would be from the ARP funds, and Alderman Bengel asked if the motion should be rephrased to ask for a budget ordinance amendment to be on the next agenda to appropriate a total of \$350,000 in funds from the ARP money. Alderdwoman Harris then concurred with the rephrasing by stating "what she said". Upon a roll-call vote, the motion carried unanimously 7-0.

#### **10. Conduct a Public Hearing on the Proposed Budget for Fiscal Year 2022-2023.**

At the May 10, 2022 meeting, the City Manager presented the proposed budget for Fiscal Year 2022-2023, and the Board adopted a resolution calling for a public hearing on this date to receive comments. As a point of clarification, on page 36 of the budget there was an inadvertent salary increase of 7% for the Board. Traditionally, the Board will make a recommendation on salary increases for elected officials. Staff is happy to proceed as the Board directs.

Alderman Kinsey made a motion that the Board's increase remain, seconded by Alderdwoman Harris. Alderman Bengel noted the increase was "lumped in" to the figures shown on the page in the budget. She referenced the handout that was previously provided to the Board reflecting the aldermen's salary at \$11,098, including the travel stipend. She questioned what amount was increased by 7%. She then noted the increase would put New Bern in line with Hickory, which is above everyone else. She felt New Bern was good at its current rate of compensation. After additional discussion and a comment from Alderman Best that it was due time for an increase, Alderman Odham called the question. The motion failed 3-4 with Aldermen Bengel, Aster, Odham, and Mayor Outlaw voting against it.

Alderman Bengel noted the schedule of fees provided for parking to be increased from \$25 to \$35 a month effective January 1, 2023. She expressed concern that the public and those renting the spaces had not been advised of the increase. For that reason, she did not feel it should be included in the budget and suggested the budget be adopted without the increase. The Board could come back to amend the budget after citizens and leasees are notified. Alderman Bengel stated she was not opposed to the increase as the current rate was less than \$1 a day, but she felt citizens should be made aware prior to the adoption of the increase.

Alderman Best asked Mr. Hughes to explain the 4% increase in ad valorem taxes. Kim Ostrom, Director of Finance, noted the County supplies this information, which is reflective of an increase in the projected property valuation. This is due to growth of the tax base, not an increase in taxes. Mr. Hughes pointed out the budget also does not include a recommended increase in utility rates.

Alderman Aster inquired about the salary survey and stated he would like to have it completed as quickly as possible. Mr. Hughes noted the proposed budget includes a 5% cost-of-living adjustment ("COLA") and up to a 2% merit increase. While this will help a little bit with the salary survey, the preliminary numbers indicate the City is still significantly behind. Mr. Hughes said every position in the City is affected, not just utility linemen. Alderman Aster felt the City must pay its employees or they would go elsewhere, and he was prepared to do whatever it takes to make sure the City keeps its staff in place. Alderman Best thanked Mr. Hughes for incorporating \$50,000 in the budget for employee appreciation, and she hoped it would be used for an employee picnic or something that would boost employee morale.

Mayor Outlaw opened the public hearing, but no one came forward to speak. Alderman Bengel made a motion to close the public hearing, seconded by Alderwoman Harris. The motion carried unanimously 7-0.

As a matter of clarification, Mayor Outlaw noted the 7% increase for the Governing Board was still in the budget, but was voted down. Mr. Hughes said that would be removed as well as the parking increase. Alderman Odham asked for clarification that the parking leases would not be increased until January 1<sup>st</sup>, and he questioned what was being removed from the budget. Alderman Bengel said her concern was that no one had been advised about the increase and did not have an opportunity to speak as to the matter, which she felt was unfair. To be transparent, she felt it should be removed at this point and notices distributed about the increase. Alderman Odham said even at the projected rate, he still thought the lease amount was too low and suggested staff look at a larger increase.

Alderman Bengel made a motion to remove the increased parking fees at this time, seconded by Alderwoman Harris. Upon a roll-call vote, the motion carried unanimously 7-0.



