

**CITY OF NEW BERN
BOARD OF ALDERMEN MEETING
JANUARY 09, 2024 – 6:00 P.M.
CITY HALL COURTROOM
300 POLLOCK STREET**

1. Meeting opened by Mayor Odham. Prayer Coordinated by Alderman Aster. Pledge of Allegiance.
2. Roll Call.
3. Approve Agenda.
4. Request and Petition of Citizens.

Consent Agenda

5. Consider Adopting a Resolution to Initiate the Upset Bid Process for 1904 Washington Street.
6. Consider Adopting a Resolution to Initiate the Upset Bid Process for 1407 Garden Street.
7. Consider Adopting a Resolution to Initiate the Upset Bid Process for 1411 Garden Street.
8. Consider Adopting a Resolution to Initiate the Upset Bid Process for 1302 Williams Street.
9. Consider Adopting a Resolution to Initiate the Upset Bid Process for 1013 Bloomfield Street.
10. Consider Adopting a Resolution to Initiate the Upset Bid Process for 1017 Bloomfield Street.
11. Approve Minutes.

12. Introduction of New Fire Chief.
13. Presentation and Consideration of Resolution Adopting a Comprehensive Parks and Recreation Master Plan.
14. Conduct a Public Hearing and Consider Adopting an Ordinance to Annex 1955 Old Airport Road.
15. Conduct a Public Hearing and Consider Adopting an Ordinance to Annex 684 West Thurman Road.

16. Conduct a Public Hearing and Consider Adopting an Ordinance to Initially Zone 3277 Old Airport Road.
17. Consider Adopting a Resolution Approving an Additional Streetlight on Center Avenue.
18. Consider Adopting a Resolution Approving an Additional Streetlight on Colony Drive.
19. Consider Adopting a Resolution Approving the Sale of 817 Murray Street.
20. Consider Adopting a Resolution Approving the Sale of 607 Bern Street.
21. Consider Adopting a Resolution Approving the Sale of 1022 K Street.
22. Consider Adopting a Resolution Approving the Sale of 1127 H Street, PID 8-006-006.
23. Consider Adopting a Resolution Approving the Sale of 1127 H Street, PID 8-006-5000.
24. Discussion of BP Building Change in Scope of Work.
25. Appointment(s).
26. Attorney's Report.
27. City Manager's Report.
28. New Business.
29. Closed Session.
30. Adjourn.

INDIVIDUALS WITH DISABILITIES REQUIRING SPECIAL ASSISTANCE SHOULD CALL
639-2931 NO LATER THAN 3 P.M. THE DATE OF THE MEETING



NEW BERN
CITY OF NEW BERN

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

Aldermen

Rick Prill
Hazel B. Royal
Robert V. Aster
Johnnie Ray Kinsey
Barbara J. Best
Robert Brinson, Jr.

Jeffrey T. Odham
Mayor
Foster Hughes
City Manager
Brenda E. Blanco
City Clerk
Kimberly A Ostrom
Director of Finance

Memo to: Mayor and Board of Aldermen
From: Foster Hughes, City Manager
Date: January 05, 2024
Re: January 09, 2024 Agenda Explanations

- 1. Meeting opened by Mayor Jeffrey T. Odham. Prayer Coordinated by Alderman Aster. Pledge of Allegiance.**
- 2. Roll Call.**
- 3. Approve Agenda.**
- 4. 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

5. Consider Adopting a Resolution to Initiate the Upset Bid Process for 1904 Washington Street.

(Ward 5) PR Property Group, LLC has submitted a bid of \$10,000 for the purchase of 1904 Washington Street. The property is a vacant 0.374-acre residential parcel with a tax value of \$20,000. It was acquired jointly by the City and County in March of 2015 through tax foreclosure. A copy of the offer, tax card, map and pictures of the property are attached along with a memo from Brenda Blanco, City Clerk.

6. Consider Adopting a Resolution to Initiate the Upset Bid Process for 1407 Garden Street.

(Ward 5) PR Property Group, LLC has tendered an offer of \$2,700 for the purchase of 1407 Garden Street, PID 8-013-064. The property is a vacant 0.085-acre residential lot that was acquired by the City and County in 2015 through tax foreclosure. A copy of the offer, tax card, map and pictures of the property are attached along with a memo from Ms. Blanco.

7. Consider Adopting a Resolution to Initiate the Upset Bid Process for 1411 Garden Street.

(Ward 5) PR Property Group, LLC has tendered an offer of \$3,000 for the purchase of 1411 Garden Street, PID 8-013-063-A. The property is a vacant 0.093-acre residential lot that was acquired by the City and County in 2015 through tax foreclosure. A copy of the offer, tax card, map and pictures of the property are attached along with a memo from Ms. Blanco.

8. Consider Adopting a Resolution to Initiate the Upset Bid Process for 1302 Williams Street.

(Ward 5) PR Property Group, LLC has tendered an offer of \$3,000 for the purchase of 1302 Williams Street, PID 8-013-065. The property is a vacant 0.119-acre residential lot that was acquired by the City and County in 2006 through tax foreclosure. A copy of the offer, tax card, map and pictures of the property are attached along with a memo from Ms. Blanco.

9. Consider Adopting a Resolution to Initiate the Upset Bid Process for 1013 Bloomfield Street.

(Ward 5) Lay Team and Remodelers, LLC has tendered an offer of \$3,000 for the purchase of 1013 Bloomfield Street, PID 8-006-208. The property is a vacant 0.116-acre residential lot that was acquired by the City and County in 2009 through tax foreclosure. A copy of the offer, tax card, map and pictures of the property are attached along with a memo from Ms. Blanco.

10. Consider Adopting a Resolution to Initiate the Upset Bid Process for 1017 Bloomfield Street.

(Ward 5) Lay Team and Remodelers, LLC has tendered an offer of \$3,000 for the purchase of 1017 Bloomfield Street, PID 8-006-2068. The property is a vacant 0.143-acre residential lot that was acquired by the City and County in 2018 through tax foreclosure. A copy of the offer, tax card, map and pictures of the property are attached along with a memo from Ms. Blanco.

11. Approve Minutes.

Draft minutes from the December 12, 2023 work session and regular meeting are provided for review and approval.

12. Introduction of New Fire Chief.

Damien Locklear will be introduced as the new Fire Chief.

13. Presentation and Consideration of Resolution Adopting a Comprehensive Parks and Recreation Master Plan.

The Department of Parks and Recreation has been working with a consultation over the last year to update its comprehensive master plan. Mike Norris and Nate Halubka, representatives from McGill Associates, will present the plan. A memo from Kari Warren, Director of Parks and Recreation, is attached along with the plan.

14. Conduct a Public Hearing and Consider Adopting an Ordinance to Annex 1955 Old Airport Road.

(Ward 3 area) The Estate of Elisabeth S. Rabeler petitioned to annex 1955 Old Airport Road consisting of two parcels identified as Tax Parcels 7-103-089 and 7-103-8005 totaling approximately 53.58 acres. The property is in the Ward 3 area and is the site of a proposed charter school. The request for annexation followed the Board's approval of a water and sewer use agreement in September. After conducting a public hearing, the Board is to consider the annexation request. A memo from Ms. Blanco is attached.

15. Conduct a Public Hearing and Consider Adopting an Ordinance to Annex 684 West Thurman Road.

(Ward 3 area) Real Dogtors, LLC petitioned to annex 684 W. Thurman Road, also known as Tax Parcel ID 7-109-017 in the area of Ward 3. The property is a vacant 6.10-acre tract, and the owner proposes to build a veterinarian clinic. At its December 12, 2023 meeting, the Board approved a sewer use agreement for the property. After conducting a public hearing, the Board is to consider the annexation request. A memo from Ms. Blanco is attached.

16. Conduct a Public Hearing and Consider Adopting an Ordinance to Initially Zone 3277 Old Airport Road.

(Ward 3) On October 10, 2023, the Board adopted an ordinance to annex 3277 Old Airport Road into the city's municipal boundary. Following annexation, it is necessary to establish the initial zoning. The Planning and Zoning Board has unanimously recommended the property be designated as an R-8 residential district. After conducting a public hearing, the Board is to consider adopting an ordinance that will apply the zoning classification. A memo from Robert Gough, Assistant Director of Development Services, is attached.

17. Consider Adopting a Resolution Approving an Additional Streetlight on Center Avenue.

(Ward 2) Alderman Kinsey requested the area of Center Avenue near the Crayton Commercial, LLC building be reviewed for lighting. After conducting the review, staff recommends the addition of a streetlight. The estimated cost to the Electric Department for the installation of a 70W LED fixture on a pole is \$1,108.21, and the monthly utility cost to Public Works will be \$8.44. A memo from Charlie Bauschard, Director of Public Utilities, is attached.

18. Consider Adopting a Resolution Approving an Additional Streetlight on Colony Drive.

(Ward 4) Alderman Kinsey requested the intersection of Colony Drive and Neuse Boulevard be reviewed for lighting. After conducting the review, staff recommends the addition of a streetlight. The estimated cost to the Electric Department for the installation of a 70W LED fixture on a pole is \$1,108.21, and the monthly utility cost to Public Works will be \$8.44. A memo from Mr. Bauschard is attached.

19. Consider Adopting a Resolution Approving the Sale of 817 Murray Street.

(Ward 5) After receiving an offer of \$3,900 from Justin Beck for the purchase of 817 Murray Street, the Board adopted a resolution September 26, 2023 to initiate the upset bid process. The bid was advertised, but no upset bids were received. The property is a vacant 0.224-acre residential lot with a tax value of \$7,800. The property was acquired jointly by the City and County in 2017 through tax foreclosure. If the property is sold for this bid, it is estimated the City will receive \$775.77 and the cost of advertising the legal ad, and the County is estimated to receive \$3,124.23 from the proceeds. A memo from Ms. Blanco is attached along with a copy of the offer, pictures of the property, and the tax card.

20. Consider Adopting a Resolution Approving the Sale of 607 Bern Street.

(Ward 1) Philip Hedrick submitted a bid of \$4,375 for the purchase of 607 Bern Street, a vacant 0.068-acre residential lot that was acquired by the City and County in 2014 through tax foreclosure. After the Board adopted a resolution on November

14, 2023 to initiate the upset bid process, the offer was advertised but no upset bids were received. At the time of the foreclosure, the property included a home that was in disrepair, and the City subsequently demolished the structure. In May of 2015, the County transferred its interest to the City since the City bore the full cost of the demo. A memo from Ms. Blanco is attached along with a copy of the offer, pictures of the property, and the tax card.

21. Consider Adopting a Resolution Approving the Sale of 1022 K Street.

(Ward 5) Following receipt of an offer of \$2,700 from Lay Team and Remodelers, LLC for the purchase of 1022 K Street, the Board adopted a resolution on October 24, 2023 to initiate the upset bid process. The bid was advertised, but no upset bids were received. The property is a vacant 0.086-acre residential lot that was acquired by the City and County in 2022 through tax foreclosure. It has a tax value of \$5,400. A memo from Ms. Blanco is attached along with a copy of the offer, pictures of the property, and the tax card.

22. Consider Adopting a Resolution Approving the Sale of 1127 H Street, PID 8-006-006.

(Ward 5) Lay Team and Remodelers, LLC also submitted an offer of \$3,900 for the purchase of 1127 H Street, PID 8-006-006. The Board adopted a resolution in October to initiate the upset bid process, and the bid was advertised with no other bids received. The property is a vacant 0.24-acre residential lot that sits on the road front of H Street. It was acquired by the City and County in 2019 through tax foreclosure and has a tax value of \$7,800. A memo from Ms. Blanco is attached with the offer to purchase, pictures of the property, and tax card.

23. Consider Adopting a Resolution Approving the Sale of 1127 H Street, PID 8-006-5000.

(Ward 5) Lay Team and Remodelers, LLC submitted an offer of \$3,900 for the purchase of 1022 K Street, PID 8-006-5000. This parcel is landlocked and sits immediately behind the parcel identified in the previous item. The bid was advertised after the Board adopted a resolution to initiate the upset bid process. No additional bids were received. The property is a vacant 0.242-acre residential lot that was acquired by the City and County in 2018 through tax foreclosure. The property has a tax value of \$7,800. A memo from Ms. Blanco is attached as well as the offer to purchase, pictures of the property, and tax card.

24. Discussion of BP Building Change in Scope of Work.

At the Board's November 14, 2023 meeting, the City Manager announced FEMA allocated \$955,812.07 toward the rebuilding of the BP Building on Oaks Road. Instead of rebuilding the structure, a change in the scope of work was discussed and several options were presented for use of the funds. The Board agreed the BP

station should be promptly demolished, but tabled further discussion about the change in scope of work for an alternative project.

25. Appointment(s).

Raymond Layton's term on the Planning and Zoning Board expired June 30, 2023, and he is ineligible for reappointment. Alderman Kinsey is asked to make a new appointment to fill Seat 4 for a three-year term.

26. Attorney's Report.

27. City Manager's Report.

28. New Business.

29. Closed Session.

30. Adjourn.

INDIVIDUALS WITH DISABILITIES REQUIRING SPECIAL ASSISTANCE SHOULD CALL
639-2931 NO LATER THAN 3 P.M. THE DATE OF THE MEETING

AGENDA ITEM COVER SHEET



Agenda Item Title:

Consider Adopting a Resolution to Initiate the Upset Bid Process for 1904 Washington Street

Date of Meeting: 1/9/2024	Ward # if applicable: 5
Department: City Clerk	Person Submitting Item: Brenda Blanco
Call for Public Hearing: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Date of Public Hearing: N/A

Explanation of Item:	PR Property Group, LLC has tendered an offer of \$10,000 for the purchase of 1904 Washington Street, PID 8-070-012. The property is a vacant 0.374-acre residential lot that was acquired by the City and County in 2015 through tax foreclosure.
Actions Needed by Board:	Consider adopting the resolution
Backup Attached:	Memo, resolution, offer to purchase, map and pictures of the property
Is item time sensitive? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Cost of Agenda Item:
If this requires an expenditure, has it been budgeted and are funds available and certified by the Finance Director? <input type="checkbox"/> Yes <input type="checkbox"/> No

Additional Notes:

Aldermen

Rick Prill
Hazel B. Royal
Robert V. Aster
Johnnie Ray Kinsey
Barbara J. Best
Robert Brinson, Jr.



NEW BERN
CITY OF NEW BERN

300 Pollock Street, P.O. Box 1129
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(252) 636-4000

Jeffrey T. Odham
Mayor

Foster Hughes
City Manager

Brenda E. Blanco
City Clerk

Kimberly A. Ostrom
Director of Finance

MEMO TO: Mayor and Board of Aldermen
FROM: Brenda Blanco, City Clerk
DATE: December 28, 2023
SUBJECT: Offer to Purchase 1904 Washington Street

PR Property Group, LLC has submitted a bid of \$10,000 for the purchase of 1904 Washington Street. The property is a vacant 0.374-acre residential parcel with a tax value of \$20,000. It was acquired jointly by the City and County in March of 2015 through tax foreclosure.

Attached are recent pictures of the property, the tax card, offer to purchase, and a preliminary estimate of proceeds.

/beb

RESOLUTION

THAT WHEREAS, the City of New Bern and Craven County own certain real property identified as 1904 Washington Street, Craven County parcel identification number 8-007-012; and

WHEREAS, North Carolina General Statute § 160A-269 permits the City to sell property by upset bid after receipt of an offer for the property; and

WHEREAS, the City and Craven County have received an offer to purchase the above described property in the amount of \$10,000.00 submitted by PR Property Group LLC; and

WHEREAS, PR Property Group LLC has paid the required five percent (5%) deposit on the offer.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF NEW BERN:

Section 1. The Board of Aldermen of the City of New Bern authorizes the sale of its interest in the property described above through the upset bid procedure of North Carolina General Statute § 160A-269.

Section 2. The City Clerk shall cause a notice of the proposed sale to be published. The notice shall describe the property and the amount of the offer, and shall state the terms under which the offer may be upset.

Section 3. Persons wishing to upset the offer that has been received shall submit a sealed bid with their offer to the office of the City Clerk within ten (10) days after the notice of sale is published. At the conclusion of the 10-day period, the City Clerk shall open the bids, if any, and the highest such bid will become the new offer. If there is more than one bid in the highest amount, the first such bid received will become the new offer.

Section 4. If a qualifying higher bid is received, the City Clerk shall cause a new notice of upset bid to be published, and shall continue to do so until a 10-day period has passed without any qualifying upset bid having been received. At that time, the amount of the final high bid shall be reported to the Board of Aldermen.

Section 5. A qualifying higher bid is one that raises the existing offer by not less than ten percent (10%) of the first \$1,000.00 of that offer and five percent (5%) of the remainder of that offer.

Section 6. A qualifying higher bid must also be accompanied by a deposit in the amount of five percent (5%) of the bid; the deposit may be made in cash, cashier's check or certified check. The City will return the deposit on any bid not accepted, and will return the deposit on an offer subject to upset bid if a qualifying higher bid is received. If the City and County accept the final high bid, the deposit of the final high bidder will be applied to the purchase price at closing, and if the final high bidder is unable to complete the purchase of the property, the deposit shall be forfeited.

Section 7. The terms of the final sale are:

(a) The Board of Aldermen must approve the final high offer before the sale is closed, which it may do within thirty (30) days after the final upset bid period has passed; and

(b) The buyer must pay with cash at the time of closing.

Section 8. The City reserves the right to withdraw the property from sale at any time before the final high bid is accepted, and the right to reject all bids at any time, specifically including the initial offer.

Section 9. If no qualifying upset bid is received after the initial public notice, and if the offer set forth above has not been subsequently rejected, the offer set forth above is hereby accepted, and the appropriate city officials are authorized to execute the instruments necessary to convey the property to PR Property Group LLC.

ADOPTED THIS 9th DAY OF JANUARY, 2024.

JEFFREY T. ODHAM, MAYOR

BRENDA E. BLANCO, CITY CLERK

NORTH CAROLINA

OFFER TO PURCHASE AND CONTRACT

CRAVEN COUNTY

PR Property Group LLC, as Buyer, hereby offers to purchase and CRAVEN COUNTY and the CITY OF NEW BERN, collectively as Seller, upon acceptance of said offer, agrees to sell and convey, all of that plot, piece or parcel of land described below (hereafter referred to as the "Property"), upon the following terms and conditions:

1. REAL PROPERTY: Located in or near the City of New Bern, Craven County, North Carolina, being known as and more particularly described as:

Street Address: 1904 Washington St.

Subdivision Name: Carver Heights

Tax Parcel ID No.: 8-070-12

Plat Reference:

Being all of that property more particularly described in Deed Book 339, Page 126 in the Craven County Registry.

2. PURCHASE PRICE: The purchase price is \$1000.00 and shall be paid as follows:

(a) \$ 2000.00, EARNEST MONEY DEPOSIT with this offer by [] cash [] bank check [] certified check to be held by Seller until the sale is closed, at which time it will be credited to Buyer, or until this contract is otherwise properly terminated. In the event this offer is not accepted, then all earnest monies shall be refunded to Buyer. In the event of breach of this contract by Seller, all earnest monies shall be refunded to Buyer upon Buyer's request. In the event of breach of this contract by Buyer, then all earnest monies shall be forfeited to Seller upon Seller's request, but such forfeiture shall not affect any other remedies available to Seller for such breach.

(b) \$ 8000.00, BALANCE of the purchase price in cash or readily available funds at Closing.

3. CONDITIONS:

(a) This contract is not subject to Buyer obtaining financing.

(b) The Property must be in substantially the same or better condition at Closing as on the date of this offer, reasonable wear and tear excepted.

(c) The Property is being sold subject to all liens and encumbrances of record, if any.

(d) Other than as provided herein, the Property is being conveyed "as is".

(e) This contract is subject to the provisions of G.S. §160A-269. Buyer acknowledges that this contract is subject to certain notice provisions and the rights in others to submit upset bids in accordance therewith.

(f) Title shall be delivered at Closing by QUITCLAIM DEED

4. SPECIAL ASSESSMENTS: Seller makes no warranty or representation as to any pending or confirmed governmental special assessments for sidewalk, paving, water, sewer, or other improvements on or adjoining the Property, or pending or confirmed owners' association special assessments. Buyer shall take title subject to all pending assessments, if any.

5. PAYMENT OF TAXES: Any ad valorem taxes to which the Property is subject shall be paid in their entirety by Buyer.

6. EXPENSES: Buyer shall be responsible for all costs with respect to any title search, title insurance, recording of the deed, and its legal fees. Seller shall pay for preparation of a deed and all other documents necessary to perform Seller's obligations under this agreement, and for any excise tax (revenue stamps) required by law.

7. EVIDENCE OF TITLE: Not Applicable.

8. CLOSING: Closing shall be defined as the date and time of recording of the deed. All parties agree to execute any and all documents and papers necessary in connection with Closing and transfer of title within thirty (30) days of the granting of final approval of the sale by Craven County's Board of Commissioners and the City of New Bern's Board of Aldermen pursuant to G.S. §160A-269. The deed is to be made to PR Property Group LLC.

9. POSSESSION: Unless otherwise provided herein, possession shall be delivered at Closing.

10. PROPERTY INSPECTION, APPRAISAL, INVESTIGATION:

(a) This contract is not subject to inspection, appraisal or investigation, as the Property is being bought "as is." Seller makes no representation as to water, sewer, conditions, title, access, or fitness for any intended use.

(b) CLOSING SHALL CONSTITUTE ACCEPTANCE OF THE PROPERTY IN ITS THEN EXISTING CONDITION.

11. RIGHT OF ENTRY, RESTORATION AND INDEMNITY: Buyer and Buyer's agents and contractors shall not have the right to enter upon the Property for any purpose without advance written permission of the Seller. If such permission is given, Buyer will indemnify and hold Seller harmless from all loss, damage, claims, suits or costs, which shall arise out of any contract, agreement, or injury to any person or property as a result of any activities of Buyer and Buyer's agents and contractors relating to the Property. This indemnity shall survive this contract and any termination hereof.

12. OTHER PROVISIONS AND CONDITIONS: (ITEMIZE ALL ADDENDA TO THIS CONTRACT AND ATTACH HERETO.): None.

Buyer Initials [Signature] Seller Initials _____

- 13. **RISK OF LOSS:** The risk of loss or damage by fire or other casualty prior to Closing shall be upon Seller.
- 14. **ASSIGNMENTS:** This contract may not be assigned without the written consent of all parties, but if assigned by agreement, then this contract shall be binding on the assignee and the assignee's heirs, successors or assigns (as the case may be).
- 15. **PARTIES:** This contract shall be binding upon and shall inure to the benefit of the parties, i.e., Buyer and Seller and their heirs, successors and assigns. As used herein, words in the singular include the plural and the masculine includes the feminine and neuter genders, as appropriate.
- 16. **SURVIVAL:** If any provision herein contained which by its nature and effect is required to be observed, kept or performed after the Closing, it shall survive the Closing and remain binding upon and for the benefit of the parties hereto until fully observed, kept or performed.
- 17. **ENTIRE AGREEMENT:** This contract contains the entire agreement of the parties and there are no representations, inducements or other provisions other than those expressed herein. All changes, additions or deletions hereto must be in writing and signed by all parties.
- 18. **NOTICE AND EXECUTION:** Any notice or communication to be given to a party herein may be given to the party or to such party's agent. This offer shall become a binding contract (the "Effective Date") when signed by both Buyer and Seller and such signing is communicated to the offering party. This contract is executed under seal in signed multiple originals, all of which together constitute one and the same instrument, with a signed original being retained by each party, and the parties adopt the word "SEAL" beside their signatures below.