**11. Conduct a Public Hearing and Consider Adopting an Ordinance to Annex a Portion of Tax Parcel ID 8-209-25001.**

As an authorized representative for Weyerhaeuser NR Company, Cliff Parson requested a 9.25-acre portion of 5001 Clock Road, also identified as Tax Parcel ID 8-209-25001, be annexed by the City. The property is the proposed future site for Thales Academy. Mr. Hughes noted the last plat that was included in the package is not relative to this item and should be disregarded.

Mayor Outlaw opened the public hearing, and the following came forward to speak:

- Cliff Parson, an Attorney with Ward and Smith, stated he represented Weyerhaeuser and could answer any questions that the Board may have. Thales Academy is a private school out of Cary for pre-K–12. Alderman Bengel questioned whether the parcel would be a nontaxable property. Mr. Parson and Mr. Davis were unaware of the answer.

Alderman Aster made a motion to close the public hearing, seconded by Alderwoman Harris. The motion carried unanimously 7-0.

Alderman Kinsey made a motion to adopt an ordinance to annex a portion of Tax Parcel ID 8-209-25001 and remove the last page of the plat from Exhibit B, seconded by Alderman Odham. Upon a roll-call vote, the motion carried unanimously 7-0.

**12. Consider Adopting a Resolution Approving a Lease Agreement with the New Bern/Craven County Area Farmers' Market, Inc.**

The current lease with the Farmers' Market will expire on June 30, 2022. A new five-year lease is proposed effective July 1, 2022 through June 30, 2027 at a rate of \$500 per month. The Farmers' Market is responsible for repair and maintenance of the structure and is required to provide hazard, wind and hail, and public liability insurance.

Alderman Bengel made a motion to adopt a resolution approving a lease agreement with the New Bern/Craven County Area Farmers' Market, Inc., seconded by Alderman Aster. Upon a roll-call vote, the motion carried unanimously 7-0.

(Alderman Kinsey momentarily stepped out of the room at 7:12 p.m.)

**13. Consider Adopting a Resolution Authorizing the City Manager to Execute an Amended Agreement with Metro Fibernet, LLC.**

In April 2021, the City entered into an agreement with Metro Fibernet ("MetroNet") to provide voice, video, and internet fiber services to residents and businesses in the New Bern market. Eddie Massengale, Director of Business Development with MetroNet, discussed the need to amend the agreement. Due to increased costs, the company can no longer offer Fiber IPTV services to residential and business

consumers at affordable rates. Less than 1% of their customers are utilizing this service. The amended agreement removes the provision to provide these services. New Bern's first customers should be online beginning in August of this year.

Alderwoman Harris voiced concerns about having to utilize individual providers for the channel service. Mr. Massengale said this is an opportunity for customers to not only choose what they watch, but to save money by paying the service provider directly.

(Alderman Kinsey returned to the room at 7:15 p.m.)

Alderman Aster inquired as to how many New Bern citizens are signed up for service, to which Mr. Massengale responded none yet. Alderman Aster then questioned how MetroNet would know that no one would buy the service if citizens have not yet signed up. Mr. Massengale said this is based on the other 250 communities the company serves and less than 1% subscribing. Alderman Bengel pointed out MetroNet is more of an internet provider than video. New Bern pursued MetroNet because of the need to address the lack of internet and Suddenlink's unreliable internet service. Mr. Massengale confirmed that under the original agreement customers could not have signed up for video service without subscribing to the internet service. Alderman Odham pointed out that was the difference as other providers, such as Suddenlink, offer television service without internet service.

(Alderman Best momentarily stepped out of the room at 7:23 p.m.)

Alderman Odham made a motion to adopt a resolution authorizing the City Manager to execute an amended agreement with Metro Fibernet, LLC., seconded by Alderman Kinsey.

(Alderman Best returned to the room at 7:26 p.m.)

Upon a roll-call vote, the motion carried unanimously 7-0.

NOTE: Items 14 and 15 were voted on collaboratively as noted under Item 15.

**14. Consider Adopting a Resolution Extending the Agreement with Waste Industries, LLC d/b/a GFL Environmental, LLC for Commercial Services.**

The existing 5-year agreement with Waste Industries for commercial pickup and dumpster service will expire on June 30, 2022. Considering the current market for these services, scarcity of qualified and capable providers, plus uncertain economic factors, staff proposed the current agreement be extended for a term not to exceed five years. For the most part, the terms of the original contract remain in place. However, the cost of dumpster service will increase by 4.8%. According to Mr. Hughes, the City feels that it can absorb this increase without passing it on to the customer.

**15. Consider Adopting a Resolution Extending the Agreement with Waste Industries, LLC d/b/a GFL Environmental, LLC for Residential Services.**

Like the previous item, the existing 5-year agreement with Waste Industries for residential refuse service will expire on June 30, 2022. Again, instead of issuing a Request for Proposal, staff is recommending the contract be extended for another five years. Under the extension, the cost of residential trash service will increase by 3%.

Alderman Odham made a motion to adopt a resolution extending the agreement with Waste Industries, LLC d/b/a GFL Environmental, LLC for commercial services as well as a resolution extending the agreement with Waste Industries, LLC d/b/a GFL Environmental, LLC for residential services, seconded by Alderman Kinsey. Upon a roll-call vote, the motion carried unanimously 7-0.

NOTE: Items 16 through 21 were voted on collaboratively as noted under Item 21.

**16. Consider Adopting a Resolution Initiating the Upset Bid Process for 604 B Street (PID 8-005-015).**

Charles Diggs and Cecilia DiCarlo made an offer to purchase 604 B Street for \$2,000, which represents more than 50% of the tax value. The 0.19-acre vacant parcel was acquired by the City in 2002 and has a tax value of \$3,900. The bidders have spoken with staff in Development Services about their plans for the property and have expressed a desire to pursue the process. While the property is owned solely by the City, proceeds will be split equally with the County to satisfy a provision in the conveyance for outstanding, unpaid property taxes due to Craven County. If the property is sold for the initial bid, the projected proceeds to the City and County are \$900 each. The City will also receive reimbursement for the advertising cost.

**17. Consider Adopting a Resolution to Initiate the Upset Bid Process for 210 Duffy Street.**

Norn Chan submitted an offer to purchase 210 Duffy Street for \$4,500. The 0.17-acre vacant parcel has a tax value of \$9,000 and was acquired by the City and County in 2016 through tax foreclosure. Taxes, interest, penalties, fees and costs due to the County at that time were \$1,723.90 and \$190.31 to the City. If the property is sold for the initial bid, it is estimated the County will receive \$3,236.14 and the City will receive \$1,263.86 from the proceeds. The bidder owns the adjacent property at 208 Duffy Street and desires to expand his greenspace.

**18. Consider Adopting a Resolution to Initiate the Upset Bid Process for 2200 Grace Avenue.**

Kenny Muse made an offer to purchase 2200 Grace Avenue for \$10,600. The 0.22-acre vacant parcel has a tax value of \$20,000 and was donated to the City in 1992. The bidder has spoken with staff in Development Services about his plans for the property and has expressed a desire to pursue the process.

**19. Consider Adopting a Resolution to Initiate the Upset Bid Process for 2101 Woodland Avenue (PID 8-026-053).**

Kenny Muse submitted an offer to purchase 2101 Woodland Avenue for \$10,500. The vacant 0.25-acre parcel has a tax value of \$20,000 and was acquired from the NC State Highway Commission (now NCDOT) in 1960. The triangular-shaped parcel was created by the relocation of Highway 17. The bidder has spoken with staff in Development Services about his plans for the property and has expressed a desire to pursue the process.

**20. Consider Adopting a Resolution to Initiate the Upset Bid Process for 1703 Wilmington Street.**

Ashley Boyd submitted an offer to purchase 1703 Wilmington Street for \$3,000. The vacant 0.09-acre parcel has a tax value of \$6,000 and was acquired by the City in 2008. The bidder owns the adjacent property at 1705 Wilmington Street and is seeking to expand her greenspace.

**21. Consider Adopting a Resolution to Initiate the Upset Bid Process for 2302 McKinley Avenue.**

Davis McKinley Properties, LLC submitted an offer to purchase 2302 McKinley Avenue for \$3,040. The vacant 0.23-acre parcel has a tax value of \$6,080 and was acquired by the City and County in 2013 through tax foreclosure. The taxes, interest, penalties, fees and costs due at that time were \$2,619.18 to Craven County and \$517.02 to the City. If the property is sold for the initial bid, it is estimated the County will receive \$1,954.37 and the City will receive \$1,085.63 from the proceeds. The bidder has no immediate plans for the property.