BUYER:
(If an individual)

SELLER
CRAVEN COUNTY

(SEAL)
Name: _____
Date: _____
Address: _____

Phone: _____

By: _____ (SEAL)
Its: _____
Date: _____

(If a business entity)

CITY OF NEW BERN

By: PR Property Group LLC (SEAL)
Its: Member / Jessica Perez
Date: 11/29/23
Address: 3573 Taylor St.
New Bern NC 28560
Phone: 252 876 1707
JP

By: _____ (SEAL)
Its: _____
Date: _____

Buyer Initials



Seller Initials _____

Craven County Geographic Information System



Craven County does NOT warrant the information shown on this page and should be used ONLY for tax assessments purposes. Page generated on 11/29/2023 at 12:06:26 PM

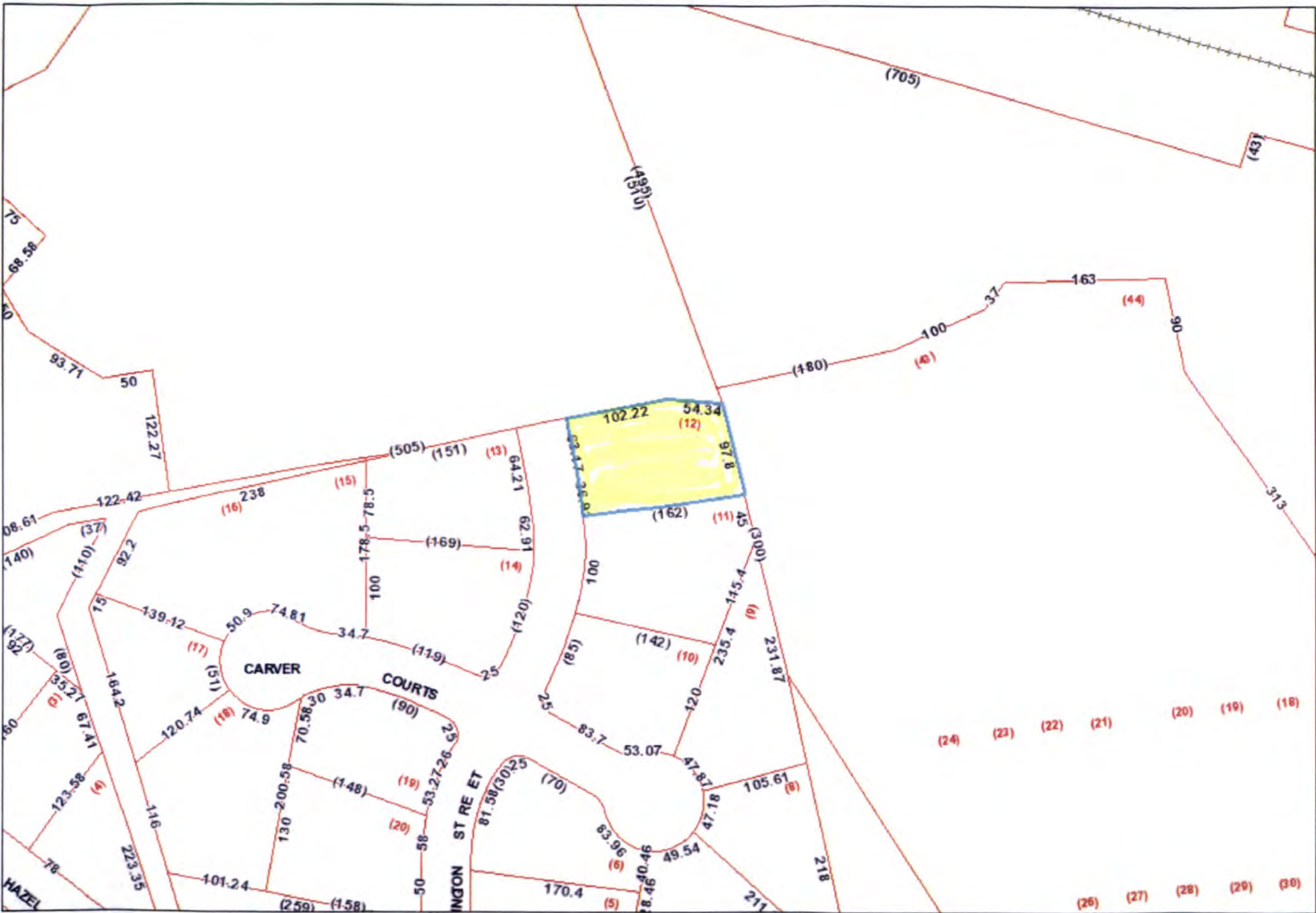
PARCEL ID : 8-070 -012

Owner :	CRAVEN COUNTY & NEW BERN-CITY		
Mailing Address :	406 CRAVEN ST NEW BERN, NC 28560		
Address of Property :	1904 WASHINGTON ST		
Subdivision :			
Property Description :	12 CARVER HEIGHTS		
Assessed Acreage :	0.374		
Deed Book Page :	3339 0126	Deed Recording Date :	3 3 2015
Land Value :	\$20,000	Recorded Survey :	
Total Improvement(s) Value :	\$0	Life Estate Deed :	
Total Assessed Value :	\$20,000	Estate File Year-E-Folder :	
Number of Improvements:	0	Tax Exempt :	Yes
City Name :	NEW BERN	Fire Tax District :	
Drainage District :		Lot Dimension :	
Special District :		Land Use :	VACANT - RESIDENTIAL TRACT

Recent Sales Information

Sale Date Deed	Seller Name	Buyer Name	Type of Sale	Sale Price
3/3/2015 3339-0126	MOORE, TRACIE MITCHELL	CRAVEN COUNTY & NEW BERN-CITY	STRAIGHT TRANSFER	\$3,000
7/24/1998 1641-0563	BUILDERS & FINANCE INC	MOORE, TRACIE MITCHELL	STRAIGHT TRANSFER	\$0

Buildings or improvements where not found on this parcel.



Craven County GIS 1904 Washington St

Craven County does NOT warrant the information shown on this map and should be used ONLY for tax assessment purposes. Printed on November 29, 2023 at 12:07:19 PM

1 inch = 125 feet



1904 Washington Street





ESTIMATE OF DIVISION OF PROCEEDS

Property: 1904 Washington Street, PID: 8-070-012			
Offer Amount			\$ 10,000.00
Less: Reimb to City for publication of notice of offer (approx)			
Balance			\$ 10,000.00
County cost reimbursement		\$ 2,066.48	
City cost reimbursement		\$ -	\$ 2,066.48
Remaining Balance			\$ 7,933.52
County Taxes at Foreclosure	\$ 343.91	48.518%	\$ 3,849.18
City Taxes/Priority Liens at Foreclosure	\$ 364.92	51.482%	\$ 4,084.34
Total Taxes	\$ 708.83		
County Total	\$ 5,915.66		
City Total	\$ 4,084.34		

AGENDA ITEM COVER SHEET

Agenda Item Title:

Consider Adopting a Resolution to Initiate the Upset Bid Process for 1407 Garden Street

Date of Meeting: 1/9/2024	Ward # if applicable: 5
Department: City Clerk	Person Submitting Item: Brenda Blanco
Call for Public Hearing: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Date of Public Hearing: N/A

Explanation of Item:	PR Property Group, LLC has tendered an offer of \$2,700 for the purchase of 1407 Garden Street, PID 8-013-064. The property is a vacant 0.085-acre residential lot that was acquired by the City and County in 2015 through tax foreclosure.
Actions Needed by Board:	Consider adopting the resolution
Backup Attached:	Memo, resolution, offer to purchase, map and pictures of the property
Is item time sensitive? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Cost of Agenda Item:
If this requires an expenditure, has it been budgeted and are funds available and certified by the Finance Director? <input type="checkbox"/> Yes <input type="checkbox"/> No

Additional Notes:

Aldermen

Rick Prill
Hazel B. Royal
Robert V. Aster
Johnnie Ray Kinsey
Barbara J. Best
Robert Brinson, Jr.



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(252) 636-4000

Jeffrey T. Odham
Mayor
Foster Hughes
City Manager
Brenda E. Blanco
City Clerk
Kimberly A. Ostrom
Director of Finance

MEMO TO: Mayor and Board of Aldermen
FROM: Brenda Blanco, City Clerk
DATE: December 28, 2023
SUBJECT: Offer to Purchase 1407 Garden Street

PR Property Group, LLC has submitted a bid of \$2,700 for the purchase of 1407 Garden Street. The property is a vacant 0.085-acre residential parcel with a tax value of \$5,400. It was acquired jointly by the City and County in September of 2015 through tax foreclosure.

Attached are recent pictures of the property, the tax card, offer to purchase, and initial estimate of proceeds.

/beb

RESOLUTION

THAT WHEREAS, the City of New Bern and Craven County own certain real property identified as 1407 Garden Street, Craven County parcel identification number 8-013-064; and

WHEREAS, North Carolina General Statute § 160A-269 permits the City to sell property by upset bid after receipt of an offer for the property; and

WHEREAS, the City and Craven County have received an offer to purchase the above described property in the amount of \$2,700.00 submitted by PR Property Group LLC; and

WHEREAS, PR Property Group LLC has paid the required five percent (5%) deposit on the offer.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF NEW BERN:

Section 1. The Board of Aldermen of the City of New Bern authorizes the sale of its interest in the property described above through the upset bid procedure of North Carolina General Statute § 160A-269.

Section 2. The City Clerk shall cause a notice of the proposed sale to be published. The notice shall describe the property and the amount of the offer, and shall state the terms under which the offer may be upset.

Section 3. Persons wishing to upset the offer that has been received shall submit a sealed bid with their offer to the office of the City Clerk within ten (10) days after the notice of sale is published. At the conclusion of the 10-day period, the City Clerk shall open the bids, if any, and the highest such bid will become the new offer. If there is more than one bid in the highest amount, the first such bid received will become the new offer.

Section 4. If a qualifying higher bid is received, the City Clerk shall cause a new notice of upset bid to be published, and shall continue to do so until a 10-day period has passed without any qualifying upset bid having been received. At that time, the amount of the final high bid shall be reported to the Board of Aldermen.

Section 5. A qualifying higher bid is one that raises the existing offer by not less than ten percent (10%) of the first \$1,000.00 of that offer and five percent (5%) of the remainder of that offer.

Section 6. A qualifying higher bid must also be accompanied by a deposit in the amount of five percent (5%) of the bid; the deposit may be made in cash, cashier's check or certified check. The City will return the deposit on any bid not accepted, and will return the deposit on an offer subject to upset bid if a qualifying higher bid is received. If the City and County accept the final high bid, the deposit of the final high bidder will be applied to the purchase price at closing, and if the final high bidder is unable to complete the purchase of the property, the deposit shall be forfeited.

Section 7. The terms of the final sale are:

(a) The Board of Aldermen must approve the final high offer before the sale is closed, which it may do within thirty (30) days after the final upset bid period has passed; and

(b) The buyer must pay with cash at the time of closing.

Section 8. The City reserves the right to withdraw the property from sale at any time before the final high bid is accepted, and the right to reject all bids at any time, specifically including the initial offer.

Section 9. If no qualifying upset bid is received after the initial public notice, and if the offer set forth above has not been subsequently rejected, the offer set forth above is hereby accepted, and the appropriate city officials are authorized to execute the instruments necessary to convey the property to PR Property Group LLC.

ADOPTED THIS 9th DAY OF JANUARY, 2024.

JEFFREY T. ODHAM, MAYOR

BRENDA E. BLANCO, CITY CLERK

NORTH CAROLINA

OFFER TO PURCHASE AND CONTRACT

CRAVEN COUNTY

PR Property Group LLC, as Buyer, hereby offers to purchase and CRAVEN COUNTY and the CITY OF NEW BERN, collectively as Seller, upon acceptance of said offer, agrees to sell and convey, all of that plot, piece or parcel of land described below (hereafter referred to as the "Property"), upon the following terms and conditions:

1. **REAL PROPERTY:** Located in or near the City of New Bern, Craven County, North Carolina, being known as and more particularly described as:

Street Address: Garden St.

Subdivision Name: _____

Tax Parcel ID No.: 8-013-064

Plat Reference: _____

Being all of that property more particularly described in Deed Book 3383, Page 224 in the Craven County Registry.

2. **PURCHASE PRICE:** The purchase price is \$ 2700.00 and shall be paid as follows:

(a) \$ 135.00, EARNEST MONEY DEPOSIT with this offer by cash bank check certified check to be held by Seller until the sale is closed, at which time it will be credited to Buyer, or until this contract is otherwise properly terminated. In the event this offer is not accepted, then all earnest monies shall be refunded to Buyer. In the event of breach of this contract by Seller, all earnest monies shall be refunded to Buyer upon Buyer's request. In the event of breach of this contract by Buyer, then all earnest monies shall be forfeited to Seller upon Seller's request, but such forfeiture shall not affect any other remedies available to Seller for such breach.

(b) \$ 2565.00, BALANCE of the purchase price in cash or readily available funds at Closing.

3. **CONDITIONS:**

(a) This contract is not subject to Buyer obtaining financing.

(b) The Property must be in substantially the same or better condition at Closing as on the date of this offer, reasonable wear and tear excepted.

(c) The Property is being sold subject to all liens and encumbrances of record, if any.

(d) Other than as provided herein, the Property is being conveyed "as is".

(e) This contract is subject to the provisions of G.S. §160A-269. Buyer acknowledges that this contract is subject to certain notice provisions and the rights in others to submit upset bids in accordance therewith.

(f) Title shall be delivered at Closing by QUITCLAIM DEED

4. **SPECIAL ASSESSMENTS:** Seller makes no warranty or representation as to any pending or confirmed governmental special assessments for sidewalk, paving, water, sewer, or other improvements on or adjoining the Property, or pending or confirmed owners' association special assessments. Buyer shall take title subject to all pending assessments, if any.

5. **PAYMENT OF TAXES:** Any ad valorem taxes to which the Property is subject shall be paid in their entirety by Buyer.

6. **EXPENSES:** Buyer shall be responsible for all costs with respect to any title search, title insurance, recording of the deed, and its legal fees. Seller shall pay for preparation of a deed and all other documents necessary to perform Seller's obligations under this agreement, and for any excise tax (revenue stamps) required by law.

7. **EVIDENCE OF TITLE:** Not Applicable.

8. **CLOSING:** Closing shall be defined as the date and time of recording of the deed. All parties agree to execute any and all documents and papers necessary in connection with Closing and transfer of title within thirty (30) days of the granting of final approval of the sale by Craven County's Board of Commissioners and the City of New Bern's Board of Aldermen pursuant to G.S. §160A-269. The deed is to be made to PR Property Group LLC.

9. **POSSESSION:** Unless otherwise provided herein, possession shall be delivered at Closing.

10. **PROPERTY INSPECTION, APPRAISAL, INVESTIGATION:**

(a) This contract is not subject to inspection, appraisal or investigation, as the Property is being bought "as is." Seller makes no representation as to water, sewer, conditions, title, access, or fitness for any intended use.

(b) **CLOSING SHALL CONSTITUTE ACCEPTANCE OF THE PROPERTY IN ITS THEN EXISTING CONDITION.**

11. **RIGHT OF ENTRY, RESTORATION AND INDEMNITY:** Buyer and Buyer's agents and contractors shall not have the right to enter upon the Property for any purpose without advance written permission of the Seller. If such permission is given, Buyer will indemnify and hold Seller harmless from all loss, damage, claims, suits or costs, which shall arise out of any contract, agreement, or injury to any person or property as a result of any activities of Buyer and Buyer's agents and contractors relating to the Property. This indemnity shall survive this contract and any termination hereof.

12. **OTHER PROVISIONS AND CONDITIONS:** (ITEMIZE ALL ADDENDA TO THIS CONTRACT AND ATTACH HERETO.): None.

Buyer Initials

Seller Initials _____

- 13. RISK OF LOSS:** The risk of loss or damage by fire or other casualty prior to Closing shall be upon Seller.
- 14. ASSIGNMENTS:** This contract may not be assigned without the written consent of all parties, but if assigned by agreement, then this contract shall be binding on the assignee and the assignee's heirs, successors or assigns (as the case may be).
- 15. PARTIES:** This contract shall be binding upon and shall inure to the benefit of the parties, i.e., Buyer and Seller and their heirs, successors and assigns. As used herein, words in the singular include the plural and the masculine includes the feminine and neuter genders, as appropriate.
- 16. SURVIVAL:** If any provision herein contained which by its nature and effect is required to be observed, kept or performed after the Closing, it shall survive the Closing and remain binding upon and for the benefit of the parties hereto until fully observed, kept or performed.
- 17. ENTIRE AGREEMENT:** This contract contains the entire agreement of the parties and there are no representations, inducements or other provisions other than those expressed herein. All changes, additions or deletions hereto must be in writing and signed by all parties.
- 18. NOTICE AND EXECUTION:** Any notice or communication to be given to a party herein may be given to the party or to such party's agent. This offer shall become a binding contract (the "Effective Date") when signed by both Buyer and Seller and such signing is communicated to the offering party. This contract is executed under seal in signed multiple originals, all of which together constitute one and the same instrument, with a signed original being retained by each party, and the parties adopt the word "SEAL" beside their signatures below.

BUYER:

(If an individual)

_____ (SEAL)

Name: _____

Date: _____

Address: _____

Phone: _____

(If a business entity)

By: PR Property Group LLC (SEAL)

Its: Member/Jessica Perez

Date: 12/15/23

Address: 3513 Taylor St.

New Bern NC 28560

Phone: 252-976-1707

SELLER

CRAVEN COUNTY

By: _____ (SEAL)

Its: _____

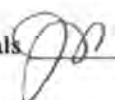
Date: _____

CITY OF NEW BERN

By: _____ (SEAL)

Its: _____

Date: _____

Buyer Initials  Seller Initials _____

Craven County Geographic Information System



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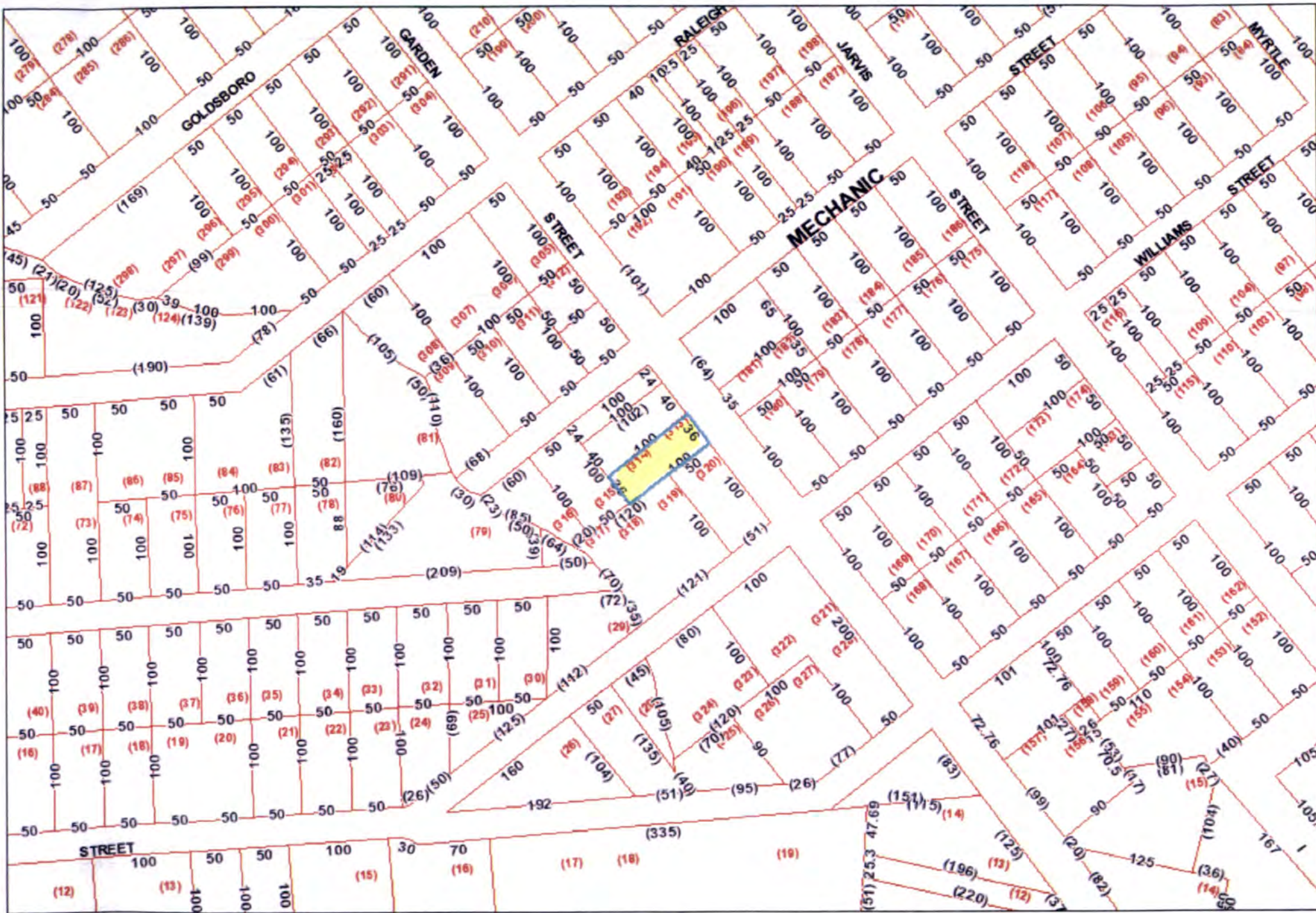
PARCEL ID : 8-013 -064

Owner :	CRAVEN COUNTY & NEW BERN-CITY		
Mailing Address :	406 CRAVEN ST NEW BERN, NC 28560		
Address of Property :	GARDEN ST		
Subdivision :			
Property Description :	1407 GARDEN		
Assessed Acreage :	0.085		
Deed Book Page :	3383 0224	Deed Recording Date :	9 3 2015
Land Value :	\$5,400	Recorded Survey :	
Total Improvement(s) Value :	\$0	Life Estate Deed :	
Total Assessed Value :	\$5,400	Estate File Year-E-Folder :	
Number of Improvements:	0	Tax Exempt :	Yes
City Name :	NEW BERN	Fire Tax District :	
Drainage District :		Lot Dimension :	
Special District :		Land Use :	VACANT - RESIDENTIAL TRACT

Recent Sales Information

Sale Date Deed	Seller Name	Buyer Name	Type of Sale	Sale Price
9/3/2015 3383-0224	CHAPMAN, HERMAN JR HRS	CRAVEN COUNTY & NEW BERN-CITY	STRAIGHT TRANSFER	\$6,500
1/1/1969 0757-0430	CHAPMAN, HERMAN JR	CHAPMAN, HERMAN JR HRS	STRAIGHT TRANSFER	\$0
1/1/1969 0757-0430	CHAPMAN, HERMAN JR	CHAPMAN, HERMAN JR HRS	STRAIGHT TRANSFER	\$0

Buildings or improvements where not found on this parcel.



Craven County GIS Garden St PID 8-013-064

Craven County does NOT warrant the information shown on this map and should be used ONLY for tax assessment purposes. Printed on December 15, 2023 at 1:35:15 PM

1 inch = 125 feet



1407 Garden Street



ESTIMATED OF DIVISION OF PROCEEDS

Property: 1407 Garden Street, PID: 8-013-064			
Offer Amount			\$ 2,700.00
Less: Reimb to City for publication of notice of offer (approx)			
Balance			\$ 2,700.00
County cost reimbursement		\$ 2,216.85	
City cost reimbursement		\$ 797.72	\$ 3,014.57
Remaining Balance			\$ (314.57)
County Taxes at Foreclosure	\$ 440.42	40.241%	\$ (126.59)
City Taxes/Priority Liens at Foreclosure	\$ 654.04	59.759%	\$ (187.98)
Total Taxes	\$ 1,094.46		
City Inferior Liens at Foreclosure	\$ 1,205.63		
County Total	\$ 2,090.26		
City Total	\$ 609.74		

AGENDA ITEM COVER SHEET

Agenda Item Title:

Consider Adopting a Resolution to Initiate the Upset Bid Process for 1411 Garden Street

Date of Meeting: 1/9/2024	Ward # if applicable: 5
Department: City Clerk	Person Submitting Item: Brenda Blanco
Call for Public Hearing: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Date of Public Hearing: N/A

Explanation of Item:	PR Property Group, LLC has tendered an offer of \$3,000 for the purchase of 1411 Garden Street, PID 8-013-063-A. The property is a vacant 0.093 acre residential lot that was acquired by the City and County in 2015 through tax foreclosure.
Actions Needed by Board:	Consider adopting the resolution
Backup Attached:	Memo, resolution, offer to purchase, map and pictures of the property
Is item time sensitive? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Cost of Agenda Item:

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

Additional Notes:

Aldermen

Rick Prill
Hazel B. Royal
Robert V. Aster
Johnnie Ray Kinsey
Barbara J. Best
Robert Brinson, Jr.