Alderwoman Harris made a motion to adopt resolutions initiating the upset bid process for 604 B Street (PID 8-005-015), 210 Duffy Street, 2200 Grace Avenue, 2101 Woodland Avenue (PID 8-026-053), 1703 Wilmington Street, and 2302 McKinley Avenue, seconded by Alderman Best. Upon a roll-call vote, the motion carried unanimously 7-0.

**22. Consider Adopting a Resolution Accepting American Rescue Plan Earmark Funds from NC Department of Environmental Quality.**

As previously announced, the City was appropriated \$75,000 in American Rescue Plan Funding from the NC Department of Environmental Quality. The funding will be used for study and analysis of frequently flooded areas in New Bern. To formally accept the grant, the City must adopt a resolution authorizing the City Manager to execute an Offer and Acceptance form.

Alderman Bengel made a motion to adopt a resolution accepting American Rescue Plan Earmark Funds from the NC Department of Environmental Quality, seconded by Alderwoman Harris. Upon a roll-call vote, the motion carried unanimously 7-0.

**23. Consider Adopting an Ordinance to Establish the Stormwater Study and Analysis Project Fund.**

In relation to the previous item, this ordinance will establish the Stormwater Study and Analysis Project Fund. The project will involve the investigative hydrologic study of frequently flooded areas within the City, specifically North Hills phase 1 and phase 2.

Alderman Best made a motion to adopt an ordinance to establish the stormwater study and analysis project fund, seconded by Alderwoman Harris. Upon a roll-call vote, the motion carried unanimously 7-0.

**24. Consider Adopting a Budget Ordinance Amendment for FY2021-22.**

This budget amendment will recognize an award from the Internet Crimes Against Children ("ICAC") Grant in the amount of \$70,902. The funding will be used to purchase GrayKey, a device that can unlock cellular and mobile devices to access critical digital evidence for use in prosecution. It also recognizes \$5,000 in grant funds from Walmart that will be divided equally among the Police and Fire Departments. Police will utilize their \$2,500 for National Night Out and the New Bern Noble Knights Chess Club, and Fire will replenish its supply of smoke detectors. Neither the ICAC nor the Walmart grant require matching funds.

Mayor Outlaw asked for clarification that the FY2021-22 budget included \$250,000 for sidewalks. Mr. Hughes confirmed the funding had been encumbered in the current budget and that a contractor was currently working on the projects.

Referencing the grant from ICAC, Alderwoman Harris asked about the current procedure for accessing data from electronic devices. Police Chief Patrick Gallagher explained the process requires consent or a search warrant. The GrayKey program will not eliminate the need for a search warrant, but will make retrieval easier.

Alderwoman Harris made a motion to adopt a budget ordinance amendment for FY2021-22, seconded by Alderman Bengel. Upon a roll-call vote, the motion carried unanimously 7-0.

**25. Discussion of American Rescue Plan Funds.**

With more than \$4,354,351 in American Rescue Plan ("ARP") funds still available for designation, a PowerPoint was shared by Mrs. Ostrom to review potential projects identified by staff, as well as projects requested by Governing Board members. Although not listed on the last slide, another recommendation was to split the remaining funds among the six wards. Alderwoman Harris said if the funds were split seven ways, that would permit \$627,000 for each representative on the Board. Since she was on the Board during the pandemic, she stated she wanted to spend the money. She expressed concern with the lack of growth in Pembroke's



infrastructure and stated the Board could at least spend \$450,000 on sidewalks in that community. Even if COVID did not happen and the City did not receive this money, the Board would still have debt for the elevator and Stanley White Recreation Center ("SWRC"). If the Board agrees to divide the funds by seven, Alderwoman Harris stated she would yield any funds she had remaining after spending her allocation for sidewalks in Pembroke. Alderman Bengel expressed support for the Pembroke sidewalks.

Alderman Best asked Al Cablay, Director of Public Works, for an update on the Garden Street sidewalk project. According to Mr. Cablay, the survey had been completed with approximately 50% of the letters having been returned. In 30 days, he anticipated having the results from the surveyor about the right of way. The proposed budget for FY23 includes \$250,000 for sidewalk projects, which Mr. Hughes stated could pay for this project.