NEW BERN
CITY OF NEW BERN

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

Jeffrey T. Odham
Mayor

Foster Hughes
City Manager

Brenda E. Blanco
City Clerk

Kimberly A. Ostrom
Director of Finance

MEMO TO: Mayor and Board of Aldermen
FROM: Brenda Blanco, City Clerk
DATE: December 28, 2023
SUBJECT: Offer to Purchase 1411 Garden Street

PR Property Group, LLC has submitted a bid of \$3,000 for the purchase of 1411 Garden Street. The property is a vacant 0.093-acre residential parcel with a tax value of \$6,000. It was acquired jointly by the City and County in February of 2015 through tax foreclosure.

Attached are recent pictures of the property, the tax card, offer to purchase, and estimated breakdown of proceeds.

/beb

RESOLUTION

THAT WHEREAS, the City of New Bern and Craven County own certain real property identified as 1411 Garden Street, Craven County parcel identification number 8-013-063A; and

WHEREAS, North Carolina General Statute § 160A-269 permits the City to sell property by upset bid after receipt of an offer for the property; and

WHEREAS, the City and Craven County have received an offer to purchase the above described property in the amount of \$3,000.00 submitted by PR Property Group LLC; and

WHEREAS, PR Property Group LLC has paid the required five percent (5%) deposit on the offer.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF NEW BERN:

Section 1. The Board of Aldermen of the City of New Bern authorizes the sale of its interest in the property described above through the upset bid procedure of North Carolina General Statute § 160A-269.

Section 2. The City Clerk shall cause a notice of the proposed sale to be published. The notice shall describe the property and the amount of the offer, and shall state the terms under which the offer may be upset.

Section 3. Persons wishing to upset the offer that has been received shall submit a sealed bid with their offer to the office of the City Clerk within ten (10) days after the notice of sale is published. At the conclusion of the 10-day period, the City Clerk shall open the bids, if any, and the highest such bid will become the new offer. If there is more than one bid in the highest amount, the first such bid received will become the new offer.

Section 4. If a qualifying higher bid is received, the City Clerk shall cause a new notice of upset bid to be published, and shall continue to do so until a 10-day period has passed without any qualifying upset bid having been received. At that time, the amount of the final high bid shall be reported to the Board of Aldermen.

Section 5. A qualifying higher bid is one that raises the existing offer by not less than ten percent (10%) of the first \$1,000.00 of that offer and five percent (5%) of the remainder of that offer.

Section 6. A qualifying higher bid must also be accompanied by a deposit in the amount of five percent (5%) of the bid; the deposit may be made in cash, cashier's check or certified check. The City will return the deposit on any bid not accepted, and will return the deposit on an offer subject to upset bid if a qualifying higher bid is received. If the City and County accept the final high bid, the deposit of the final high bidder will be applied to the purchase price at closing, and if the final high bidder is unable to complete the purchase of the property, the deposit shall be forfeited.

Section 7. The terms of the final sale are:

(a) The Board of Aldermen must approve the final high offer before the sale is closed, which it may do within thirty (30) days after the final upset bid period has passed; and

(b) The buyer must pay with cash at the time of closing.

Section 8. The City reserves the right to withdraw the property from sale at any time before the final high bid is accepted, and the right to reject all bids at any time, specifically including the initial offer.

Section 9. If no qualifying upset bid is received after the initial public notice, and if the offer set forth above has not been subsequently rejected, the offer set forth above is hereby accepted, and the appropriate city officials are authorized to execute the instruments necessary to convey the property to PR Property Group LLC.

ADOPTED THIS 9th DAY OF JANUARY, 2024.

JEFFREY T. ODHAM, MAYOR

BRENDA E. BLANCO, CITY CLERK

NORTH CAROLINA

OFFER TO PURCHASE AND CONTRACT

CRAVEN COUNTY

PR Property Group LLC, as Buyer, hereby offers to purchase and CRAVEN COUNTY and the CITY OF NEW BERN, collectively as Seller, upon acceptance of said offer, agrees to sell and convey, all of that plot, piece or parcel of land described below (hereafter referred to as the "Property"), upon the following terms and conditions:

1. REAL PROPERTY: Located in or near the City of New Bern, Craven County, North Carolina, being known as and more particularly described as:

Street Address: 1411 Garden

Subdivision Name:

Tax Parcel ID No.: 8-013-063A

Plat Reference:

Being all of that property more particularly described in Deed Book 2335, Page 850 in the Craven County Registry.

2. PURCHASE PRICE: The purchase price is \$ 300,000 and shall be paid as follows:

(a) \$ 150,000, EARNEST MONEY DEPOSIT with this offer by [] cash [] bank check [x] certified check to be held by Seller until the sale is closed, at which time it will be credited to Buyer, or until this contract is otherwise properly terminated. In the event this offer is not accepted, then all earnest monies shall be refunded to Buyer. In the event of breach of this contract by Seller, all earnest monies shall be refunded to Buyer upon Buyer's request. In the event of breach of this contract by Buyer, then all earnest monies shall be forfeited to Seller upon Seller's request, but such forfeiture shall not affect any other remedies available to Seller for such breach.

(b) \$ 250,000, BALANCE of the purchase price in cash or readily available funds at Closing.

3. CONDITIONS:

(a) This contract is not subject to Buyer obtaining financing.

(b) The Property must be in substantially the same or better condition at Closing as on the date of this offer, reasonable wear and tear excepted.

(c) The Property is being sold subject to all liens and encumbrances of record, if any.

(d) Other than as provided herein, the Property is being conveyed "as is".

(e) This contract is subject to the provisions of G.S. §160A-269. Buyer acknowledges that this contract is subject to certain notice provisions and the rights in others to submit upset bids in accordance therewith.

(f) Title shall be delivered at Closing by QUITCLAIM DEED

4. SPECIAL ASSESSMENTS: Seller makes no warranty or representation as to any pending or confirmed governmental special assessments for sidewalk, paving, water, sewer, or other improvements on or adjoining the Property, or pending or confirmed owners' association special assessments. Buyer shall take title subject to all pending assessments, if any.

5. PAYMENT OF TAXES: Any ad valorem taxes to which the Property is subject shall be paid in their entirety by Buyer.

6. EXPENSES: Buyer shall be responsible for all costs with respect to any title search, title insurance, recording of the deed, and its legal fees. Seller shall pay for preparation of a deed and all other documents necessary to perform Seller's obligations under this agreement, and for any excise tax (revenue stamps) required by law.

7. EVIDENCE OF TITLE: Not Applicable.

8. CLOSING: Closing shall be defined as the date and time of recording of the deed. All parties agree to execute any and all documents and papers necessary in connection with Closing and transfer of title within thirty (30) days of the granting of final approval of the sale by Craven County's Board of Commissioners and the City of New Bern's Board of Aldermen pursuant to G.S. §160A-269. The deed is to be made to PR Property Group LLC.

9. POSSESSION: Unless otherwise provided herein, possession shall be delivered at Closing.

10. PROPERTY INSPECTION, APPRAISAL, INVESTIGATION:

(a) This contract is not subject to inspection, appraisal or investigation, as the Property is being bought "as is." Seller makes no representation as to water, sewer, conditions, title, access, or fitness for any intended use.

(b) CLOSING SHALL CONSTITUTE ACCEPTANCE OF THE PROPERTY IN ITS THEN EXISTING CONDITION.

11. RIGHT OF ENTRY, RESTORATION AND INDEMNITY: Buyer and Buyer's agents and contractors shall not have the right to enter upon the Property for any purpose without advance written permission of the Seller. If such permission is given, Buyer will indemnify and hold Seller harmless from all loss, damage, claims, suits or costs, which shall arise out of any contract, agreement, or injury to any person or property as a result of any activities of Buyer and Buyer's agents and contractors relating to the Property. This indemnity shall survive this contract and any termination hereof.

12. OTHER PROVISIONS AND CONDITIONS: (ITEMIZE ALL ADDENDA TO THIS CONTRACT AND ATTACH HERETO.): None.

Buyer Initials

[Handwritten initials]

Seller Initials

- 13. RISK OF LOSS:** The risk of loss or damage by fire or other casualty prior to Closing shall be upon Seller.
- 14. ASSIGNMENTS:** This contract may not be assigned without the written consent of all parties, but if assigned by agreement, then this contract shall be binding on the assignee and the assignee's heirs, successors or assigns (as the case may be).
- 15. PARTIES:** This contract shall be binding upon and shall inure to the benefit of the parties, i.e., Buyer and Seller and their heirs, successors and assigns. As used herein, words in the singular include the plural and the masculine includes the feminine and neuter genders, as appropriate.
- 16. SURVIVAL:** If any provision herein contained which by its nature and effect is required to be observed, kept or performed after the Closing, it shall survive the Closing and remain binding upon and for the benefit of the parties hereto until fully observed, kept or performed.
- 17. ENTIRE AGREEMENT:** This contract contains the entire agreement of the parties and there are no representations, inducements or other provisions other than those expressed herein. All changes, additions or deletions hereto must be in writing and signed by all parties.
- 18. NOTICE AND EXECUTION:** Any notice or communication to be given to a party herein may be given to the party or to such party's agent. This offer shall become a binding contract (the "Effective Date") when signed by both Buyer and Seller and such signing is communicated to the offering party. This contract is executed under seal in signed multiple originals, all of which together constitute one and the same instrument, with a signed original being retained by each party, and the parties adopt the word "SEAL" beside their signatures below.

BUYER:

SELLER

(If an individual)

CRAVEN COUNTY

_____ (SEAL)

By: _____ (SEAL)

Name: _____

Its: _____

Date: _____

Date: _____

Address: _____

Phone: _____

(If a business entity)

CITY OF NEW BERN

By: PR Property Group LLC (SEAL)

By: _____ (SEAL)

Its: Member / Jessica Perez

Its: _____

Date: 12/15/23

Date: _____

Address: 3513 Taylor St.

New Bern NC 28560

Phone: 252 976 1707

Buyer Initials



Seller Initials _____

Craven County Geographic Information System



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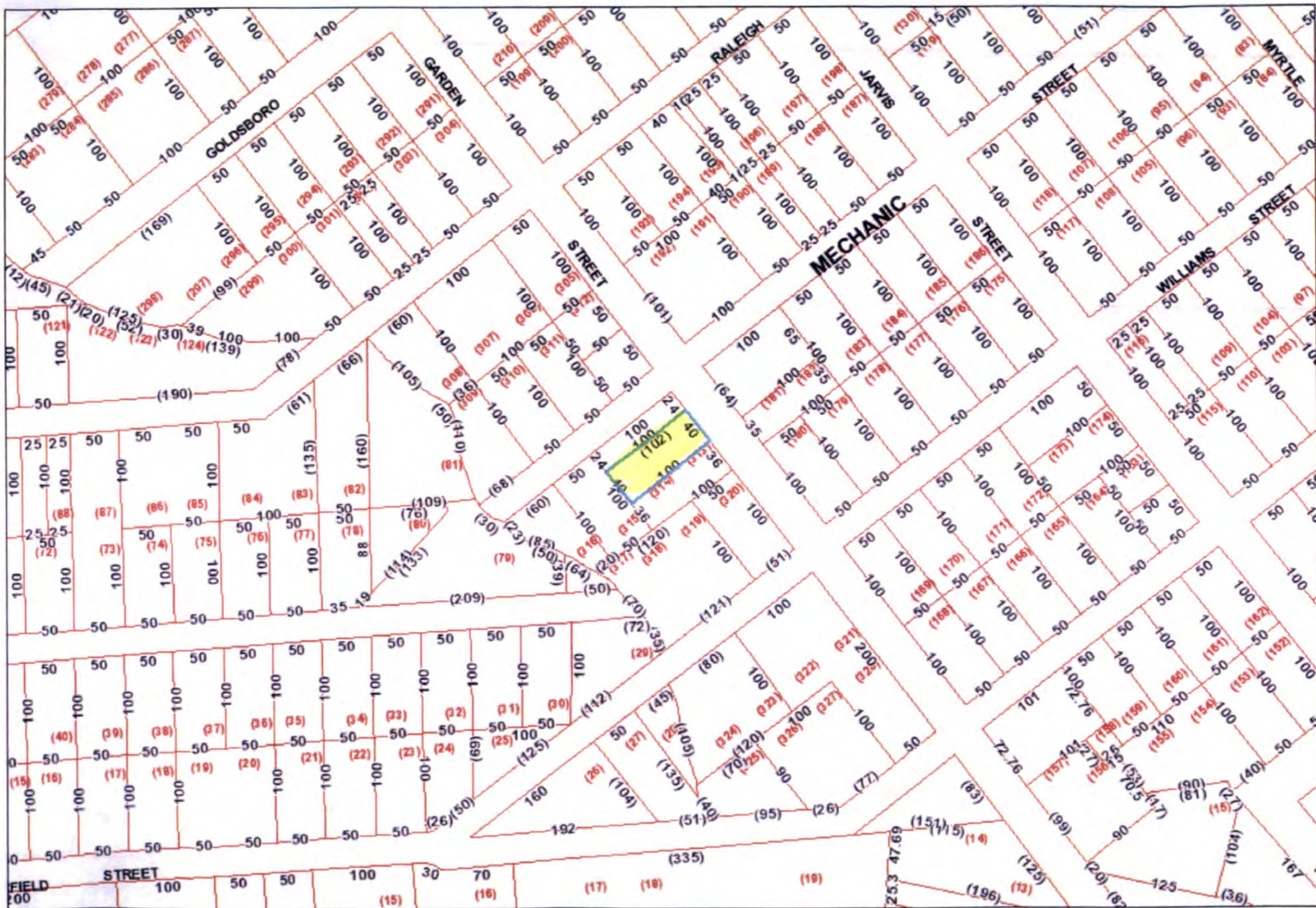
PARCEL ID : 8-013 -063-A

Owner :	CRAVEN COUNTY & NEW BERN-CITY OF		
Mailing Address :	PO BOX 1128 NEW BERN, NC 28563		
Address of Property :	1411 GARDEN ST		
Subdivision :			
Property Description :	1411 GARDEN		
Assessed Acreage :	0.093	Deed Recording Date :	2 17 2015
Deed Book Page :	3335 0850	Recorded Survey :	
Land Value :	\$6,000	Life Estate Deed :	
Total Improvement(s) Value :	\$0	Estate File Year-E-Folder :	
Total Assessed Value :	\$6,000	Tax Exempt :	Yes
Number of Improvements:	0	Fire Tax District :	
City Name :	NEW BERN	Lot Dimension :	
Drainage District :		Land Use :	VACANT - RESIDENTIAL TRACT
Special District :			

Recent Sales Information

Sale Date Deed	Seller Name	Buyer Name	Type of Sale	Sale Price
2/17/2015 3335-0850	CHAPMAN, HERMAN JR HRS	CRAVEN COUNTY & NEW BERN-CITY OF	STRAIGHT TRANSFER	\$3,500
1/1/1952 0470-0486	CHAPMAN, HERMAN JR	CHAPMAN, HERMAN JR	STRAIGHT TRANSFER	\$0
1/1/1952 0470-0486	CHAPMAN, HERMAN JR	CHAPMAN, HERMAN JR HRS	STRAIGHT TRANSFER	\$0

Buildings or improvements where not found on this parcel.



Craven County GIS 1411 Garden St

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1 inch = 125 feet



1411 Garden Street



ESTIMATED OF DIVISION OF PROCEEDS

Property: 1411 Garden Street, PID: 8-013-063A			
Offer Amount			\$ 3,000.00
Less: Reimb to City for publication of notice of offer (approx)			
Balance			\$ 3,000.00
County cost reimbursement		\$ 1,363.90	
City cost reimbursement		\$ 578.13	\$ 1,942.03
Remaining Balance			\$ 1,057.97
County Taxes at Foreclosure	\$ 632.86	47.544%	\$ 503.00
City Taxes/Priority Liens at Foreclosure	\$ 698.25	52.456%	\$ 554.97
Total Taxes	\$ 1,331.11		
County Total	\$ 1,866.90		
City Total	\$ 1,133.10		

AGENDA ITEM COVER SHEET



Agenda Item Title:

Consider Adopting a Resolution to Initiate the Upset Bid Process for 1302 Williams Street

Date of Meeting: 1/9/2024	Ward # if applicable: 5
Department: City Clerk	Person Submitting Item: Brenda Blanco
Call for Public Hearing: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Date of Public Hearing: N/A

Explanation of Item:	PR Property Group, LLC has tendered an offer of \$3,000 for the purchase of 1302 Williams Street, PID 8-013-065. The property is a vacant 0.119-acre residential lot that was acquired by the City and County in 2006 through tax foreclosure.
Actions Needed by Board:	Consider adopting the resolution
Backup Attached:	Memo, resolution, offer to purchase, map and pictures of the property
Is item time sensitive? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Cost of Agenda Item:

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

Additional Notes:

Aldermen

Rick Prill
Hazel B. Royal
Robert V. Aster
Johnnie Ray Kinsey
Barbara J. Best
Robert Brinson, Jr.



NEW BERN
CITY OF NEW BERN

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

Jeffrey T. Odham
Mayor

Foster Hughes
City Manager

Brenda E. Blanco
City Clerk

Kimberly A. Ostrom
Director of Finance

MEMO TO: Mayor and Board of Aldermen
FROM: Brenda Blanco, City Clerk
DATE: December 28, 2023
SUBJECT: Offer to Purchase 1302 Williams Street

PR Property Group, LLC has submitted a bid of \$3,000 for the purchase of 1302 Williams Street. The property is a vacant 0.119-acre residential parcel with a tax value of \$6,000. It was acquired jointly by the City and County in November of 2006 through tax foreclosure.

Attached are recent pictures of the property, the tax card, offer to purchase, and the initial estimate of proceeds.

/beb

RESOLUTION

THAT WHEREAS, the City of New Bern and Craven County own certain real property identified as 1302 Williams Street, Craven County parcel identification number 8-013-065; and

WHEREAS, North Carolina General Statute § 160A-269 permits the City to sell property by upset bid after receipt of an offer for the property; and

WHEREAS, the City and Craven County have received an offer to purchase the above described property in the amount of \$3,000.00 submitted by PR Property Group LLC; and

WHEREAS, PR Property Group LLC has paid the required five percent (5%) deposit on the offer.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF NEW BERN;

Section 1. The Board of Aldermen of the City of New Bern authorizes the sale of its interest in the property described above through the upset bid procedure of North Carolina General Statute § 160A-269.

Section 2. The City Clerk shall cause a notice of the proposed sale to be published. The notice shall describe the property and the amount of the offer, and shall state the terms under which the offer may be upset.

Section 3. Persons wishing to upset the offer that has been received shall submit a sealed bid with their offer to the office of the City Clerk within ten (10) days after the notice of sale is published. At the conclusion of the 10-day period, the City Clerk shall open the bids, if any, and the highest such bid will become the new offer. If there is more than one bid in the highest amount, the first such bid received will become the new offer.

Section 4. If a qualifying higher bid is received, the City Clerk shall cause a new notice of upset bid to be published, and shall continue to do so until a 10-day period has passed without any qualifying upset bid having been received. At that time, the amount of the final high bid shall be reported to the Board of Aldermen.

Section 5. A qualifying higher bid is one that raises the existing offer by not less than ten percent (10%) of the first \$1,000.00 of that offer and five percent (5%) of the remainder of that offer.

Section 6. A qualifying higher bid must also be accompanied by a deposit in the amount of five percent (5%) of the bid; the deposit may be made in cash, cashier's check or certified check. The City will return the deposit on any bid not accepted, and will return the deposit on an offer subject to upset bid if a qualifying higher bid is received. If the City and County accept the final high bid, the deposit of the final high bidder will be applied to the purchase price at closing, and if the final high bidder is unable to complete the purchase of the property, the deposit shall be forfeited.

Section 7. The terms of the final sale are:

(a) The Board of Aldermen must approve the final high offer before the sale is closed, which it may do within thirty (30) days after the final upset bid period has passed; and

(b) The buyer must pay with cash at the time of closing.

Section 8. The City reserves the right to withdraw the property from sale at any time before the final high bid is accepted, and the right to reject all bids at any time, specifically including the initial offer.

Section 9. If no qualifying upset bid is received after the initial public notice, and if the offer set forth above has not been subsequently rejected, the offer set forth above is hereby accepted, and the appropriate city officials are authorized to execute the instruments necessary to convey the property to PR Property Group LLC.

ADOPTED THIS 9th DAY OF JANUARY, 2024.

JEFFREY T. ODHAM, MAYOR

BRENDA E. BLANCO, CITY CLERK

NORTH CAROLINA

OFFER TO PURCHASE AND CONTRACT

CRAVEN COUNTY

PR Property Group LLC, as Buyer, hereby offers to purchase and CRAVEN COUNTY and the CITY OF NEW BERN, collectively as Seller, upon acceptance of said offer, agrees to sell and convey, all of that plot, piece or parcel of land described below (hereafter referred to as the "Property"), upon the following terms and conditions:

1. **REAL PROPERTY:** Located in or near the City of New Bern, Craven County, North Carolina, being known as and more particularly described as:

Street Address: 1302 William St.

Subdivision Name: _____

Tax Parcel ID No.: 8-013-065

Plat Reference: _____

Being all of that property more particularly described in Deed Book 7574, Page 728 in the Craven County Registry.

2. **PURCHASE PRICE:** The purchase price is \$ 300,000 and shall be paid as follows:

(a) \$ 150,000, EARNEST MONEY DEPOSIT with this offer by cash bank check certified check to be held by Seller until the sale is closed, at which time it will be credited to Buyer, or until this contract is otherwise properly terminated. In the event this offer is not accepted, then all earnest monies shall be refunded to Buyer. In the event of breach of this contract by Seller, all earnest monies shall be refunded to Buyer upon Buyer's request. In the event of breach of this contract by Buyer, then all earnest monies shall be forfeited to Seller upon Seller's request, but such forfeiture shall not affect any other remedies available to Seller for such breach.

(b) \$ 150,000, BALANCE of the purchase price in cash or readily available funds at Closing.

3. **CONDITIONS:**

(a) This contract is not subject to Buyer obtaining financing.

(b) The Property must be in substantially the same or better condition at Closing as on the date of this offer, reasonable wear and tear excepted.

(c) The Property is being sold subject to all liens and encumbrances of record, if any.

(d) Other than as provided herein, the Property is being conveyed "as is".

(e) This contract is subject to the provisions of G.S. §160A-269. Buyer acknowledges that this contract is subject to certain notice provisions and the rights in others to submit upset bids in accordance therewith.

(f) Title shall be delivered at Closing by QUITCLAIM DEED

4. **SPECIAL ASSESSMENTS:** Seller makes no warranty or representation as to any pending or confirmed governmental special assessments for sidewalk, paving, water, sewer, or other improvements on or adjoining the Property, or pending or confirmed owners' association special assessments. Buyer shall take title subject to all pending assessments, if any.

5. **PAYMENT OF TAXES:** Any ad valorem taxes to which the Property is subject shall be paid in their entirety by Buyer.

6. **EXPENSES:** Buyer shall be responsible for all costs with respect to any title search, title insurance, recording of the deed, and its legal fees. Seller shall pay for preparation of a deed and all other documents necessary to perform Seller's obligations under this agreement, and for any excise tax (revenue stamps) required by law.

7. **EVIDENCE OF TITLE:** Not Applicable.

8. **CLOSING:** Closing shall be defined as the date and time of recording of the deed. All parties agree to execute any and all documents and papers necessary in connection with Closing and transfer of title within thirty (30) days of the granting of final approval of the sale by Craven County's Board of Commissioners and the City of New Bern's Board of Aldermen pursuant to G.S. §160A-269. The deed is to be made to PR Property Group LLC.

9. **POSSESSION:** Unless otherwise provided herein, possession shall be delivered at Closing.

10. **PROPERTY INSPECTION, APPRAISAL, INVESTIGATION:**

(a) This contract is not subject to inspection, appraisal or investigation, as the Property is being bought "as is." Seller makes no representation as to water, sewer, conditions, title, access, or fitness for any intended use.

(b) **CLOSING SHALL CONSTITUTE ACCEPTANCE OF THE PROPERTY IN ITS THEN EXISTING CONDITION.**

11. **RIGHT OF ENTRY, RESTORATION AND INDEMNITY:** Buyer and Buyer's agents and contractors shall not have the right to enter upon the Property for any purpose without advance written permission of the Seller. If such permission is given, Buyer will indemnify and hold Seller harmless from all loss, damage, claims, suits or costs, which shall arise out of any contract, agreement, or injury to any person or property as a result of any activities of Buyer and Buyer's agents and contractors relating to the Property. This indemnity shall survive this contract and any termination hereof.

12. **OTHER PROVISIONS AND CONDITIONS:** (ITEMIZE ALL ADDENDA TO THIS CONTRACT AND ATTACH HERETO.): None.

Buyer Initials

Seller Initials _____

- 13. RISK OF LOSS:** The risk of loss or damage by fire or other casualty prior to Closing shall be upon Seller.
- 14. ASSIGNMENTS:** This contract may not be assigned without the written consent of all parties, but if assigned by agreement, then this contract shall be binding on the assignee and the assignee's heirs, successors or assigns (as the case may be).
- 15. PARTIES:** This contract shall be binding upon and shall inure to the benefit of the parties, i.e., Buyer and Seller and their heirs, successors and assigns. As used herein, words in the singular include the plural and the masculine includes the feminine and neuter genders, as appropriate.
- 16. SURVIVAL:** If any provision herein contained which by its nature and effect is required to be observed, kept or performed after the Closing, it shall survive the Closing and remain binding upon and for the benefit of the parties hereto until fully observed, kept or performed.
- 17. ENTIRE AGREEMENT:** This contract contains the entire agreement of the parties and there are no representations, inducements or other provisions other than those expressed herein. All changes, additions or deletions hereto must be in writing and signed by all parties.
- 18. NOTICE AND EXECUTION:** Any notice or communication to be given to a party herein may be given to the party or to such party's agent. This offer shall become a binding contract (the "Effective Date") when signed by both Buyer and Seller and such signing is communicated to the offering party. This contract is executed under seal in signed multiple originals, all of which together constitute one and the same instrument, with a signed original being retained by each party, and the parties adopt the word "SEAL" beside their signatures below.

BUYER:

(If an individual)

_____ (SEAL)

Name: _____

Date: _____

Address: _____

Phone: _____

(If a business entity)

By: PR Property Group LLC (SEAL)

Its: Member / Jessica Perez

Date: 12/15/23

Address: 3513 Taylor St.
New Bern NC 28560

Phone: 252 576-1707

SELLER

CRAVEN COUNTY

By: _____ (SEAL)

Its: _____

Date: _____

CITY OF NEW BERN

By: _____ (SEAL)

Its: _____

Date: _____

Buyer Initials



Seller Initials

Craven County Geographic Information System



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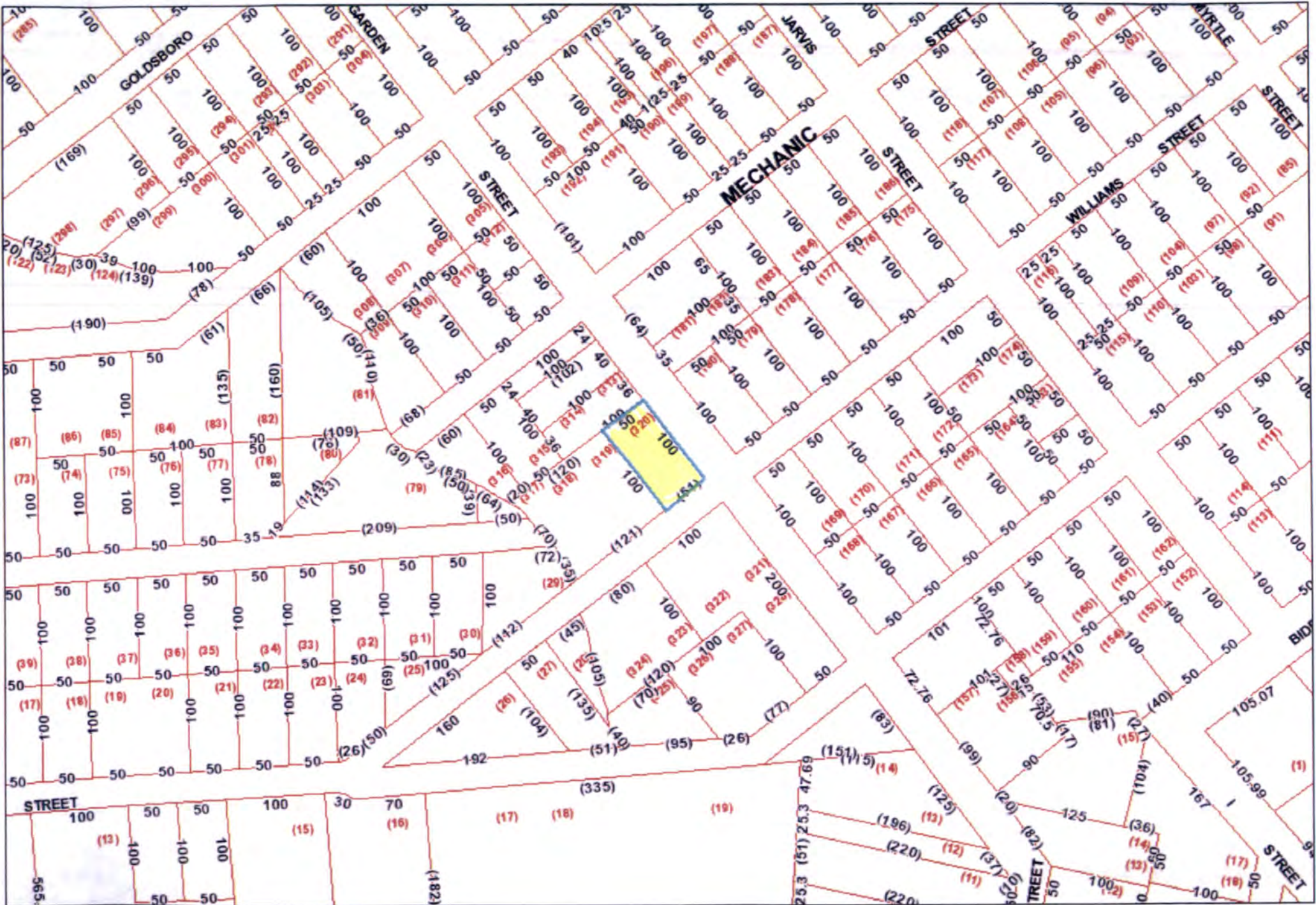
PARCEL ID : 8-013 -065

Owner :	CRAVEN COUNTY & NEW BERN-CITY OF		
Mailing Address :	PO BOX 1128 NEW BERN, NC 28563		
Address of Property :	1302 WILLIAMS ST		
Subdivision :			
Property Description :	1302 WILLIAM ST		
Assessed Acreage :	0.119	Deed Recording Date :	11 21 2006
Deed Book Page :	2534 0728	Recorded Survey :	
Land Value :	\$6,000	Life Estate Deed :	
Total Improvement(s) Value :	\$0	Estate File Year-E-Folder :	
Total Assessed Value :	\$6,000	Tax Exempt :	Yes
Number of Improvements:	0	Fire Tax District :	
City Name :	NEW BERN	Lot Dimension :	
Drainage District :		Land Use :	VACANT - RESIDENTIAL TRACT
Special District :			

Recent Sales Information

Sale Date Deed	Seller Name	Buyer Name	Type of Sale	Sale Price
11/21/2006 2534-0728	BROWN, BRUCE	CRAVEN COUNTY & NEW BERN-CITY OF	STRAIGHT TRANSFER	\$3,500

Buildings or improvements where not found on this parcel.



Craven County GIS 1302 Williams St

1 inch = 125 feet



Craven County does NOT warrant the information shown on this map and should be used ONLY for tax assessment purposes. Printed on December 15, 2023 at 11:36:25 PM

1302 Williams Street



ESTIMATED OF DIVISION OF PROCEEDS

Property: 1302 Williams Street, PID: 8-013-065			
Offer Amount			\$ 3,000.00
Less: Reimb to City for publication of notice of offer (approx)			
Balance			\$ 3,000.00
County cost reimbursement		\$ 1,292.72	
City cost reimbursement		\$ 849.37	\$ 2,142.09
Remaining Balance			\$ 857.91
County Taxes at Foreclosure	\$ 938.27	77.247%	\$ 662.71
City Taxes/Priority Liens at Foreclosure	\$ 276.37	22.753%	\$ 195.20
Total Taxes	\$ 1,214.64		
County Total	\$ 1,955.43		
City Total	\$ 1,044.57		

AGENDA ITEM COVER SHEET

Agenda Item Title:

Consider Adopting a Resolution to Initiate the Upset Bid Process for 1013 Bloomfield Street

Date of Meeting: 1/9/2024	Ward # if applicable: 5
Department: City Clerk	Person Submitting Item: Brenda Blanco
Call for Public Hearing: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Date of Public Hearing: N/A

Explanation of Item:	Lay Team and Remodelers, LLC has tendered an offer of \$3,000 for the purchase of 1013 Bloomfield Street, PID 8-006-208. The property is a vacant 0.116-acre residential lot that was acquired by the City and County in 2009 through tax foreclosure.
Actions Needed by Board:	Consider adopting the resolution
Backup Attached:	Memo, resolution, offer to purchase, map and pictures of the property
Is item time sensitive? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Cost of Agenda Item:
If this requires an expenditure, has it been budgeted and are funds available and certified by the Finance Director? <input type="checkbox"/> Yes <input type="checkbox"/> No

Additional Notes:

Aldermen

Rick Prill
Hazel B. Royal
Robert V. Aster
Johnnie Ray Kinsey
Barbara J. Best
Robert Brinson, Jr.



NEW BERN
CITY OF NEW BERN

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

Jeffrey T. Odham
Mayor

Foster Hughes
City Manager

Brenda E. Blanco
City Clerk

Kimberly A. Ostrom
Director of Finance

MEMO TO: Mayor and Board of Aldermen
FROM: Brenda Blanco, City Clerk
DATE: December 28, 2023
SUBJECT: Offer to Purchase 1013 Bloomfield Street

Lay Team and Remodelers, LLC has submitted a bid of \$3,000 for the purchase of 1013 Bloomfield Street. The property is a vacant 0.116-acre residential parcel with a tax value of \$6,000. It was acquired jointly by the City and County in March of 2009 through tax foreclosure.

Attached are recent pictures of the property, the tax card, offer to purchase, and a preliminary estimate of proceeds.

/beb

RESOLUTION

THAT WHEREAS, the City of New Bern and Craven County own certain real property identified as 1013 Bloomfield Street, Craven County parcel identification number 8-006-208; and

WHEREAS, North Carolina General Statute § 160A-269 permits the City to sell property by upset bid after receipt of an offer for the property; and

WHEREAS, the City and Craven County have received an offer to purchase the above described property in the amount of \$3,000.00 submitted by Lay Team and Remodelers, LLC; and

WHEREAS, Lay Team and Remodelers, LLC has paid the required five percent (5%) deposit on the offer.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF NEW BERN:

Section 1. The Board of Aldermen of the City of New Bern authorizes the sale of its interest in the property described above through the upset bid procedure of North Carolina General Statute § 160A-269.

Section 2. The City Clerk shall cause a notice of the proposed sale to be published. The notice shall describe the property and the amount of the offer, and shall state the terms under which the offer may be upset.

Section 3. Persons wishing to upset the offer that has been received shall submit a sealed bid with their offer to the office of the City Clerk within ten (10) days after the notice of sale is published. At the conclusion of the 10-day period, the City Clerk shall open the bids, if any, and the highest such bid will become the new offer. If there is more than one bid in the highest amount, the first such bid received will become the new offer.

Section 4. If a qualifying higher bid is received, the City Clerk shall cause a new notice of upset bid to be published, and shall continue to do so until a 10-day period has passed without any qualifying upset bid having been received. At that time, the amount of the final high bid shall be reported to the Board of Aldermen.

Section 5. A qualifying higher bid is one that raises the existing offer by not less than ten percent (10%) of the first \$1,000.00 of that offer and five percent (5%) of the remainder of that offer.

Section 6. A qualifying higher bid must also be accompanied by a deposit in the amount of five percent (5%) of the bid; the deposit may be made in cash, cashier's check or certified check. The City will return the deposit on any bid not accepted, and will return the deposit on an offer subject to upset bid if a qualifying higher bid is received. If the City and County accept the final high bid, the deposit of the final high bidder will be applied to the purchase price at closing, and if the final high bidder is unable to complete the purchase of the property, the deposit shall be forfeited.

Section 7. The terms of the final sale are:

(a) The Board of Aldermen must approve the final high offer before the sale is closed, which it may do within thirty (30) days after the final upset bid period has passed; and

(b) The buyer must pay with cash at the time of closing.

Section 8. The City reserves the right to withdraw the property from sale at any time before the final high bid is accepted, and the right to reject all bids at any time, specifically including the initial offer.

Section 9. If no qualifying upset bid is received after the initial public notice, and if the offer set forth above has not been subsequently rejected, the offer set forth above is hereby accepted, and the appropriate city officials are authorized to execute the instruments necessary to convey the property to Lay Team and Remodelers, LLC.

ADOPTED THIS 9th DAY OF JANUARY, 2024.

JEFFREY T. ODHAM, MAYOR

BRENDA E. BLANCO, CITY CLERK

NORTH CAROLINA

OFFER TO PURCHASE AND CONTRACT

CRAVEN COUNTY

Lay Team and Remodelers, LLC, as Buyer, hereby offers to purchase and CRAVEN COUNTY and the CITY OF NEW BERN, collectively as Seller, upon acceptance of said offer, agrees to sell and convey, all of that plot, piece or parcel of land described below (hereafter referred to as the "Property"), upon the following terms and conditions:

1. **REAL PROPERTY:** Located in or near the City of New Bern, Craven County, North Carolina, being known as and more particularly described as:

Street Address: 1013 Bloomfield St

Subdivision Name:

Tax Parcel ID No.: 8-006-208

Plat Reference:

Being all of that property more particularly described in Deed Book 2805, Page 0458 in the Craven County Registry.

2. **PURCHASE PRICE:** The purchase price is \$ 3,000.00 and shall be paid as follows:

(a) \$ 150.00, EARNEST MONEY DEPOSIT with this offer by cash bank check certified check to be held by Seller until the sale is closed, at which time it will be credited to Buyer, or until this contract is otherwise properly terminated. In the event this offer is not accepted, then all earnest monies shall be refunded to Buyer. In the event of breach of this contract by Seller, all earnest monies shall be refunded to Buyer upon Buyer's request. In the event of breach of this contract by Buyer, then all earnest monies shall be forfeited to Seller upon Seller's request, but such forfeiture shall not affect any other remedies available to Seller for such breach.

(b) \$ 2,850.00, BALANCE of the purchase price in cash or readily available funds at Closing.

3. **CONDITIONS:**

(a) This contract is not subject to Buyer obtaining financing.

(b) The Property must be in substantially the same or better condition at Closing as on the date of this offer, reasonable wear and tear excepted.

(c) The Property is being sold subject to all liens and encumbrances of record, if any.

(d) Other than as provided herein, the Property is being conveyed "as is".

(e) This contract is subject to the provisions of G.S. §160A-269. Buyer acknowledges that this contract is subject to certain notice provisions and the rights in others to submit upset bids in accordance therewith.

(f) Title shall be delivered at Closing by QUITCLAIM DEED

4. **SPECIAL ASSESSMENTS:** Seller makes no warranty or representation as to any pending or confirmed governmental special assessments for sidewalk, paving, water, sewer, or other improvements on or adjoining the Property, or pending or confirmed owners' association special assessments. Buyer shall take title subject to all pending assessments, if any.

5. **PAYMENT OF TAXES:** Any ad valorem taxes to which the Property is subject shall be paid in their entirety by Buyer.

6. **EXPENSES:** Buyer shall be responsible for all costs with respect to any title search, title insurance, recording of the deed, and its legal fees. Seller shall pay for preparation of a deed and all other documents necessary to perform Seller's obligations under this agreement, and for any excise tax (revenue stamps) required by law.

7. **EVIDENCE OF TITLE:** Not Applicable.

8. **CLOSING:** Closing shall be defined as the date and time of recording of the deed. All parties agree to execute any and all documents and papers necessary in connection with Closing and transfer of title within thirty (30) days of the granting of final approval of the sale by Craven County's Board of Commissioners and the City of New Bern's Board of Aldermen pursuant to G.S. §160A-269. The deed is to be made to Lay Team and Remodelers, LLC

9. **POSSESSION:** Unless otherwise provided herein, possession shall be delivered at Closing.

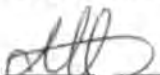
10. **PROPERTY INSPECTION, APPRAISAL, INVESTIGATION:**

(a) This contract is not subject to inspection, appraisal or investigation, as the Property is being bought "as is." Seller makes no representation as to water, sewer, conditions, title, access, or fitness for any intended use.

(b) **CLOSING SHALL CONSTITUTE ACCEPTANCE OF THE PROPERTY IN ITS THEN EXISTING CONDITION.**

11. **RIGHT OF ENTRY, RESTORATION AND INDEMNITY:** Buyer and Buyer's agents and contractors shall not have the right to enter upon the Property for any purpose without advance written permission of the Seller. If such permission is given, Buyer will indemnify and hold Seller harmless from all loss, damage, claims, suits or costs, which shall arise out of any contract, agreement, or injury to any person or property as a result of any activities of Buyer and Buyer's agents and contractors relating to the Property. This indemnity shall survive this contract and any termination hereof.

12. **OTHER PROVISIONS AND CONDITIONS:** (ITEMIZE ALL ADDENDA TO THIS CONTRACT AND ATTACH HERETO.): None.

Buyer Initials  Seller Initials _____

- 13. RISK OF LOSS:** The risk of loss or damage by fire or other casualty prior to Closing shall be upon Seller.
- 14. ASSIGNMENTS:** This contract may not be assigned without the written consent of all parties, but if assigned by agreement, then this contract shall be binding on the assignee and the assignee's heirs, successors or assigns (as the case may be).
- 15. PARTIES:** This contract shall be binding upon and shall inure to the benefit of the parties, i.e., Buyer and Seller and their heirs, successors and assigns. As used herein, words in the singular include the plural and the masculine includes the feminine and neuter genders, as appropriate.
- 16. SURVIVAL:** If any provision herein contained which by its nature and effect is required to be observed, kept or performed after the Closing, it shall survive the Closing and remain binding upon and for the benefit of the parties hereto until fully observed, kept or performed.
- 17. ENTIRE AGREEMENT:** This contract contains the entire agreement of the parties and there are no representations, inducements or other provisions other than those expressed herein. All changes, additions or deletions hereto must be in writing and signed by all parties.
- 18. NOTICE AND EXECUTION:** Any notice or communication to be given to a party herein may be given to the party or to such party's agent. This offer shall become a binding contract (the "Effective Date") when signed by both Buyer and Seller and such signing is communicated to the offering party. This contract is executed under seal in signed multiple originals, all of which together constitute one and the same instrument, with a signed original being retained by each party, and the parties adopt the word "SEAL" beside their signatures below.

BUYER:

(If an individual)

_____ (SEAL)
 Name: _____
 Date: _____
 Address: _____

 Phone: _____

SELLER

CRAVEN COUNTY

By: _____ (SEAL)
 Its: _____
 Date: _____

(If a business entity)

By: Stude C. King (SEAL)
 Its: Managing Director
 Date: 12/15/2023
 Address: 6103 Cardinal Drive
New Bern, NC 28560
 Phone: 267-247-2530 layteam101@gmail.com

CITY OF NEW BERN

By: _____ (SEAL)
 Its: _____
 Date: _____

Buyer Initials StC Seller Initials _____

Craven County Geographic Information System



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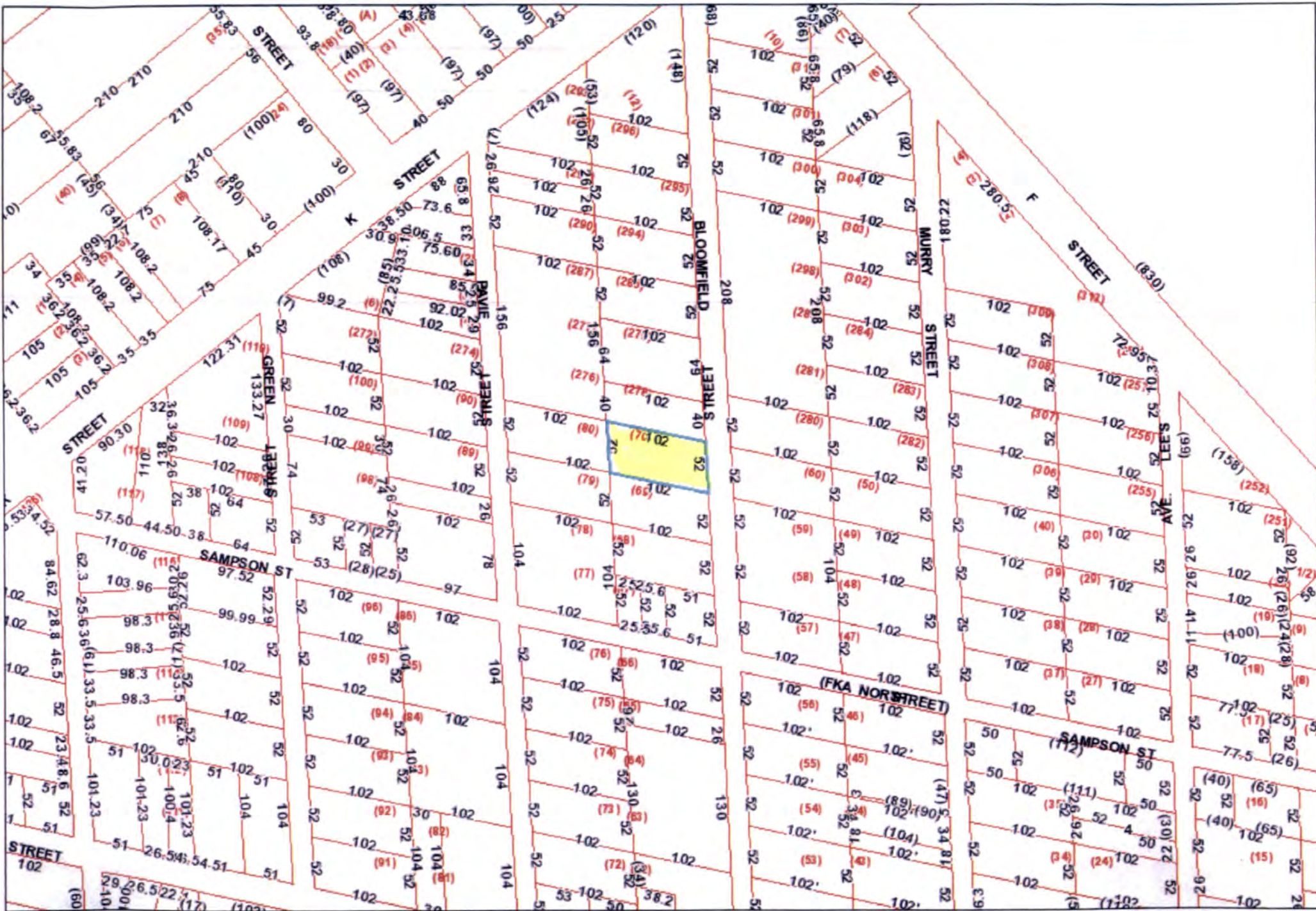
PARCEL ID : 8-006 -208

Owner :	CRAVEN COUNTY & NEW BERN-CITY OF		
Mailing Address :	PO BOX 1128 NEW BERN, NC 28563		
Address of Property :	1013 BLOOMFIELD ST		
Subdivision :			
Property Description :	1013 BLOOMFIELD 70 PAVIETOWN		
Assessed Acreage :	0.116	Deed Recording Date :	3 30 2009
Deed Book Page :	2805 0458	Recorded Survey :	
Land Value :	\$6,000	Life Estate Deed :	
Total Improvement(s) Value :	\$0	Estate File Year-E-Folder :	
Total Assessed Value :	\$6,000	Tax Exempt :	Yes
Number of Improvements:	0	Fire Tax District :	
City Name :	NEW BERN	Lot Dimension :	
Drainage District :		Land Use :	VACANT - RESIDENTIAL TRACT
Special District :			

Recent Sales Information

Sale Date Deed	Seller Name	Buyer Name	Type of Sale	Sale Price
3/30/2009 2805-0458	MIDDLETON, DARLENE	CRAVEN COUNTY & NEW BERN-CITY OF	STRAIGHT TRANSFER	\$15,500
12/6/1991 1302-1028	SIMONS, CHARLES C & EVELYN	MIDDLETON, DARLENE	STRAIGHT TRANSFER	\$0

Buildings or improvements where not found on this parcel.