Alderman Bengel said she gets complaints about the pedestrian crossing at the intersection of Broad and Middle Streets near the Chelsea. A new system that includes a feature for the visually impaired and lights in the road that are activated by pedestrians walking would cost \$120,000. Alderwoman Harris expressed support for the project. According to Mr. Hughes, the bike and pedestrian plan should be coming before the Board in the next three to four weeks.

Alderman Kinsey inquired about the Racetrack Road project, and Mr. Hughes replied funds had not been set aside for that project.

Alderman Best asked about stormwater projects for the Simmons Street and North Hills area and sought an update on an estimate for that work. Mr. Cablay said the North Hills project was part of the funding that was approved this evening (Item 23). There will be a series of steps required to address the area, and Phase 1 of the study should be completed in 60 days. Avery Smith, Stormwater Superintendent, stressed the need to obtain the data before pursuing a solution that may waste money. After receiving the data, comprehensive decisions can then be made.

Alderman Bengel announced she had discussed with Rep. Steve Tyson the State of North Carolina's \$3 billion surplus, and he recommended the City send a letter to the State requesting a specified amount of funds for use toward the elevator project. This is a project the State may fund since it would allow access for citizens. The Board voiced support for sending a letter to Rep. Tyson requesting \$2 million for the elevator project. Concern had previously been expressed about reducing the additional \$8 million in debt from the elevator and SWRC projects. Alderman Best thought there was \$3 or \$4 million in debt that would come off this year, but Mrs. Ostrom noted that it was \$2 million over the next two years. Mr. Hughes elaborated to state approximately \$1 million in debt will come off by June 30, 2023 and another \$1.1 million the following year. Alderman Odham clarified that would not mean there is an additional \$1 million that year to spend on additional debt service; it means debt service is being paid off and new debt service would not be factored into that.

Alderwoman Harris said she wanted to make a motion to at least appropriate \$85,000 for the Garden Street sidewalks, \$450,000 for the Pembroke sidewalks, and \$120,000 for the Broad Street intersection, which is a total of \$655,000 for the three projects. Alderman Best voiced a desire to add to that funding to address drainage deficiencies. Alderwoman Harris said she just wanted to go ahead and knock out these three projects.

Alderman Best said she wanted money for stormwater pumps for Ward 5. Alderman Bengel said \$2 million had already been appropriated for drainage, and she clarified with Alderman Best that the pumps were included in that.

Alderwoman Harris reiterated her motion. In response, Alderman Aster said why not include \$10 million for the bridge on County Line Road and \$10 million to replace the bridge on Old Airport Road to address flooding issues.

Alderman Odham asked about the cost of the bike and pedestrian plan, and Matt Schelly, Interim Director of Development Services, responded it was \$50,000. Alderman Odham then questioned the purpose of spending that money and having a plan made if no one is going to wait for the results to see if there are other communities more in need. Alderwoman Harris stated she would not dispute that, but made reference to how little infrastructure improvements had been made in Pembroke during her four years on the Board. Alderman Odham cautioned about looking at what each ward had received and using that to determine how future funds would be spent, as Wards 3 and 6 had not received anything.

Alderman Odham then suggested the \$2.35 million already allocated be reviewed to figure out how much had been spent by ward and then equally split the remainder by ward. So instead of looking at the balance of what has not been spent and dividing that equally, you would take into consideration and figure out how much each ward received and then divide that by six or seven, depending on whether the Mayor wanted to designate funds, and then figure out the amount. Alderman Odham stated he would defer his amount to the Alderman elect for Ward 6.

Alderwoman Harris's motion on the floor died for lack of a second.