Craven County GIS 1013 Bloomfield St

1 inch = 125 feet

Craven County does NOT warrant the information shown on this map and should be used ONLY for tax assessment purposes. Printed on December 15, 2023 at 2:08:11 PM



1013 Bloomfield Street



ESTIMATED OF DIVISION OF PROCEEDS

Property: 1013 Bloomfield Street, PID: 8-006-208			
Offer Amount			\$ 3,000.00
Less: Reimb to City for publication of notice of offer (approx)			
Balance			\$ 3,000.00
County cost reimbursement		\$ 1,463.58	
City cost reimbursement		\$ 750.37	\$ 2,213.95
Remaining Balance			\$ 786.05
County Taxes at Foreclosure	\$ 1,422.77	66.588%	\$ 523.42
City Taxes/Priority Liens at Foreclosure	\$ 713.90	33.412%	\$ 262.63
Total Taxes	\$ 2,136.67		
County Total	\$ 1,987.00		
City Total	\$ 1,013.00		

AGENDA ITEM COVER SHEET



Agenda Item Title:

Consider Adopting a Resolution to Initiate the Upset Bid Process for 1017 Bloomfield Street

Date of Meeting: 1/9/2024	Ward # if applicable: 5
Department: City Clerk	Person Submitting Item: Brenda Blanco
Call for Public Hearing: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Date of Public Hearing: N/A

Explanation of Item:	Lay Team and Remodelers, LLC has tendered an offer of \$3,000 for the purchase of 1017 Bloomfield Street, PID 8-006-206. The property is a vacant 0.143-acre residential lot that was acquired by the City and County in 2018 through tax foreclosure.
Actions Needed by Board:	Consider adopting the resolution
Backup Attached:	Memo, resolution, offer to purchase, map and pictures of the property
Is item time sensitive? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Cost of Agenda Item:
If this requires an expenditure, has it been budgeted and are funds available and certified by the Finance Director? <input type="checkbox"/> Yes <input type="checkbox"/> No

Additional Notes:

Aldermen

Rick Prill
Hazel B. Royal
Robert V. Aster
Johnnie Ray Kinsey
Barbara J. Best
Robert Brinson, Jr.



NEW BERN
CITY OF NEW BERN

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

Jeffrey T. Odham
Mayor

Foster Hughes
City Manager

Brenda E. Blanco
City Clerk

Kimberly A. Ostrom
Director of Finance

MEMO TO: Mayor and Board of Aldermen
FROM: Brenda Blanco, City Clerk
DATE: December 28, 2023
SUBJECT: Offer to Purchase 1017 Bloomfield Street

Lay Team and Remodelers, LLC has submitted a bid of \$3,000 for the purchase of 1017 Bloomfield Street. The property is a vacant 0.143-acre residential parcel with a tax value of \$6,000. It was acquired jointly by the City and County in August of 2018 through tax foreclosure.

Attached are recent pictures of the property, the tax card, offer to purchase, and the initial estimate of proceeds.

/beb

RESOLUTION

THAT WHEREAS, the City of New Bern and Craven County own certain real property identified as 1017 Bloomfield Street, Craven County parcel identification number 8-006-206; and

WHEREAS, North Carolina General Statute § 160A-269 permits the City to sell property by upset bid after receipt of an offer for the property; and

WHEREAS, the City and Craven County have received an offer to purchase the above described property in the amount of \$3,000.00 submitted by Lay Team and Remodelers, LLC; and

WHEREAS, Lay Team and Remodelers, LLC has paid the required five percent (5%) deposit on the offer.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF NEW BERN:

Section 1. The Board of Aldermen of the City of New Bern authorizes the sale of its interest in the property described above through the upset bid procedure of North Carolina General Statute § 160A-269.

Section 2. The City Clerk shall cause a notice of the proposed sale to be published. The notice shall describe the property and the amount of the offer, and shall state the terms under which the offer may be upset.

Section 3. Persons wishing to upset the offer that has been received shall submit a sealed bid with their offer to the office of the City Clerk within ten (10) days after the notice of sale is published. At the conclusion of the 10-day period, the City Clerk shall open the bids, if any, and the highest such bid will become the new offer. If there is more than one bid in the highest amount, the first such bid received will become the new offer.

Section 4. If a qualifying higher bid is received, the City Clerk shall cause a new notice of upset bid to be published, and shall continue to do so until a 10-day period has passed without any qualifying upset bid having been received. At that time, the amount of the final high bid shall be reported to the Board of Aldermen.

Section 5. A qualifying higher bid is one that raises the existing offer by not less than ten percent (10%) of the first \$1,000.00 of that offer and five percent (5%) of the remainder of that offer.

Section 6. A qualifying higher bid must also be accompanied by a deposit in the amount of five percent (5%) of the bid; the deposit may be made in cash, cashier's check or certified check. The City will return the deposit on any bid not accepted, and will return the deposit on an offer subject to upset bid if a qualifying higher bid is received. If the City and County accept the final high bid, the deposit of the final high bidder will be applied to the purchase price at closing, and if the final high bidder is unable to complete the purchase of the property, the deposit shall be forfeited.

Section 7. The terms of the final sale are:

(a) The Board of Aldermen must approve the final high offer before the sale is closed, which it may do within thirty (30) days after the final upset bid period has passed; and

(b) The buyer must pay with cash at the time of closing.

Section 8. The City reserves the right to withdraw the property from sale at any time before the final high bid is accepted, and the right to reject all bids at any time, specifically including the initial offer.

Section 9. If no qualifying upset bid is received after the initial public notice, and if the offer set forth above has not been subsequently rejected, the offer set forth above is hereby accepted, and the appropriate city officials are authorized to execute the instruments necessary to convey the property to Lay Team and Remodelers, LLC.

ADOPTED THIS 9th DAY OF JANUARY, 2024.

JEFFREY T. ODHAM, MAYOR

BRENDA E. BLANCO, CITY CLERK

NORTH CAROLINA

OFFER TO PURCHASE AND CONTRACT

CRAVEN COUNTY

Lay Team and Remodelers, LLC, as Buyer, hereby offers to purchase and CRAVEN COUNTY and the CITY OF NEW BERN, collectively as Seller, upon acceptance of said offer, agrees to sell and convey, all of that plot, piece or parcel of land described below (hereafter referred to as the "Property"), upon the following terms and conditions:

1. REAL PROPERTY: Located in or near the City of New Bern, Craven County, North Carolina, being known as and more particularly described as:

Street Address: 1017 Bloomfield St

Subdivision Name:

Tax Parcel ID No.: 8-006-206

Plat Reference:

Being all of that property more particularly described in Deed Book 2805, Page 0458 in the Craven County Registry.

2. PURCHASE PRICE: The purchase price is \$ 3,000.00 and shall be paid as follows:

(a) \$ 150.00, EARNEST MONEY DEPOSIT with this offer by [X] cash [] bank check [] certified check to be held by Seller until the sale is closed, at which time it will be credited to Buyer, or until this contract is otherwise properly terminated. In the event this offer is not accepted, then all earnest monies shall be refunded to Buyer. In the event of breach of this contract by Seller, all earnest monies shall be refunded to Buyer upon Buyer's request. In the event of breach of this contract by Buyer, then all earnest monies shall be forfeited to Seller upon Seller's request, but such forfeiture shall not affect any other remedies available to Seller for such breach.

(b) \$ 2,850.00, BALANCE of the purchase price in cash or readily available funds at Closing.

3. CONDITIONS:

(a) This contract is not subject to Buyer obtaining financing.

(b) The Property must be in substantially the same or better condition at Closing as on the date of this offer, reasonable wear and tear excepted.

(c) The Property is being sold subject to all liens and encumbrances of record, if any.

(d) Other than as provided herein, the Property is being conveyed "as is".

(e) This contract is subject to the provisions of G.S. §160A-269. Buyer acknowledges that this contract is subject to certain notice provisions and the rights in others to submit upset bids in accordance therewith.

(f) Title shall be delivered at Closing by QUITCLAIM DEED

4. SPECIAL ASSESSMENTS: Seller makes no warranty or representation as to any pending or confirmed governmental special assessments for sidewalk, paving, water, sewer, or other improvements on or adjoining the Property, or pending or confirmed owners' association special assessments. Buyer shall take title subject to all pending assessments, if any.

5. PAYMENT OF TAXES: Any ad valorem taxes to which the Property is subject shall be paid in their entirety by Buyer.

6. EXPENSES: Buyer shall be responsible for all costs with respect to any title search, title insurance, recording of the deed, and its legal fees. Seller shall pay for preparation of a deed and all other documents necessary to perform Seller's obligations under this agreement, and for any excise tax (revenue stamps) required by law.

7. EVIDENCE OF TITLE: Not Applicable.

8. CLOSING: Closing shall be defined as the date and time of recording of the deed. All parties agree to execute any and all documents and papers necessary in connection with Closing and transfer of title within thirty (30) days of the granting of final approval of the sale by Craven County's Board of Commissioners and the City of New Bern's Board of Aldermen pursuant to G.S. §160A-269. The deed is to be made to Lay Team and Remodelers, LLC.

9. POSSESSION: Unless otherwise provided herein, possession shall be delivered at Closing.

10. PROPERTY INSPECTION, APPRAISAL, INVESTIGATION:

(a) This contract is not subject to inspection, appraisal or investigation, as the Property is being bought "as is." Seller makes no representation as to water, sewer, conditions, title, access, or fitness for any intended use.

(b) CLOSING SHALL CONSTITUTE ACCEPTANCE OF THE PROPERTY IN ITS THEN EXISTING CONDITION.

11. RIGHT OF ENTRY, RESTORATION AND INDEMNITY: Buyer and Buyer's agents and contractors shall not have the right to enter upon the Property for any purpose without advance written permission of the Seller. If such permission is given, Buyer will indemnify and hold Seller harmless from all loss, damage, claims, suits or costs, which shall arise out of any contract, agreement, or injury to any person or property as a result of any activities of Buyer and Buyer's agents and contractors relating to the Property. This indemnity shall survive this contract and any termination hereof.

12. OTHER PROVISIONS AND CONDITIONS: (ITEMIZE ALL ADDENDA TO THIS CONTRACT AND ATTACH HERETO.): None.

Seller
Buyer Initials

Buyer
Seller Initials

- 13. **RISK OF LOSS:** The risk of loss or damage by fire or other casualty prior to Closing shall be upon Seller.
- 14. **ASSIGNMENTS:** This contract may not be assigned without the written consent of all parties, but if assigned by agreement, then this contract shall be binding on the assignee and the assignee's heirs, successors or assigns (as the case may be).
- 15. **PARTIES:** This contract shall be binding upon and shall inure to the benefit of the parties, i.e., Buyer and Seller and their heirs, successors and assigns. As used herein, words in the singular include the plural and the masculine includes the feminine and neuter genders, as appropriate.
- 16. **SURVIVAL:** If any provision herein contained which by its nature and effect is required to be observed, kept or performed after the Closing, it shall survive the Closing and remain binding upon and for the benefit of the parties hereto until fully observed, kept or performed.
- 17. **ENTIRE AGREEMENT:** This contract contains the entire agreement of the parties and there are no representations, inducements or other provisions other than those expressed herein. All changes, additions or deletions hereto must be in writing and signed by all parties.
- 18. **NOTICE AND EXECUTION:** Any notice or communication to be given to a party herein may be given to the party or to such party's agent. This offer shall become a binding contract (the "Effective Date") when signed by both Buyer and Seller and such signing is communicated to the offering party. This contract is executed under seal in signed multiple originals, all of which together constitute one and the same instrument, with a signed original being retained by each party, and the parties adopt the word "SEAL" beside their signatures below.

BUYER:

(If an individual)

_____ (SEAL)
 Name: _____
 Date: _____
 Address: _____

 Phone: _____

SELLER

CRAVEN COUNTY

By: _____ (SEAL)
 Its: _____
 Date: _____

(If a business entity)

By: *Steve W...* (SEAL)
 Its: Managing Director
 Date: 12/15/2023
 Address: 6103 Cardinal Drive
New Bern, NC 28560
 Phone: 267-247-2530 layteam101@gmail.com

CITY OF NEW BERN

By: _____ (SEAL)
 Its: _____
 Date: _____

Buyer Initials *SW* Seller Initials _____

Craven County Geographic Information System



Craven County does NOT warrant the information shown on this page and should be used ONLY for tax assessments purposes. Page generated on 12/15/2023 at 2:10:31 PM

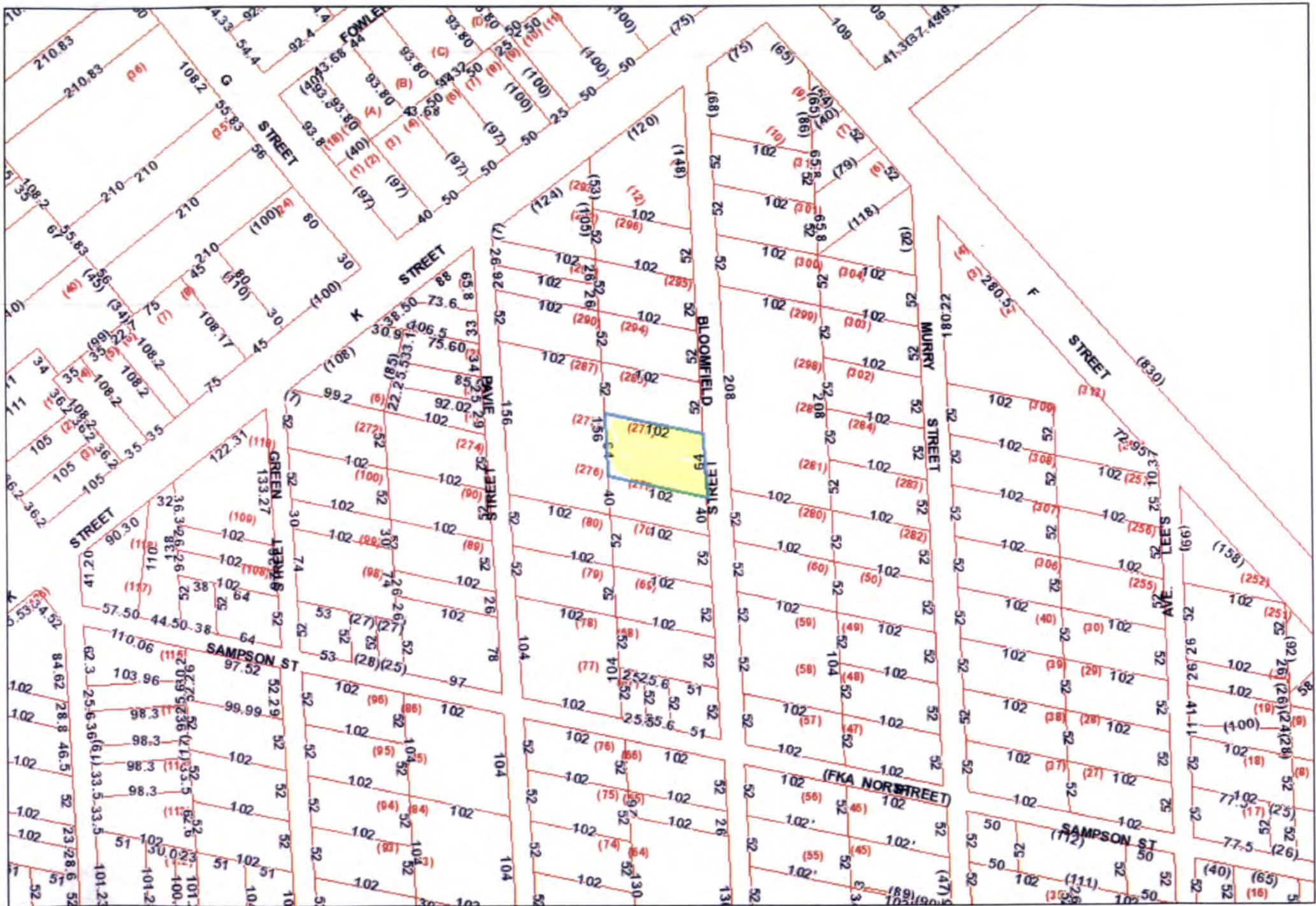
PARCEL ID : 8-006 -206

Owner :	CRAVEN COUNTY & NEW BERN-CITY OF		
Mailing Address :	PO BOX 1128 NEW BERN, NC 28563		
Address of Property :	1017 BLOOMFIELD ST		
Subdivision :			
Property Description :	1017 BLOOMFIELD		
Assessed Acreage :	0.143	Deed Recording Date :	8 8 2018
Deed Book Page :	3544 0729	Recorded Survey :	
Land Value :	\$6,000	Life Estate Deed :	
Total Improvement(s) Value :	\$0	Estate File Year-E-Folder :	
Total Assessed Value :	\$6,000	Tax Exempt :	Yes
Number of Improvements:	0	Fire Tax District :	
City Name :	NEW BERN	Lot Dimension :	
Drainage District :		Land Use :	VACANT - RESIDENTIAL TRACT
Special District :			

Recent Sales Information

Sale Date Deed	Seller Name	Buyer Name	Type of Sale	Sale Price
8/8/2018 3544-0729	MOORE, AARON	CRAVEN COUNTY & NEW BERN-CITY OF	STRAIGHT TRANSFER	\$10,500

Buildings or improvements where not found on this parcel.



Craven County GIS 1017 Bloomfield St

1 inch = 125 feet

Craven County does NOT warrant the information shown on this map and should be used ONLY for tax assessment purposes. Printed on December 15, 2023 at 2:12:11 PM



1017 Bloomfield Street



ESTIMATED OF DIVISION OF PROCEEDS

Property: 1017 Bloomfield Street, PID: 8-006-206			
Offer Amount			\$ 3,000.00
Less: Reimb to City for publication of notice of offer (approx)			
Balance			\$ 3,000.00
County cost reimbursement		\$ 1,907.15	
City cost reimbursement		\$ 517.61	\$ 2,424.76
Remaining Balance			\$ 575.24
County Taxes at Foreclosure	\$ 1,244.02	15.832%	\$ 91.07
City Taxes/Priority Liens at Foreclosure	\$ 6,613.75	84.168%	\$ 484.17
Total Taxes	\$ 7,857.77		
County Total	\$ 1,998.22		
City Total	\$ 1,001.78		

AGENDA ITEM COVER SHEET



Agenda Item Title:

Presentation and Consider Adopting a Resolution Approving the Comprehensive Parks and Recreation Master Plan

Date of Meeting: 1/9/2024	Ward # if applicable:
Department: Parks & Recreation	Person Submitting Item: Kari Warren
Call for Public Hearing: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Date of Public Hearing:

Explanation of Item:	Over the last year, the department has been working with McGill Associates to update the comprehensive Master Plan for Parks and Recreation. Representatives from McGill will present the plan and answer any questions. Mike Norris and Nate Halubka will make the presentation.
Actions Needed by Board:	Adopt the Plan
Backup Attached:	Memo, Master Plan, Resolution
Is item time sensitive? <input type="checkbox"/> Yes <input type="checkbox"/> No	

Cost of Agenda Item:
If this requires an expenditure, has it been budgeted and are funds available and certified by the Finance Director? <input type="checkbox"/> Yes <input type="checkbox"/> No

Additional Notes:



NEW BERN
CITY OF NEW BERN

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

Aldermen

Rick Prill
Hazel B. Royal
Robert V. Aster
Johnnie Ray Kinsey
Barbara J. Best
Robert Brinson, Jr.

Jeffrey T. Odham
Mayor

Foster Hughes
City Manager
Brenda E. Blanco
City Clerk
Kimberly A. Ostrom
Director of Finance

To: Mayor and Board of Aldermen
Foster Hughes, City Manager

From: Kari Warren, Director of Parks and Recreation

Date: December 29, 2023

Subject: Presentation and Adoption of Comprehensive Parks and Recreation
Master Plan

Background Information:

Over the past year, our department has been working with McGill Associates to update the comprehensive Master Plan for Parks and Recreation. At this meeting, Mike Norris and Nate Halubka with McGill will make a presentation on the process and their recommendations.

Recommendation:

After the presentation, the board is asked to consider a resolution adopting the plan.

RESOLUTION

WHEREFORE, the need to update the comprehensive master plan for the New Bern Parks and Recreation Department was identified, and assistance was sought from McGill Associates for analysis of recreational inventory, needs, and delivery; and

WHEREFORE, after gathering quantitative data from the City and qualitative data from New Bern non-profits, civic groups, citizens, and employees, a plan was developed that identified existing facilities and amenities, demographic information, and public input with observations and recommendations designed to sustain, strengthen, improve, and advance the New Bern Parks and Recreation Department. These observations and recommendations have been incorporated into a ten-year comprehensive master plan.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF NEW BERN:

That the New Bern Comprehensive Parks and Recreation Master Plan, a copy of which is attached hereto and incorporated herein by reference, is hereby adopted.

ADOPTED THIS 9th DAY OF JANUARY, 2024.

JEFFREY T. ODHAM, MAYOR

BRENDA E. BLANCO, CITY CLERK



NEW BERN

PARKS & RECREATION

Comprehensive Parks and Recreation Master Plan

Final Report | Adopted On January 09, 2024

Acknowledgments

The City of New Bern wishes to express its sincere appreciation to those entities and individuals, who, in any way, contributed to the creation of the City of New Bern Comprehensive Parks and Recreation Master Plan, some of which are identified below. Without the knowledge and expertise of these persons, in both individual and team settings, this document would not be possible.

.....

Board of Aldermen

Jeffrey T. Odham, Mayor

Rick Prill, Ward 1 Alderman

Hazel B. Royal, Ward 2 Alderman

Robert "Bobby" Aster, Ward 3 Alderman

Johnnie Ray Kinsey, Ward 4 Alderman

Barbara J. Best, Ward 5 Alderman

Robert "Bob" Brinson, Jr., Ward 6 Alderman

City Staff

Foster Hughes, City Manager

Kari Greene-Warren, Director of Parks and Recreation

Robbie Wilson, Parks Superintendent

James Bullock Jr., Recreation Superintendent

James Hucks, Building and Grounds Maintenance Superintendent



McGill Associates, PA

55 Broad Street, Asheville, NC 28801, 828.252.0575

Asheville | Hickory | Knoxville | Pinehurst | Raleigh | Shallotte | Williamsburg

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Plan Summary



Parks and recreation services are an integral piece of any community. They provide people with high quality-of-life standards, including health and wellness benefits, the opportunity for leisure, and the ability to connect with other people and the surrounding natural resources.

Extensive research demonstrates the positive economic impact of recreation, parks, and tourism on local economies. Lively programs and events have a major impact on community economic development and create a sense of unity within a community. The City of New Bern has the potential to attract even more new residents and businesses eager to experience the quality-of-life the area provides.

The purpose of this Comprehensive Parks and Recreation Master Plan is to ensure that New Bern's recreation programs and facilities will continue to meet residents' and visitors' needs over the next ten years. This plan is designed to evaluate the existing and future parks and recreation needs to make recommendations for new facilities, programs, and improvements.

The New Bern Comprehensive Parks and Recreation Master Plan is divided into eight sections. This section is a brief summary of the findings that provides the City with a snapshot of what the future of parks and recreation in New Bern.

The National Recreation and Park Association (NRPA) states, "the nation's public parks and recreation are leaders in improving the overall health and wellness of the nation. They are essential partners in combating some of the most complicated challenges our country faces — poor nutrition, hunger, obesity, and physical inactivity."



Union Point in the City of New Bern

01 | Introduction

This master plan identifies existing recreation facilities and amenities owned by the City. It analyses current and expected demographic information, along with public input, to make recommendations to improve existing parks and determine if future facilities and amenities should be developed to meet future growth.

Since 2015 New Bern's Parks and Recreation Department has been recognized by the National Parks and Recreation Association (NRPA) as an Accredited Parks and Recreation Agency. NRPA runs the Commission for Accreditation of Parks and Recreation Agencies (CAPRA)

NRPA states that "CAPRA is the only national accreditation of park and recreation organizations and is a valuable measure of an organization's overall quality of operation, management, and service to the community. Achieving CAPRA accreditation is the best way to demonstrate that your organization and your staff provide your community with the highest level of service."

To maintain accreditation, and organization must pass through re-accreditation every five years. This comprehension plan will address a vital standard that will be part of the City's 2025 accreditation efforts.

02 | Influencing Factors

Natural Features and Landscape

New Bern's placement on the Neuse River is considered as one of the most picturesque river side cities in the country. The City is located at deltas of the Neuse River and Trent River in eastern North Carolina and provides idyllic harbor views. Also, the City provides a touch-off spot to the Croatan National Forest, the North Carolina Outer Banks, and endless miles of paddling on the two rivers and their many tributaries, like Goose Creek.

Man-Made, Historical, and Cultural Features

The county seat and largest city in Craven County, New Bern, is located in the center of Craven County. The City was founded in 1710 and was Colonial Capital of North Carolina. Incorporated in 1723, New Bern is a very important cultural hub in North Carolina. Formerly a Governor's Palace, Tryon Palace and its gardens, are located on the Trent River in Downtown New Bern. Also of national significance and only a few blocks walk from Tryon Palace is the birthplace of Pepsi-Cola.

Social and Economic Factors

The demographic profile of residents is a key factor in making specific and accurate recommendations. The United States Census Bureau estimated the 2021 overall population for New Bern to be 31,539.

Over the years, there has been an increase in the population of the City of New Bern. Based on historic population growth over the past 30 years, New Bern has seen population growth of 55%.

In addition to demographics, understanding population trends and projections is an integral part of planning for the future. North Carolina Office of State and Budget Management (NC OSBM) projects that by the year 2030, 1 in 5 North Carolinians will be



65 years old or older. This is a key consideration since the average age of residents in New Bern is 38 years of age.

When planning recreation, it is important to consider the impact of vacationers, visitors, and temporary residents visiting the community on a seasonal basis. New Bern's population does not dramatically surge like other coastal communities, but it is a major tourism destination and does see some increases periodically throughout the year.

03 | Master Plan Process

The master planning process is one of transparency, community engagement, analytics, and data-driven recommendations.

The New Bern Comprehensive Parks and Recreation Master Plan 2024–2034 identifies the current City-owned recreation facility inventory, acknowledges public input on existing parks and programs, and discusses recreation goals and limitations with department staff. In addition, state and national standards were used as benchmarks to guide and support the recommendations made for the City's recreation facilities. This Master Plan will be used as a guide for improving recreational opportunities for residents and visitors for the next ten years.

04 | Inventory Assessment

City of New Bern Recreation Facility Offerings

The City currently owns, operates, and maintains a robust offering of parks facilities that provide both active and passive recreational opportunities for residents who live in the area and tourists who come to experience all that New Bern has to offer.

City of New Bern Recreation Program Offerings

Recreational programs offered by the City are an integral part of a parks and recreation system. Programs can be athletics, classes, summer camps, and special events that celebrate holidays or important community celebrations. New Bern provides a variety of recreational and cultural programs, movies in the park, seasonal cooking programs, an aquatics program, and many more.

Public Recreation Facility Offerings

Public lands, located within close proximity to New Bern, play an active role in providing recreation opportunities to residents and visitors. These public spaces are made available through multiple public land managers, such as local municipalities, Craven County, and the State of North Carolina. The State does not have much in the way of recreation offerings unless you travel an hour to either Goose Creek State Park to the north or Fort Macon and Pine Knoll Shores Aquarium to the south. On the national front, New Bern residents have access to the amenities and offerings of the Croatan National Forest, which nearly makes up the southern border of the City.

Private Recreation Facility Offerings

Private recreation providers, nonprofit organizations, and developers provide limited, alternate resources and opportunities that supplement the City's recreation opportunities. These facilities can be offered for many reasons: health and wellness, group classes, social gatherings, and children and youth programming. The types of organizations and businesses that provide these opportunities can include private fitness facilities, athletic clubs, recreational guide companies, recreational equipment rental businesses, neighborhood associations, and local nonprofit organizations. See the complete inventory list in Section 4, Inventory Assessment.

05 | Needs Analysis

A needs analysis is based on a number of factors:

- Department staff input
- Public survey findings
- Analysis of park locations relative to where residents live and are expected to be in the future
- Observations made on facility site visits.

Level of Service

The analysis begins by creating an inventory of existing facilities and amenities, looking at typical service standards, and evaluating recreation department staff input. A tailored level of service standard is then created reflecting recreation needs through a ten-year planning scope.

Standards based on level of service are guidelines that originate from local public demand, not requirements. They are useful as benchmarking tools to compare with other communities, and help identifying shortfalls within the community in meeting residents' demand for recreation in their given geographic areas. .

Comparative Analysis

When comparing New Bern to other communities it is important to study the number of parks provided, amenities offered per capita, per capita spending, and staffing levels.

This Master Plan also compares metrics developed by the National Recreation and Park Association (NRPA), an independent, nonprofit professional organization for parks and recreation departments nationwide.

In 2022, NRPA issued a performance review that provided insights and benchmarks from parks and recreation departments across the country. Information used for a comparative analysis for New Bern included residents per park, acres of parkland, outdoor parks and recreation amenities with the median number of residents per amenity identified, and recreation department operating expenditures per capita. This data is one more way to see how New Bern is meeting the needs of the community.

Evaluation of Staffing Needs

An analysis of the existing recreation staffing levels show that the City is near the median point for typical agencies serving similar populations sizes. The 2022 NRPA Agency Performance Review data indicates the median full-time staff equivalent (FTE) for parks and recreation departments across the country is 8.3 per 10,000 residents. As the parks and recreation system in New Bern grows to meet population changes, so will the need for additional staff. The mid-point for a population between 20,000-49,000 is 34.2 FTEs. New Bern's year round FTEs are very near the median of NRPA recommended staffing levels.

06 | Community Engagement

Resident input was an important factor in developing plan recommendations. Community input was solicited throughout the entire planning process, as was information from local leaders and the City using both quantitative survey processes and qualitative public meetings and focus groups.

Local Leaders and Staff Input

Overall, staff desires to continue providing safe, affordable, and appropriate recreation opportunities to residents and visitors alike. Staff want to be prepared to manage the anticipated population growth over the next ten years through expanding recreation programs and facilities. Staff have a strong desire to provide improved opportunities for:

- Special events and seasonal programs
- Programing that has something to offer for all residents
- Continue minimizing overlap of programs between the City and County (in particular, athletic program overlap)



Final votes on visual preference board

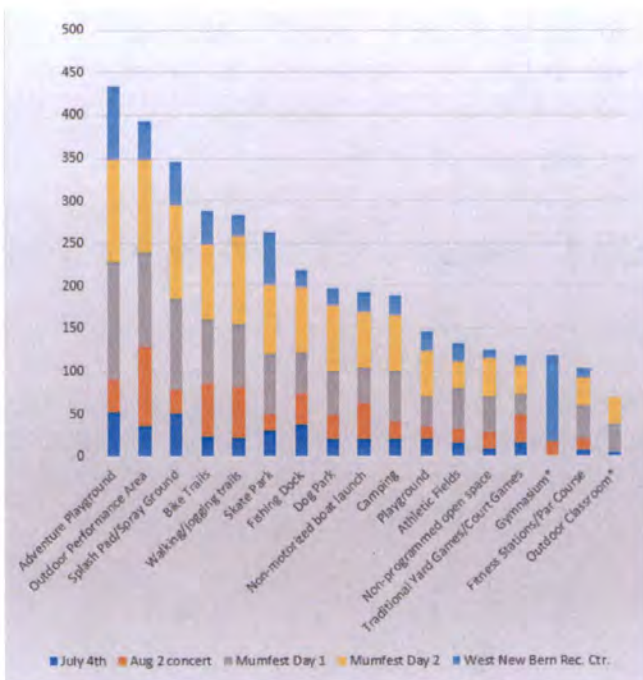


Figure 1: User Preference Boards Results

Top 6 Most Requested Recreation Amenities

- 1 Adventure play elements
- 2 Outdoor amphitheater
- 3 Trails / boardwalks
- 4 Skateboard park / pad
- 5 Fishing dock
- 6 Non-motorized boat launch

User Preference Boards

User preference boards are a good way to collect park system user’s input into which types of recreation elements they would like to see in the park system.

It is important to note special events were used in which both residents and visitors to New Bern were potential respondents. This is valuable as New Bern’s park system is generally used by both of these user groups because of it’s strength as a tourism destination.

Figure 1 is a synopsis of all of the preference boards that were offered during the public input gathering phase. It’s reassuring to see the interest expressed at these events and top requests are in line with several development efforts underway, or planned, at Martin Marietta Park.

All of the Top 6 requested recreation amenities are currently offered by the City except the skatepark which is in the planning stages of development through a partnership with the County.

Community Survey

A survey was created as a tool to gather information from the general public concerning the existing and future needs of the park system. .

The surveys were designed to elicit answers on residents’ needs and desires for recreation opportunities. The survey instructed respondents to rank the programs and facilities in order of importance to their household and to list the facilities they would like to see added to the parks and recreation system.

Survey Methodology: The survey was made available to New Bern residents and visitors in July of 2022, and was kept open through the end of 2022. Demographic information was collected within the survey and compared with the local residents demographic make up. McGill staff monitored IP addresses to make sure that “ballot box stuffing” wasn’t taking place.

The survey data included all segments of New Bern’s total population of 31,539. However, there was an underrepresentation on the survey from minorities and men, and an over representation of adults over the age of 55. Efforts were made to keep the survey open longer and collect additional surveys from the underrepresented areas, which did help representations. Recommendations have been made with the over and under representations noted above.

In recognition that the survey had under representation from some demographic areas, several public input meetings were held around the City to ensure wide participation. Public meetings were held on August 12, and September 26 – 29 of 2022.

Survey Results

Overall, survey participants felt the recreational resources provided by New Bern were good however they desire additional facilities and programs.

Barriers to Access

In North Carolina’s recent State Comprehensive Outdoor Recreation Plan, “not enough time” was a key reason why people did not use facilities as well. New Bern has 27 parks, so the second highest barrier, “facility or programs not offered,” points toward a park system that does not provide the recreation facilities and elements that the citizens currently desire. Over time, resident make up changes and, as a result, residents requested activities and facilities change as well.

As noted below, the City’s program capacity is on a very strong growth pattern, this is indicative of a thriving recreation offering.

Program and Special Events Interests

Concerts, special events, nature programs, and festivals were all strongly desired programs. The City’s recreation department recognizes interest in community concerts, movies, seasonal education courses, and camps. Shifting programs into these areas has resulted in the long running trend of stronger participant rates.

Community Survey



Desired Facilities

In general the survey takers support a system that is focused on passive recreation offerings and special events. This is affirmation that the department is continuing to track in the right direction.

Comments Provided

Several reoccurring themes came through on the additional comments section of the survey. Key points included:

- Fees should be kept as low as possible
- Reinvest in the existing parks and increase maintenance
- Expand biking and walking opportunities
- Add a skatepark or skate pad amenities
- Converting older tennis courts into pickleball courts

Interest In Park Expansion

New Bern residents are overwhelmingly in support of expanding recreational opportunities. The City's robust park system is able to support continued growth.

Linear Parks and Greenways

This comprehensive plan fundamentally supports the 2022 New Bern Bicycle Pedestrian Plan. Nature trails and walking / jogging trails were the most requested recreation facility / activity.

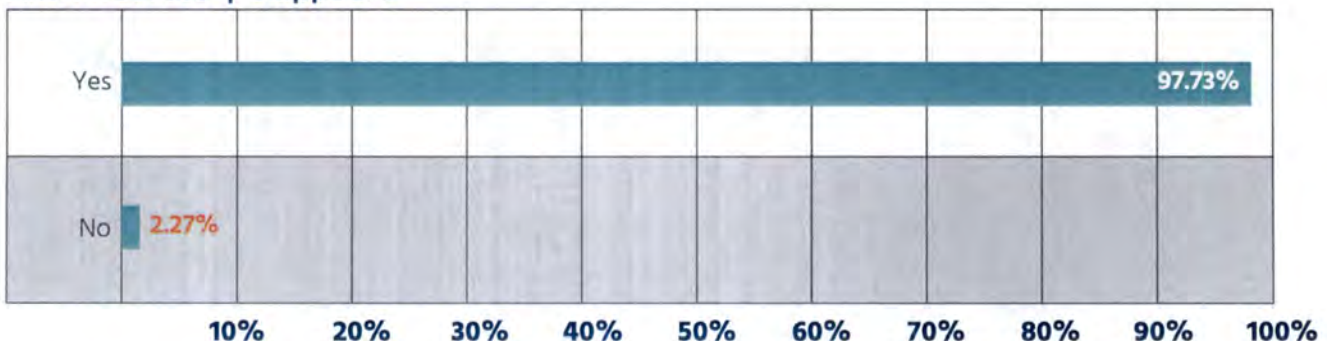
08 | Parks and Recreation Recommendations

The Master Plan emphasizes practical and more desirable improvements to the existing recreation system, including parks and recreational facilities. It is not designed to be exclusive but rather to enhance recreational opportunities in the community. The plan focuses on providing New Bern with an accurate, usable guide for decision making as the City begins to implement changes. Noted below are some of the most pertinent system-specific facility needs, please see the recommendations for the exhausted list:

- Grow maintenance operations
- Market of existing parks and facilities
- Reinvest in existing parks
- Two new neighborhood parks in western and southern parts of City
- Reduce the number of parks
- Improve wayfinding and parking
- Seek out private / public ventures
- Enhance your Riverwalk system
- Grow the department's capacity to hold special events
- Need to look at offering more family friendly activities (kids museum, trampoline park, putt-putt)

Would you favor or oppose expanding recreational opportunities in New Bern?

Answered: 353 | Skipped: 9



Existing Park Facility Recommendations

- Substantially increase the parks maintenance capacity in property, facilities and staff
- Reinvest in the current parks
- Continue the development of Martin Marietta Park
- Expand investment in the City's Riverwalk

Future Park Facility Recommendations

- New park maintenance property and enlarged facility.
- Purchase two properties for a future park in the west and southern area of the City due to population growth

Staffing Recommendations

- As the parks and recreation system in New Bern grows to meet population changes, so will the need for additional staff.

Most Loved Current Recreation Programs:

Recreation department program data identified that the following programs currently offered by the recreation department regularly or exceed the planned attendance capacity:

- Pickleball
- Swimming lessons
- Outdoor special events and movies
- Cooking classes
- Seasonal programs
- Indoor athletics programs



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01 | Introduction

The City of New Bern recognizes the importance of planning as a means of improving recreation opportunities for all its residents and visitors. As a result, the City hired McGill to assist with the creation of a ten-year comprehensive parks and recreation master plan.

The City of New Bern Comprehensive Parks and Recreation Master Plan (2024–2034) provides the framework for guiding staff. The framework for this Master Plan is based upon conducting an inventory of the existing park system, recording site observations, discussing needs from the City staff, and evaluating public comments made through community engagement. In addition, state and national benchmarks were used as a guide to support the recommendations made for the City recreation facilities. The assessment of the existing park system identifies the immediate needs in the community and assists in predicting the possible needs for the future.

Another purpose of the Master Plan is to analyze and recommend the addition or renovation of parks, programs, and recreational facilities. It also prioritizes certain projects, such as recommended park upgrades or possible expansion, by taking into consideration the identification of user population, input garnered from the community, and the evaluation of recreational standards. The Master Plan is action oriented and will provide New Bern with a practical guide for the enhancement of its facilities and programs for the next ten years. It is intended to maintain the type of setting that fosters community spirit, activism, and bonding between local citizens.

This plan coordinates with the goals and objectives of the City's other planning initiatives by:

- Leveraging the donation of Martin Marietta Corp by developing a regional park that will provide positive economic impact
- Improving existing parks, facilities, programs, and amenities
- Exploring partnership opportunities to better utilize Parks and Recreation facilities and programs
- Ensuring existing parks, facilities, and amenities are safe, utilized, and relevant
- Evaluating existing parks and recreation user fees, programs, and activities



02 | Influencing

Natural Features and Landscape

New Bern’s placement on the Neuse and Trent Rivers is considered as one of the most picturesque river-side cities in the country. The City is situated at the deltas of the Neuse and Trent Rivers in eastern North Carolina. This location provides idyllic harbor views. It also provides a touch off spot to the Croatan National Forest, the North Carolina Outer Banks, and endless miles of paddling on the two rivers and their many tributaries, like Goose Creek.

New Bern’s location at the delta of two rivers makes it prone to storm surge flooding. The devastating surge and impacts of Hurricane Florence in September of 2018 still in recent memory. The impacts of this major storm are still affecting the lives of residents and business owners in New Bern as FEMA flood mitigation efforts are impacting how New Bern builds back.

Man-Made, Historical, and Cultural Features

Settled in 1710, New Bern is the second oldest city in North Carolina. Once the capital of the North Carolina colony, the City is now the county seat and largest City in Craven County. This City, that is rich in history, is generally located in the center of Craven County. Created to be a palace fit for royalty, the former Governor’s Palace, Tryon Palace, and its gardens are located on the Trent River in Downtown New Bern.

The City became a major hub for trading in the 18th century and would continue on as the capital of North Carolina until 1794, when the capital moved to Raleigh. New Bern’s strong African American heritage adds to the richness of the City. Throughout the Civil War, the City served an important role in helping support a new Freedman’s Colony that provided refuge for escaped slaves.

Also of national significance, and only a few blocks walk from Tryon Palace, is the birthplace of Pepsi-Cola. Incorporated in 1723, New Bern is an important cultural hub in North Carolina.

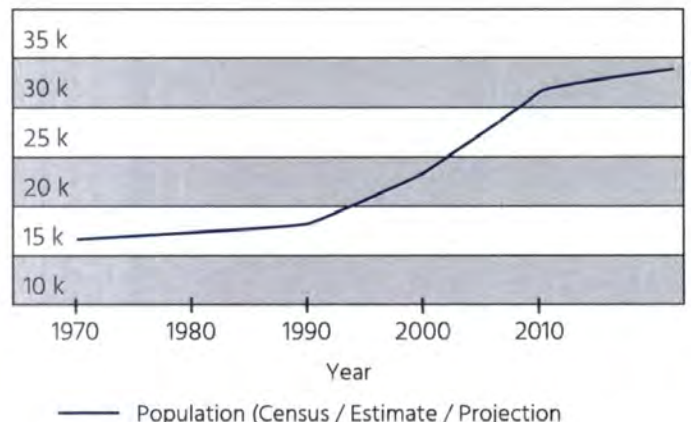
The City experienced the “Great Fire of 1922” which had significant impacts including lives lost and thousands displaced from their homes, many of which were African Americans.

Population Trend

1970 Population (census)	14,660
1980 Population (census)	14,557
1990 Population (census)	17,363
2000 Population (census)	23,111
2010 Population (census)	28,524
2020 Population (census)	31,539

April 1, 2020

Information obtained from North Carolina Office of Budget and Management

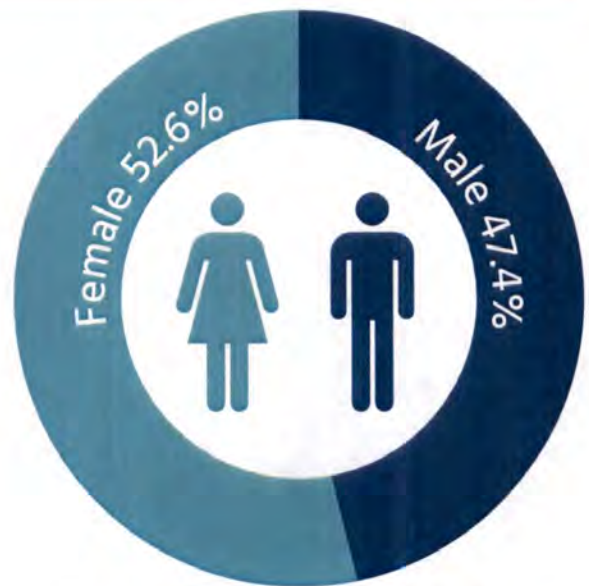


Parks and Recreation Department History

Parks Directors

- William "Bill" Pierce: 1952 – 1960
- Bob Clark: 1960 – 1964
- John Howell: 1964 – 1969
- Frances Ferebee (Interim): 1970
- Nancy Bottorf: 1970 – 1999
- Thurman Hardison: 1999 – 2017
- Foster Hughes, CPRE: 2017 – 2021
- Kari Warren, CPRP: 2021 Interim
- November 2022: Kari Warren, CPRP

Agency was first accredited in September of 2015, re-accredited in 2020, and it's next accreditation visit is due up in 2025.



Information obtained from US Census Bureau

Social and Economic Factors

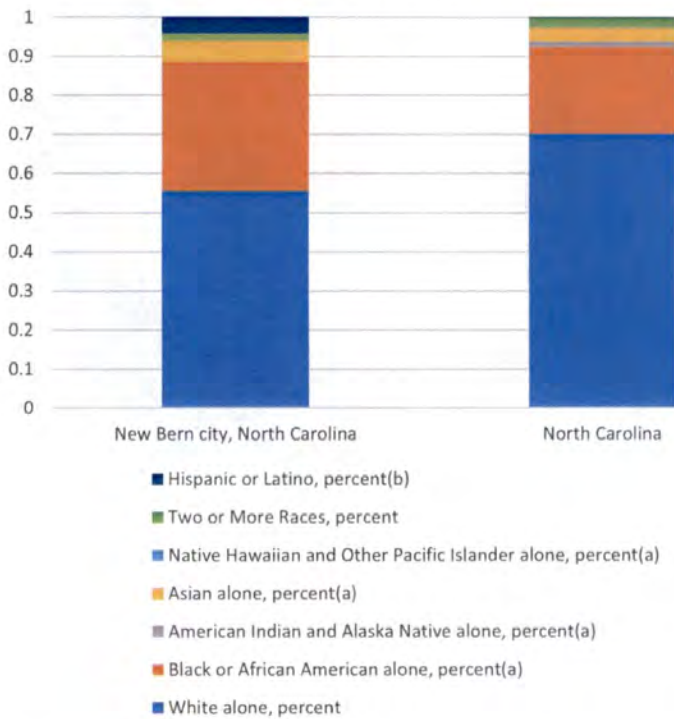
Demographics

A review of the demographic information for the City has been evaluated to better understand the characteristics of the community. It also serves as a tool to identify future trends and projections that may influence recreation and park planning. As reflected by the United States Census Bureau, New Bern has a population of 31,539 permanent residents as of 2020, with a slightly higher percentage of females to males.

The minimum categories for data on race and ethnicity for federal statistics, program administrative reporting, and civil rights compliance reporting are defined as below:

- **American Indian:** This includes a person having origins in any of the original peoples of North and South America (including Central America), and who maintains tribal affiliation or community attachment.
- **Asian:** This includes a person having origins in any of the original peoples of the Far East, Southeast Asia, or the Indian subcontinent (for example, Cambodia, China, India, Japan, Korea, Malaysia, Pakistan, the Philippine Islands, Thailand, and Vietnam).
- **Black or African American:** This includes a person having origins in any of the Black racial groups of Africa.
- **Hispanic or Latino:** This ethnic distinction is a subset of a race as defined by the federal government; this includes a person of Mexican, Puerto Rican, Cuban, South or Central American, or other Spanish culture or origin, regardless of race.
- **Native Hawaiian or Other Pacific Islander:** This includes a person having origins in any of the original peoples of Hawaii, Guam, Samoa, or other Pacific Islands.
- **White:** This includes a person having origins in any of the original peoples of Europe, the Middle East, or North Africa.