Mrs. Ostrom reviewed the projects already funded and the amounts by ward: Ward 1 \$500,000, Ward 2 \$600,000, Ward 4 \$100,000 and Ward 5 \$900,000. Alderman Best suggested subtracting the money already allocated to each ward and splitting the remainder six ways, which Alderman Odham seconded. Alderman Odham said just to be clear, the \$2.35 million that has already been allocated will be subtracted from each ward based on the projects already approved for each ward, and the difference of the overall amount would be divided by six. Alderman Odham noted \$6.7 million divided by 6 is \$1.16 million, which would be each ward's allotment, less the amount that has already been given to each ward. Alderman Odham suggested staff be given that direction, let them put the numbers on paper, and approve that at the next meeting. Aldermen Best and Odham then retracted their motion and second, and the Board agreed on the direction given to staff. The

allocation of \$350,000 to the Redevelopment Commission would be divided between Wards 1, 2 and 5 since they make up the boundary of the Commission.

**26. Appointment(s).**

No appointments were made.

**27. Attorney's Report.**

The City Attorney had nothing to report.

**28. City Manager's Report.**

- With July 26<sup>th</sup> being established as election day for the runoffs, Mr. Hughes asked if the Board wanted to cancel or reschedule its meeting for that date. Alderman Bengel made a motion to cancel the meeting, seconded by Alderman Aster. The motion carried unanimously 7-0.
- For several weeks, Mr. Hughes and Mr. Davis have been discussing the proper process for the Tisdale House. Previously, a motion was made to put a banner on the house that it was available for free. However, the City cannot legally give the house away to anyone. The structure can be made available to the highest bidder, which the City previously did, but no one placed a bid. The house can be given to a nonprofit that has experience and specializes in historic preservation. Staff has spoken with the Preservation Foundation, and they are interested in the project. If this process is pursued, interested parties would be directed to contact the City Clerk for information, and the parties would then submit a proposal to the Preservation Foundation for vetting. Mr. Hughes said in looking at an alternate plan should no one submit a proposal, the Preservation Foundation would be interested in relocating the house. The goal is to have sign up by Thursday of this week to give people 30 days to submit a proposal. Noting it had been at least a month since the Board talked about this topic, Alderman Odham said he did not understand why a sign was not already in place.
- Mayor Outlaw asked about neighborhood signs in need of updates. Alderman Aster said this would be a good use of ARP funds by the wards. Mr. Hughes pointed out many signs need to be repainted, and the Colonial Heights sign was broken in half and is being repaired. Funding was added in next year's budget for sign repairs. Mayor Outlaw noted that he and Alderwoman Harris used their discretionary funds to replace a sign.
- Mayor Outlaw also asked for an update on the elevator. Rain has slowed down the work this week, but contractors have been working steadily according to Mr. Hughes. Footers will be poured next.
- The F11 jet at Lawson Creek Park will undergo a rehab beginning June 1<sup>st</sup>. The project will take about three weeks, weather permitting.
- Concerns have been expressed about trash in downtown. Municipal Service District funds have been used to purchase 16 additional trashcans. Starting this weekend, police will increase its downtown patrol.

- Congratulations to Ms. Blanco on her appointment to the NC League of Municipalities Board of Directors. She was sworn in at the recent City Vision conference. The Board and audience extended a round of applause to Ms. Blanco.
- Congratulations was also expressed to Battalion Chief Dennis Tyndall for the Firefighter of the Year Award presented by Civitan International. Mr. Tyndall was also extended a round of applause. Aldermen Bengel and Odham noted Master Police Officer Matthew Arnold was honored at the annual Back the Blue event.
- The Footloose on the Neuse Summer concert series returns this Friday night.
- Alderman Bengel asked for an update on the vandalized headstones. Mr. Hughes noted staff was working with the Questers and letting them coordinate repairs, which will start soon. The bid for the work should be forthcoming soon. Aldermen Bengel and Harris asked for the cost estimate to be emailed to them.

## 29. **New Business.**

### Alderman Bengel

A few months back, a proclamation was issued designating the Saturday before Memorial Day weekend as Johnnie Sampson Day. The family is planning an event at Union Point Park this Saturday from 2-6 p.m.

Caleb Bradham, the inventor of Pepsi, would turn 155 on Friday. The Pepsi Store will be celebrating with cake and nickel Pepsis.

An apology was extended to the downtown residents for very loud music involving three bands at the triangle on Pollock Street. Going forward, the City will try to get the businesses to end the event by 8 p.m. and have the bands in the earlier part of the day or take them inside.