Racial Make Up



Over the years, population has increased in New Bern — a trend that is likely to continue as more individuals are attracted to New Bern’s riverside lifestyle, its close proximity to the coast, and the opportunities that it provides. Based on historic population growth over the past 30 years, New Bern has doubled in size since 1990.

When planning recreation, it is important to consider the impact of vacationers, visitors, and temporary residents visiting the community on a seasonal basis. Typically, the seasonal population has the greatest impact on services and resources from the end of May to the beginning of November.

Age

40.5

Median age for the City of New Bern

40.3

Median age for the New Bern Metro Area

39

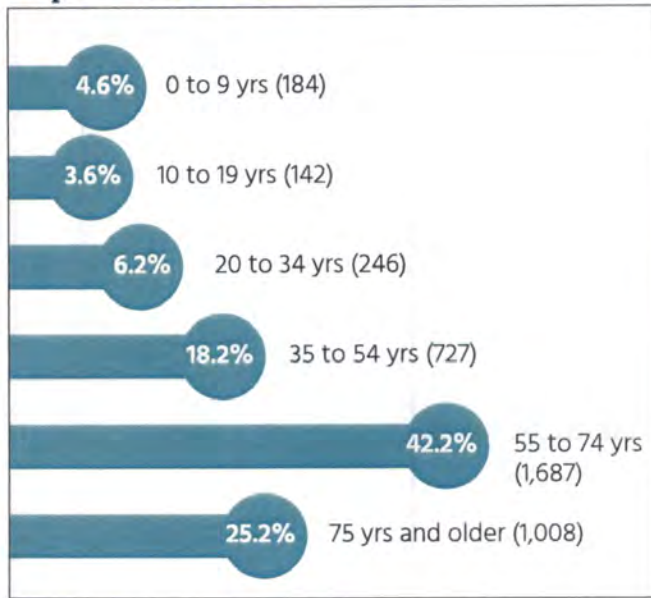
Median age for North Carolina

Populations in tourism destinations, like New Bern, can vary throughout a given year. Determining how the seasonal population and visitation impacts the City can be difficult due to the range of factors that must be considered in estimating the peak park demand. In addition, year-round population figures established by the North Carolina State Demographer and the United States Census Bureau should be considered.

Census Bureau data does not account for the seasonal population or visitation demand. While the permanent residents of New Bern are the key members to plan for, it is also important to understand that tourism visitation plays a big role in how the park facilities are used and any necessary recommendations must account for this large group. A conference in New Bern may bring in several thousands of visitors at a time on top of normal tourism. The City recreation department’s strength with special events could explore the use of the Conference Center and the Palace for unique events that many other North Carolina communities do not have the ability to offer.

According to the North Carolina Statewide Comprehensive Outdoor Recreation Plan (SCORP) 2020 – 2025, senior citizens comprise the fastest growing age group. The senior population is expected to have significant impacts throughout society because of income levels, population, and for this age group’s unique needs. NC OSBM projects that by the year 2030, 1 in 5 North Carolinians will be 65 years old or older. This is of particular interest because the average age of residents in New Bern is 38 years of age.

Population Trend



Information obtained from US Census Bureau

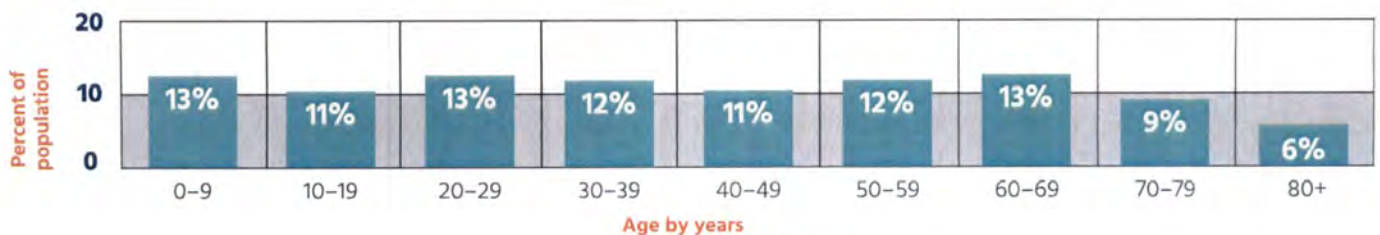


This growing segment of our society is a significant user of recreational programming and facilities. The parks, recreation, and cultural programs will have to increase the number and type of activities and facilities to effectively serve this population, both now, and in the future. To meet the demands of residents and visitors, the City will have to continually evaluate its recreation and ancillary facilities, as well as offer more types of recreational programs suitable for the population as it continues to change.

Income

A review of demographic data relating to income levels and education was conducted to gain a better understanding of the community. Understanding these data points provides a window into the recreational quality that residents may desire. Based on the United States Census Bureau, households in New Bern have a median annual income of \$45,829 (2017-2021). Compared to the median income of North Carolina at \$60,516 (US Census). The following map provides an overview of the distribution of income throughout the City.

Population by Age Range



Income

\$32,039

Per capita income for the City of New Bern

A little higher than the amount in the New Bern Metro Area (\$30,292)

A little less than the amount in North Carolina (\$34,209)

\$45,829

Median household income for the City of New Bern

About 80% of the amount in the New Bern Metro Area (\$54,743)

About 75% of the amount in North Carolina (\$60,516)

Educational Attainment

87.8%

High school grad or higher for the City of New Bern

About the same as the rate in the New Bern Metro Area (89.2%)

About the same as the rate in North Carolina (89%)

28.9%

Bachelor's degree or higher for the City of New Bern

About 20% higher than the rate in the New Bern Metro Area (24.4%)

About 90% of the rate in North Carolina (33%)

Educational Attainment

Approximately 28.9% of the population in New Bern attained a bachelor's degree or higher. This is slightly less than the State of North Carolina's educational attainment of 33% of the population receiving a bachelor's degree or higher. New Bern's high school graduation rate is virtually the same as the State.

Striving to meet the needs of the future population is an important part of the Master Plan. Population projections can vary widely due to intervening factors such as the strength of the economy, availability of jobs, and housing prices. Population projections identify potential challenges and needs that may confront the community in the future.

County population projections are provided by NC OSBM; however, municipal population projections are not. Craven County has seen a leveling out of its population since 2010. State data projects that the County's population will remain around 102,000 through 2050. Craven County's Hispanic population is projected to grow from the 6.2% that it was in 2010 to 7.5% by 2050. It is also projected that the County's Non-Hispanic White and Non-Hispanic Non-White populations will decrease over this same time period.

Poverty

19.1%

Persons below the poverty line for the City of New Bern
 About 1.3 times the rate in the New Bern Metro Area (14.7%)
 About 1.4 times the rate in North Carolina (13.7%)

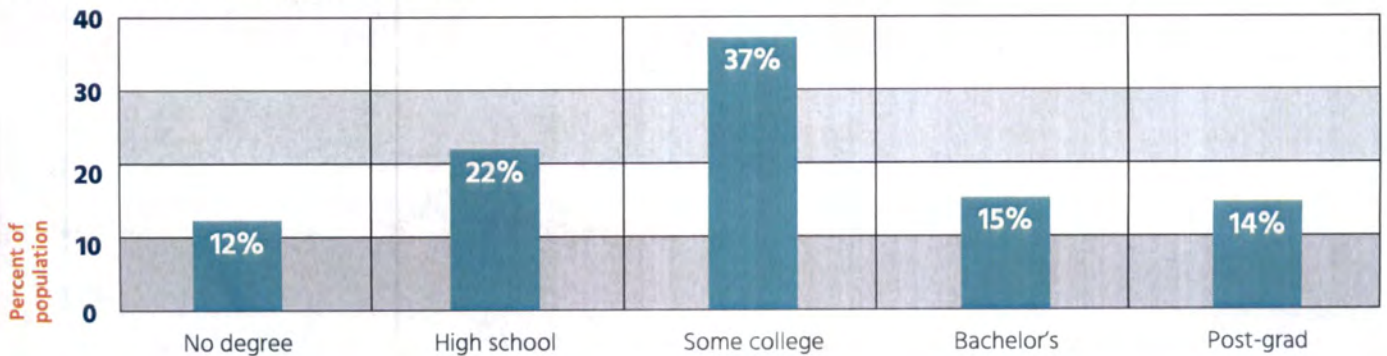
Children (under 18)



Seniors (65 and over)



Population by highest level of educational attainment



Economic Development

Studies have shown that economies are impacted positively where recreation is promoted, active transportation tourism is fostered, and where investments for parks and recreation are made. The number of people who feel comfortable walking or riding bicycles is a measure of the quality-of-life in that area.

Parks

Research has substantiated the direct correlation between economic growth and the existence of parks and open space in communities and municipalities around the country. This growth includes increased property values in residential, urban, and industrial communities, as well as the increased revenue from tourists.

Increased Property Value

The real estate market consistently demonstrates that residents throughout the country are willing to invest larger amounts of money in properties that are located close to parks and open space areas than they would for homes that do not offer these types of amenities. The higher values of these homes produce higher property taxes in the affected area. In some instances, additional property taxes are sufficient to recoup the annual debt charges on bonds, which were originally used to finance park acquisition and development.

Studies have shown that property values typically increase when parks or outdoor programs, such as outdoor festivals, movies, and restaurants, are in the immediate locale. Studies indicate that commercial rents near park property exceed rents in surrounding submarkets.



Trail Development

Multiuse trails are extremely popular amenities for vacationing bicyclists and pedestrians. Tourists and visitors to the area often return to communities that provide places which are safely removed from busy roads for walking and bicycling. Multiuse trails offer scenic recreation, which is suitable for a wide range of ages and abilities. Lodging near popular trails are more likely to have increase occupancy for the owner. For residents in these locales, investments in trails and greenways can increase property values and improve the overall livability of a community, as well as attracting, retaining, and expanding tourism and the associated revenues.

Investing dollars in multiuse trails yields substantial community-wide returns. These returns are in the form of increased property values, business attraction, recreation revenue, and reduced water treatment and flooding costs. Not only are tourists attracted to these areas, but business leaders are selecting sites for the relocation and expansion of industries and corporations where the quality-of-life is high and recreation opportunities are abundant. Increasingly, corporations are recognizing the benefits of convenient fitness and recreation for their employees and are seeking these greenway amenities while selecting potential locations.

Multiuse trails having vegetated buffers located adjacent to waterways act as filters to clean the water, trapping nonpoint source pollutants. These pollutants, including sediment, pesticides, fertilizers, oil, gas, and other chemicals, are transported into streams, rivers, and / or lakes by stormwater when rain or snow events occur.

Social Determinants of Health (SDOH)

The United States Department of Health and Human Services (DHHS) presents that “Social Determinants of Health (SDOH) are the conditions

Social Determinants of Health



Social Determinants of Health
Copyright-free

Healthy People 2030

in the environments where people are born, live, learn, work, play, worship, and age that affect a wide range of health, functioning, and quality-of-life outcomes and risks.”

DHHS goes further to note that the SDOH impact critical areas of health and well-being in these areas, as well as others:

- Safe housing, transportation, and neighborhoods
- Racism, discrimination, and violence
- Education, job opportunities, and income
- Access to nutritious foods and physical activity
- Polluted air and water
- Language and literacy skills

Parks Impact on the SDOH

A growing body of research supports that many, if not all, of the aspects of SDOH are supported and enhanced by public parks and recreation, and their programs.

The ongoing construction of bicycle and pedestrian facilities is proving to be a wise economic investment for the communities through which they pass. It is easy to understand how communities can profit economically by meeting the needs of trail users. Entrepreneurs who invest in restaurants, convenience stores, bicycle and other merchandise shops, campgrounds, and alternate lodging attribute the location of a nearby trail to at least a portion of their success. Realtors, and homebuyers alike, are recognizing the benefits of properties located near trails. Both locally and nationally, the construction of trails has proven to be a cost-effective use of public funds. Multiuse trails allow more visitors and residents to replace automobile trips with non-motorized trips, thereby moving the citizenry closer to achieving public health objectives, including increased opportunities for physical exercise.

The small and relative closeness of popular destination points makes biking an ideal method to explore New Bern and all that it has to offer. The East Coast Greenway, a 3,000-mile bike route from Maine to Florida, runs through New Bern along Front Street and North Craven Street. This popular bike route can provide the City with the opportunity to enhance their economic and recreational offerings.

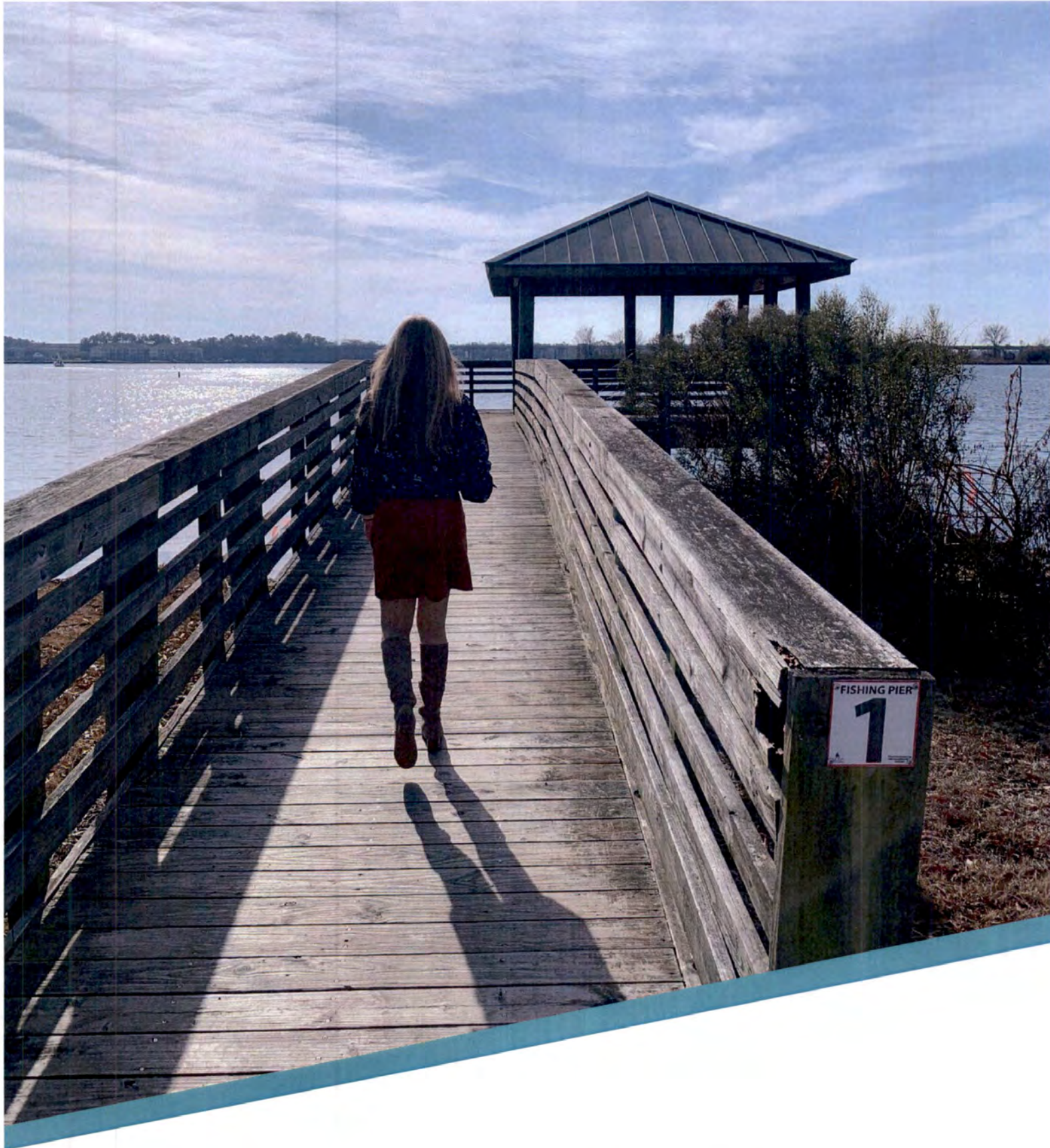
Revitalization of Businesses

In recent years, there has been a trend to revitalize inner-city and urban areas to improve their quality of service. The success of this revitalization has included the addition of parks and recreational activity in city areas. Generally speaking, people do not want to live or work in an environment where they have no refuge from city buildings without having any place to go for a stroll, walk the dog, or just enjoy the outdoors. In studies of city revitalizations, the top recommendations include the dramatic expansion of parks and open spaces.

Tourism

A park often becomes the signature attraction for a community, and it is often used as a marketing tool to attract residents, tourists, conventions, and businesses. Parks often shape the identity of the area and give residents a sense of pride.

Organized events held in public parks, such as art festivals, athletic events, food festivals, concerts, and plays, often bring substantial positive economic impacts to their communities by filling hotel rooms and restaurants and bringing customers to other local business enterprises.



03 | Master Plan Process

Overview

The degree of need for parks, recreation, and open space is most directly influenced by the expectations of New Bern residents and visitors relating strictly to the quality of life to which they aspire. This plan addresses, as its first priority, the parks and recreation facility needs envisioned by the residents and visitors.

New Bern's Comprehensive Parks and Recreation Master Plan 2024–2034 provides the framework for guiding the City's aldermen and staff. The framework for this Master Plan is based upon conducting an inventory of the existing park system, recording site observations, discussing needs from City staff, and evaluating public comments made through community input. In addition, state and national standards were used as benchmarks to guide and support the recommendations made for the City recreation facilities. This Master Plan will be used as a guide for improving recreational opportunities for residents and visitors.

Methodology

This Master Plan inventories New Bern's existing City-owned facilities and provides a listing of the recreation facilities available at local municipalities, Craven County, Craven County schools, state land, and other recreation facilities either within the immediate area or easily accessible by residents within the City. This detailed inventory includes the amenities that are available within each park to create a better understanding of the existing recreation opportunities within the City.

Community and staff input were used as the primary method in determining the adequate types and number of park facilities needed for New Bern. Insight from local leaders and City staff,

public meetings, a community survey, and focus group interviews, were used to gather ideas, share thoughts, stimulate conversations, and answer questions. The contributions and materials received from community participants were essential for producing a master plan that will benefit the community for generations to come.

Recreational trends were also evaluated and provide information needed to understand possible recreation needs for New Bern in the future. McGill received surveys designed to determine the demand for outdoor recreation and facilities. These surveys have been conducted on both the federal and state levels by private, nonprofit, and governmental agencies. This information sets a precedent for what popular activities may be expected by typical park users.

Top 5 Most Popular Outdoor Recreational Activities Nationwide

The top five most popular outdoor recreational activities nationwide based on the 2021 Outdoor Participation Trends Report generated by the Outdoor Foundation are:

- 1 **Running, jogging, and trail running**
- 2 **Hiking**
- 3 **Freshwater, saltwater, and fly fishing**
- 4 **Road biking, mountain biking, and BMX**
- 5 **Car, backyard, backpacking, and RV camping**

Vision

Parks Mission Statement

To enhance the quality-of-life for all citizens through the development of sustainable facilities, parks, programs, and services that promote a lifestyle of cultural arts, physical activity and wellness for all.

Parks Vision Statement

To become an innovative, inclusive provider of recreation services that create community through people, parks, and programs.

Process

Discovery + Data Collection

Understanding the community requires looking at current demographics as well as identifying City-owned recreation facilities and City-led programs. Inventory and analysis of this information is used to improve the current parks and recreation system. Whom the City is serving correlates directly to what improvements may be appropriate.

Assessment

The future of New Bern's parks and recreation system is determined by listening and understanding what has worked in the past and what can be improved upon for the future. After discovering who the community is and what facilities and programs exist, the needs of City residents and staff are considered. Through analysis of open conversations with residents, public survey input, staff input, and state and national standards, a picture of how to move forward with improvements and future expansion of City recreation facilities and services develops.

Recommendations

Resident and staff input identified through the discovery phase and needs assessment phase are evaluated and analyzed to identify actions that will benefit the City in the future. Recommendations for improvements are made based on community needs and desires, as well as departmental and consulting team experience. These recommendations are presented and prioritized based on immediate needs and long-term future needs (10 years and beyond).

Plan

Recommendations + Action Implementation Plan + Staff Commitment

The top 9 most popular outdoor activities in North Carolina, based on the North Carolina SCORP for 2020-2025 produced by the Division of Parks and Recreation, are:

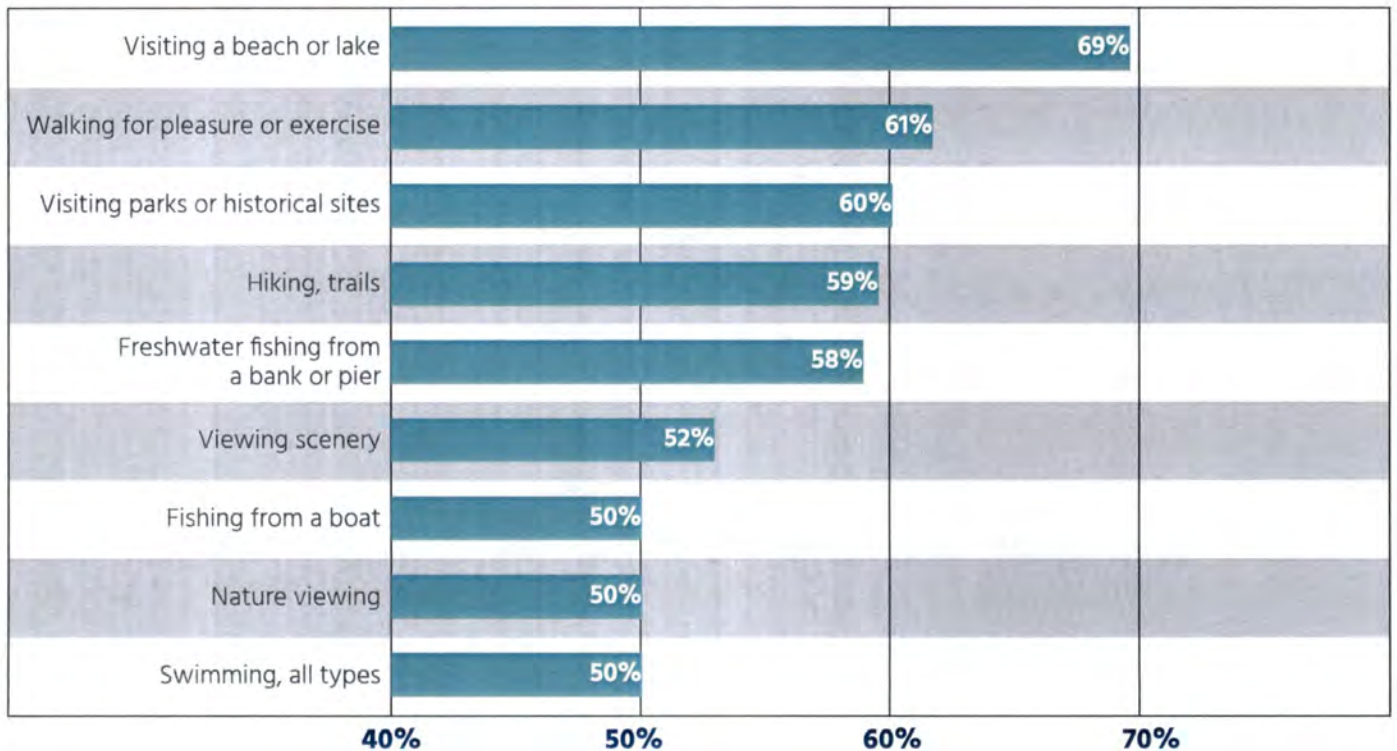
1. Visiting a beach or lake
2. Walking for pleasure or exercise
3. Visiting parks or historical sites
4. Hiking, visiting trails
5. Freshwater fishing from a bank or pier
6. Viewing scenery
7. Fishing from a boat
8. Nature viewing
9. Swimming, all types