### Alderwoman Harris

An update was requested on SWRC. Mr. Hughes said the architects and engineers are working on an updated plan. FEMA approved the change in scope of work for Henderson Park that includes: taking out the old fitness course and putting in a new one, a 30x65 shelter that will double as a farmers market, a playground addition, a lighted basketball court, and the addition of portable bleachers. Bathrooms are in design and will be coming soon.

Mr. Cablay was asked to email Alderwoman Harris with the amount of FEMA funds spent on ditches.

A timeline for working on the ditch at 211 Water Street was requested. Mr. Smith stated he would check and email a response. Alderman Best inquired about Kinston Street, and Mr. Smith stated that was not allocated in the CAT D project; however, staff will investigate ways of addressing that since it is in a right of way. Shout out to all staff that kept the Board up to date with debris and power outages. Appreciation was expressed for every person who clocks in every day to work.

### Alderman Aster

Thanks was expressed to all of Ward 3 for another four years representing them. Over a year ago when there was a major downtown backup, Alderman Aster asked the prior Police Chief to come up with a policy to dispatch officers at intersections

to try to move traffic. This issue will only get worse when the James City Project starts closing roads. Downtown will be jammed pack, and there is a need to have a good plan in place.

Alderman Aster announced the death toll is now 21 in the Texas shooting.

Alderman Best

When citizens also called her about the music on Pollock Street, she advised the citizens should have called Police since there is a noise ordinance.

Dr. Sidney Barnwell's wife passed away at 91 years of age. Dr. Barnwell is not doing well, and Alderman Best asked that he and his family be kept in prayer.

There is a need to look out for employees working in the heat.

Gratitude was expressed to the City Manager, staff, and Board for being amenable to work on the ARP funding.

Alderman Odham

The third annual Mayor Leander Morgan golf tournament is slated for Saturday beginning at 7:45 a.m. Proceeds will go to the SWRC project.

Alderman Bengel pointed out information had been distributed at each Board member's seat about the process for seating new Board members. The newly-elected alderman for Ward 6 could be seated after the certification, but that would mean the current alderman would be displaced. Alderman Bengel stated she would want to make a motion that the Board stay intact until after the runoff is certified. She asked if a motion was needed, and Mr. Davis stated he would look into that and if so, it could be done at the next meeting. Congratulations was expressed to alderman-elect Bob Brinson.

**30. Closed Session.**

Alderman Odham made a motion to go into closed session pursuant to NCGS §143-318.11(a)(3) to maintain attorney-client privilege to discuss the City of New Bern vs. Fahmi Abdo Ahmad, seconded by Alderman Best. The motion carried unanimously 7-0, time being 8:41 p.m.

**31. Adjourn.**

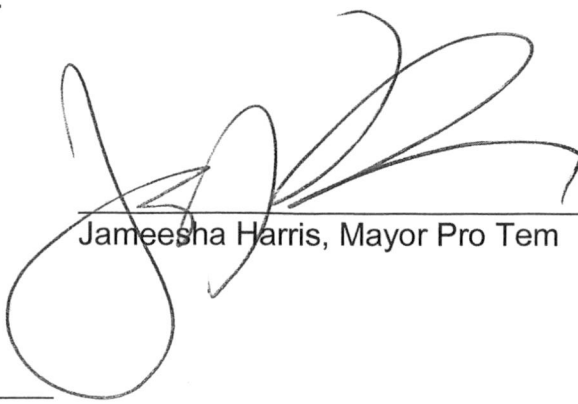
Alderwoman Harris made a motion to adjourn, seconded by Alderman Best. The motion carried unanimously 7-0, time being 8:52 p.m.

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



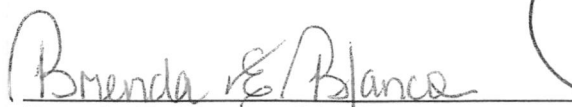
NOTE: For additional details and information on the Board of Aldermen meetings, please visit the City of New Bern's website at [www.newbernnc.gov](http://www.newbernnc.gov). Video and audio recordings of the meeting have been archived.

Minutes approved: June 14, 2022



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Jameesha Harris, Mayor Pro Tem



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Brenda E. Blanco, City Clerk