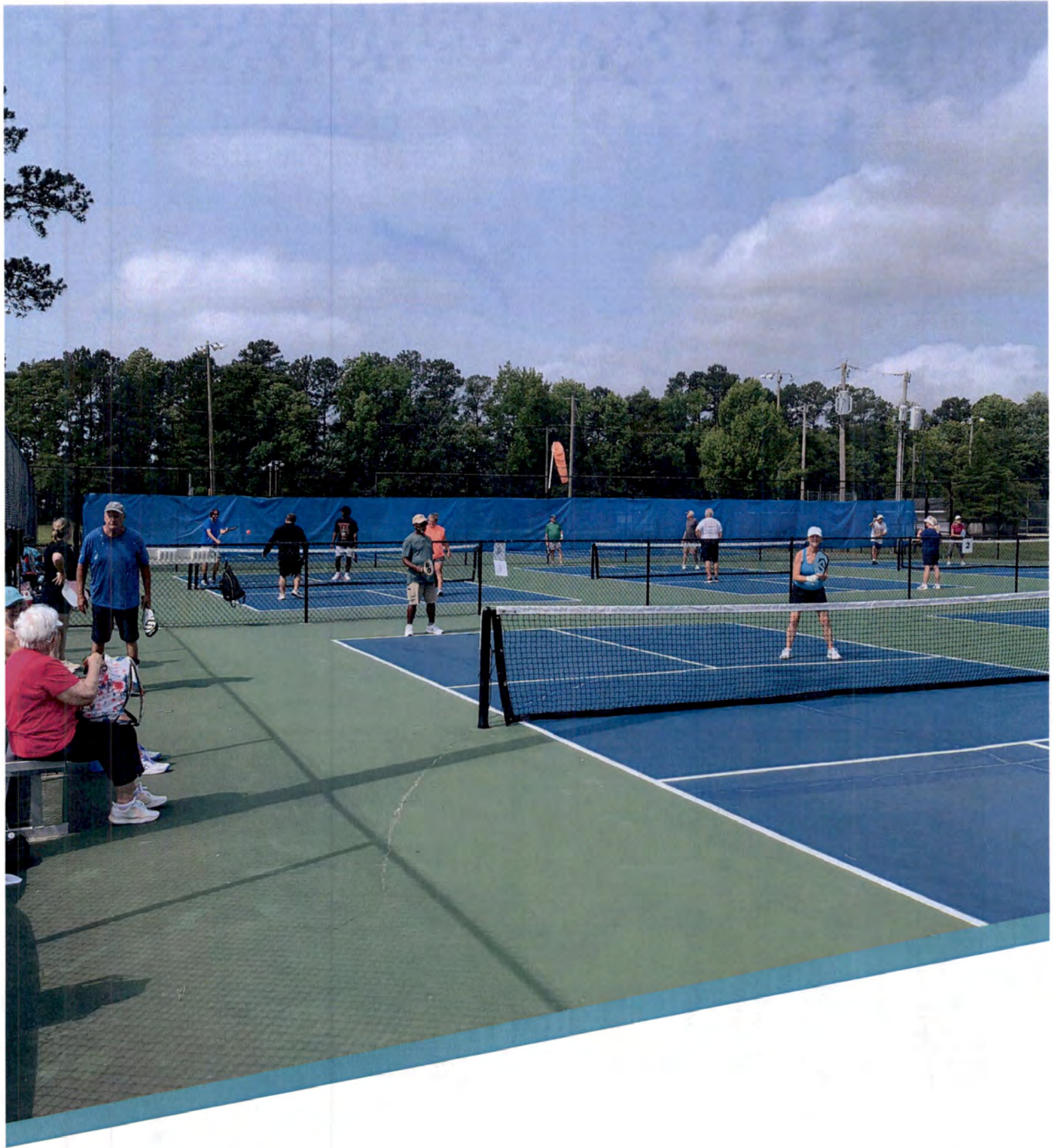
New Bern is a destination city. Public input, in many ways reflects many of the same trends that North Carolina’s SCORP presents. New Bern, with its

proximity to the Trent and Neuse Rivers is well-prepared to provide many of these sought after activities. This interest in outdoor recreation points to an opportunity for growth of visitors looking for outdoor recreation venues. The Outdoor Industry Association reports that more than half (54%) of Americans ages 6 and over participated in at least one outdoor activity in 2021, and the outdoor recreation participant base grew 2.2% in 2021, to 164.2 million participants. New Bern is well-suited as a destination that outdoor enthusiasts will seek out if developed and marketed well.

Craven County facilities also factor into the development recommendations for the City of New Bern. The County has far fewer parks than the City but the parks are generally much larger in acreage and offer complimentary athletic facilities. This complimentary nature is encouraging and should continue on so that a duplication of services does not incur.

Top 9 Most Popular Outdoor Activities in North Carolina





04 | Inventory Assessment

Recreation is a necessary part of any community. It provides places to play, opportunities to improve health and wellness, and conserve and protect natural resources. This section will look at the typical parks and recreation facilities that can be offered to a community. An inventory of all the facilities offered is also provided to fully understand the recreational opportunities that the City of New Bern has access to. These recreational facilities are derived from many different sources, including the following:

- City-owned parks and facilities
- Publicly-owned facilities (national, state, county, and local municipalities)
- Schools
- Nonprofit and privately-owned facilities

Types of Parks and Recreation Facilities

A comprehensive park system is made up of a variety of park types ranging from small neighborhood playgrounds to larger parks with athletic fields, playgrounds, community centers, and open space. The type of park reflects the differing recreational preferences of diverse users. Park models are used as guidelines for fulfilling the future recreational needs of communities. Not all of these types of parks are the responsibility of the local government; several agencies (federal, state, county, and other local municipalities) play roles in providing recreational opportunities as well. In this section, examples of types of parks and recreation facilities are provided to help users of this plan to understand the elements of a comprehensive park system.



Downtown New Bern City Hall New Years Eve ball drop.

Regional Parks

Regional parks are typically very large sites, such as Martin Marietta Park. They provide recreational open space and historical and educational opportunities to its patrons. On these sites, the unique qualities that exemplify the natural features found there, such as diverse land formation, vegetation, and wildlife, are preserved. Most regional park facilities contain environmental centers, campsites, nature trails, observation decks, and picnic areas. In addition, open fields for non-structured activities, such as frisbee throwing or kite flying, are also generally found there.

Specific standards / criteria for developing regional parks are as follows:

Service Area

10 acres per 1,000 persons

Acreage / Population Ratio

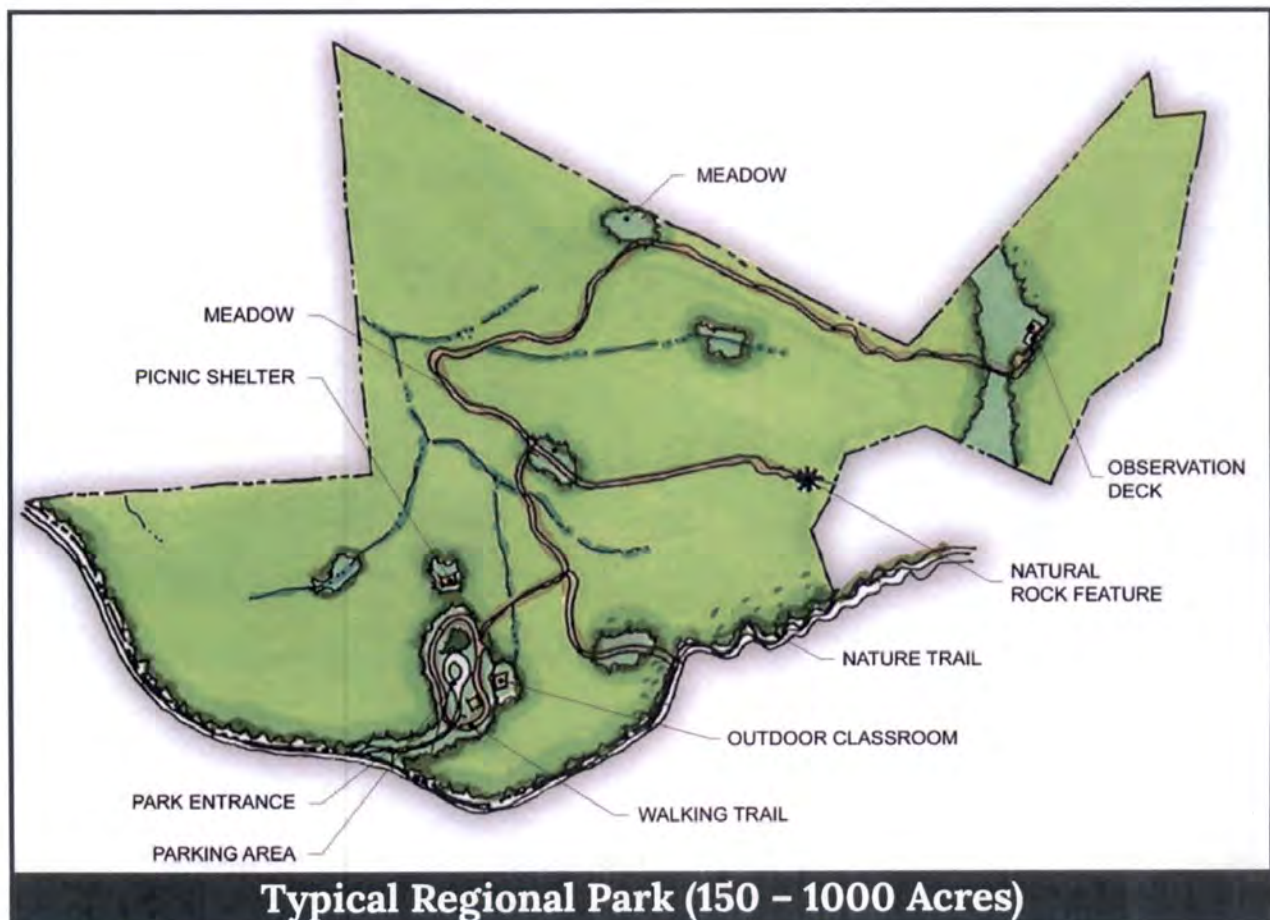
Region wide

Minimum Size

150 – 1,000 acres minimum with sufficient area to encompass the resources to be preserved and managed (10% of the site may be developed with facilities found in community parks.)

Typical Facilities

- Environmental center
- Caretaker's house
- Equestrian center
- Primitive camping
- Group camping
- Recreational vehicle camping
- Nature trails
- Observation deck
- Picnic shelters and grills
- Picnic tables with grills (not under shelter)
- Boating
- Parking
- Fishing piers / boat docks
- Restrooms / vending
- Swimming



District Parks

District parks function as the major source of active recreation for several neighborhoods within a community. Lawson Creek Park has the potential to be a true district park as it has the acreage of a district park; however, district parks are intensely developed, offering a multitude of facilities in order to serve their intended geographic user area. Activities are balanced between active and passive recreation. District parks are typically developed to accommodate athletic league sporting events and tournament competition. Passive recreation opportunities, such as walking for pleasure, wildlife observation, and picnicking, are found in the undisturbed areas, preferably within surrounding buffers. District parks present great opportunities for non-traditional types of recreation.

Sites should be relatively level to alleviate excessive grading for the active facilities. When possible, there should be an equal balance of wooded and cleared areas. If a natural water feature is present, the adjoining land should be developed primarily as passive recreation. Accessibility to neighborhoods should be an important consideration when choosing sites. The development of district parks is typically the responsibility of county or municipal agencies.

Specific standards / criteria for developing district parks are as follows:

Service Area

1 to 2 ½-mile radius

Acreage / Population Ratio

5 acres per 1,000 persons

Desirable Range

75 – 200 acres

Desirable Size

+100 acres

Typical Facilities

- Playgrounds
- Full- or half-size basketball courts
- Volleyball courts
- Baseball / softball / multipurpose field
- Soccer / football field
- Soccer practice field (movable goals)
- Tennis courts (lighted)
- Nature trails
- Picnic tables with grill (with or without shelter)
- Restrooms / concessions
- Benches or bench swings
- Parking / service yard
- 50% of site remains undeveloped

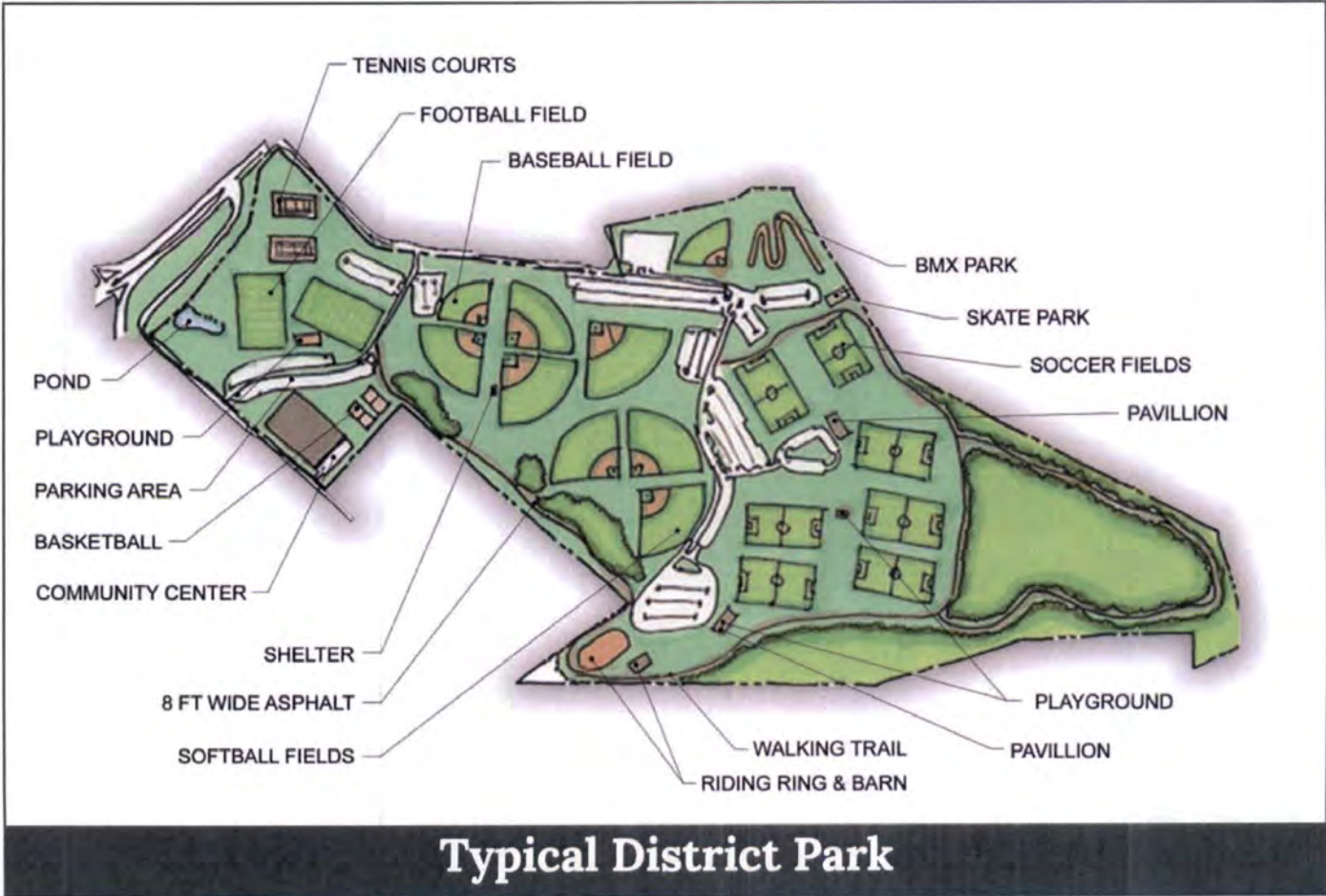
Alternate Facilities*

- Tennis center
- Amphitheater
- Observation decks
- Fishing piers / boating / boat dock
- Recreation center

* Alternate facilities may be added or substituted.



Lawson Creek district park located near Downtown New Bern is a great example of a park that offers a mix of active and passive recreation and entertainment.



Community Parks

Community parks focus on meeting community based recreational needs as well as preserving unique landscapes and open spaces. For example Seth West Parrot Park is a good example of a community park. Compared to district parks, community parks have a smaller range of recreation facilities. They may host athletic league sports events and provide passive recreation. Fifty percent of the community park property should be developed for only passive recreation, with these relatively undisturbed areas serving as buffers around the park and / or acting as buffers between active facilities.

Community park sites should have varying topography and vegetation. A number of different tree species should also be present in forested areas. Community parks should contain cleared areas for the purpose of locating active recreational facilities. At least one natural water feature (lake, river, or creek) is desirable in community parks. The land acquired for use as a community park should be contiguous in nature and strategically located in order to serve all users within the designated community. The development of community parks typically falls within the realm of municipal responsibilities.

Specific standards / criteria for developing community parks are as follows:

Service Area:

1 to 2-mile radius

Acreage / Population Ratio

2 – 5 acres per 1,000 persons

Desirable Range

15 – 50 acres

Desirable Size

25 acres

Typical Facilities

- Playgrounds
- Full-size or half-size basketball courts
- Swimming pool
- Tennis / volleyball courts
- Soccer / multipurpose fields
- Baseball / softball fields
- Nature trails
- Restrooms / concessions
- Benches or bench swings
- Parking
- Picnic tables / shelter (with or without grills)
- 50% of site to remain undeveloped

Alternate Facilities*

- Recreation center
- Natural water features
- Disc golf
- Amphitheater
- Observation decks

* Alternate facilities may be added or substituted.



Pierce Park is a great example of a community park.



Typical Neighborhood Park (15 – 50 Acres)

Neighborhood Parks

Neighborhood parks offer the public a convenient source of recreation while serving as the social focus point of neighborhoods. Pleasant Hill Park is a good example of a neighborhood park. These parks are usually located within walking distance of the area serviced, neighborhood parks provide both active and passive recreation opportunities that are of interest to all age groups. The smaller size of neighborhood parks, as compared to those previously mentioned, requires intense development with 50% of each site remaining undisturbed to serve as a buffer between the park and adjacent property owners.

Specific standards / criteria for developing neighborhood parks are as follows:

Service Area

¾- to 1-mile radius to serve walking

Acreage / Population Ratio

2 acres per 1,000 persons

Desirable Size

7 – 15 acres

Typical Facilities

- Softball or baseball field
- Multipurpose field
- Half-size basketball courts
- Picnic shelter with grills
- Picnic tables with grills (not under shelter)
- Benches or bench swings
- Playground
- 50% of site to remain undeveloped

Alternate Facilities*

- Nature trails
- Tennis / pickleball courts

* Alternate facilities may be added or substituted.





Union Point Park is a great example of a passive neighborhood park that is within close walking distance to multiple neighborhoods and shopping.



Typical Neighborhood Park (7 - 15 Acres)

Mini Parks

Mini parks are small places typically located in urban areas or associated with residential or institutional developments. Monk Mallard Park is a good example of a mini park. These facilities can serve to bring communities together with events, promote local history, or deliver beauty to both residents and visitors. The function of a mini park is to provide very limited, isolated, or unique recreational needs. They are typically located within walking distance of the area served.

Specific standards / criteria for developing mini parks are as follows:

Service Area

¼- to ½-mile radius to serve walking

Acreage / Population Ratio

½ acre per 1,000 persons

Desirable Size

±1 acre

Typical Facilities

- Half-size basketball courts
- Picnic tables with grills (not under shelter)
- Benches or bench swings
- Open play area playground

Alternate Facilities*

- Nature trails
- Tennis / pickleball courts

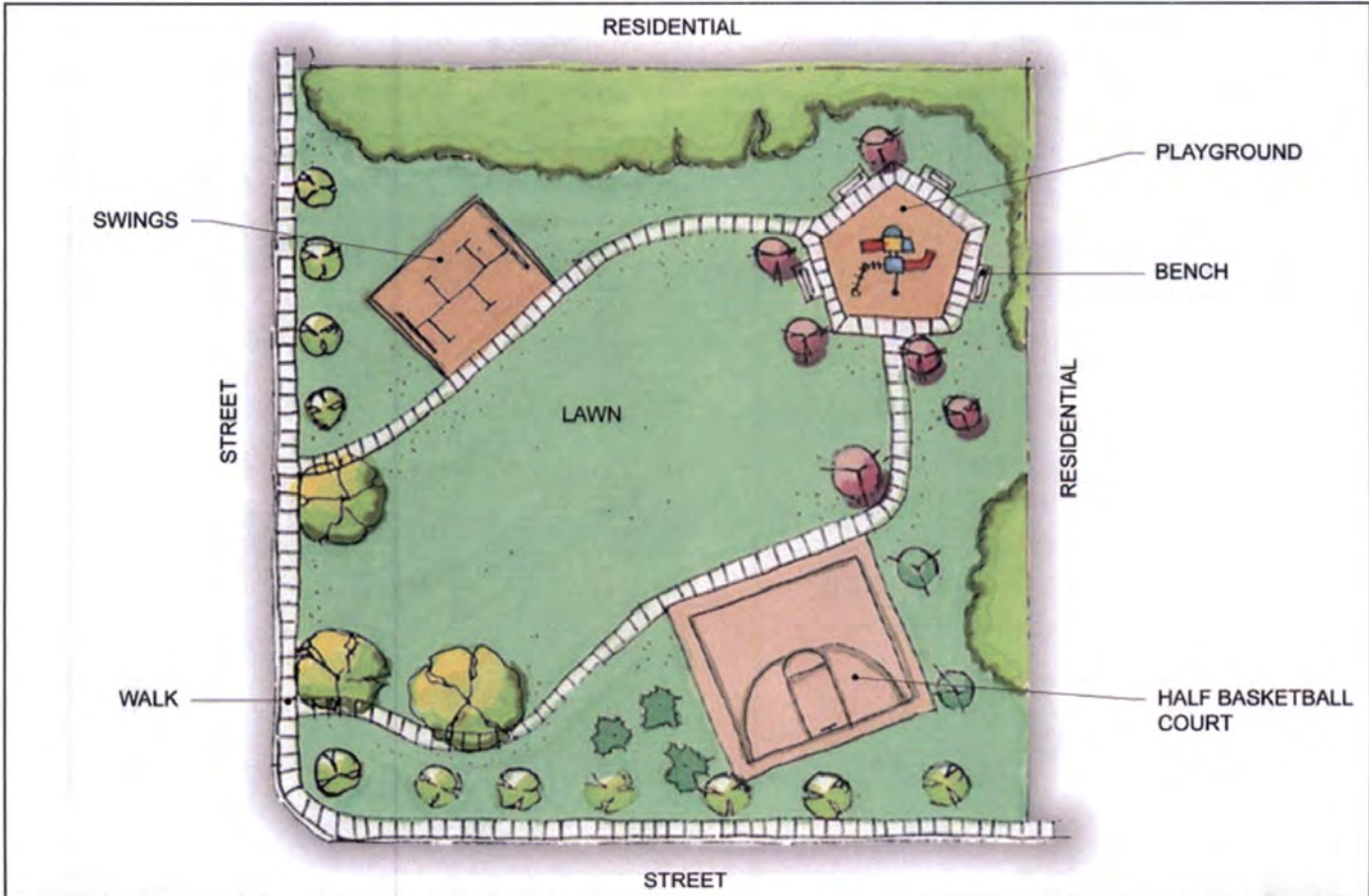
*Alternate facilities may be added or substituted.



Monk Mallard sign



Kafer Park field



Typical Mini Park

Linear Parks and Greenways

Linear parks and greenways are areas developed for a variety of modes of recreational travel, such as hiking, biking, and driving. The Riverwalk is an example of a linear park. Linear parks tend to be developed for several reasons:

- To connect existing recreational facilities
- To facilitate public rights-of-way
- To connect destination points
- For scenic views and leisure touring

The length and size of linear parks vary considerably, depending on their intended use, terrain of the parkland, and the distance between entities to be connected, such as parks, schools, cultural / historical resources, residential areas, and businesses. Often these linear parks are developed within a large land area designated for protection and management of the natural environment, with recreation opportunities as a secondary objective.

Unique or Special-Use Facilities

Unique or special-use facilities are park types that exist for the sole purpose of enhancing or utilizing a special man-made or natural feature. They can include civic spaces, parkways, historical sites, sites of archaeological significance, swimming pools, conservation easements, floodplains, etc. Minimum standards relating to acreage or population have not been established by the parks and recreation industry for this category of park. A size that is sufficient to protect and interpret the resource, while providing optimum use, is considered desirable.



Public Open Space

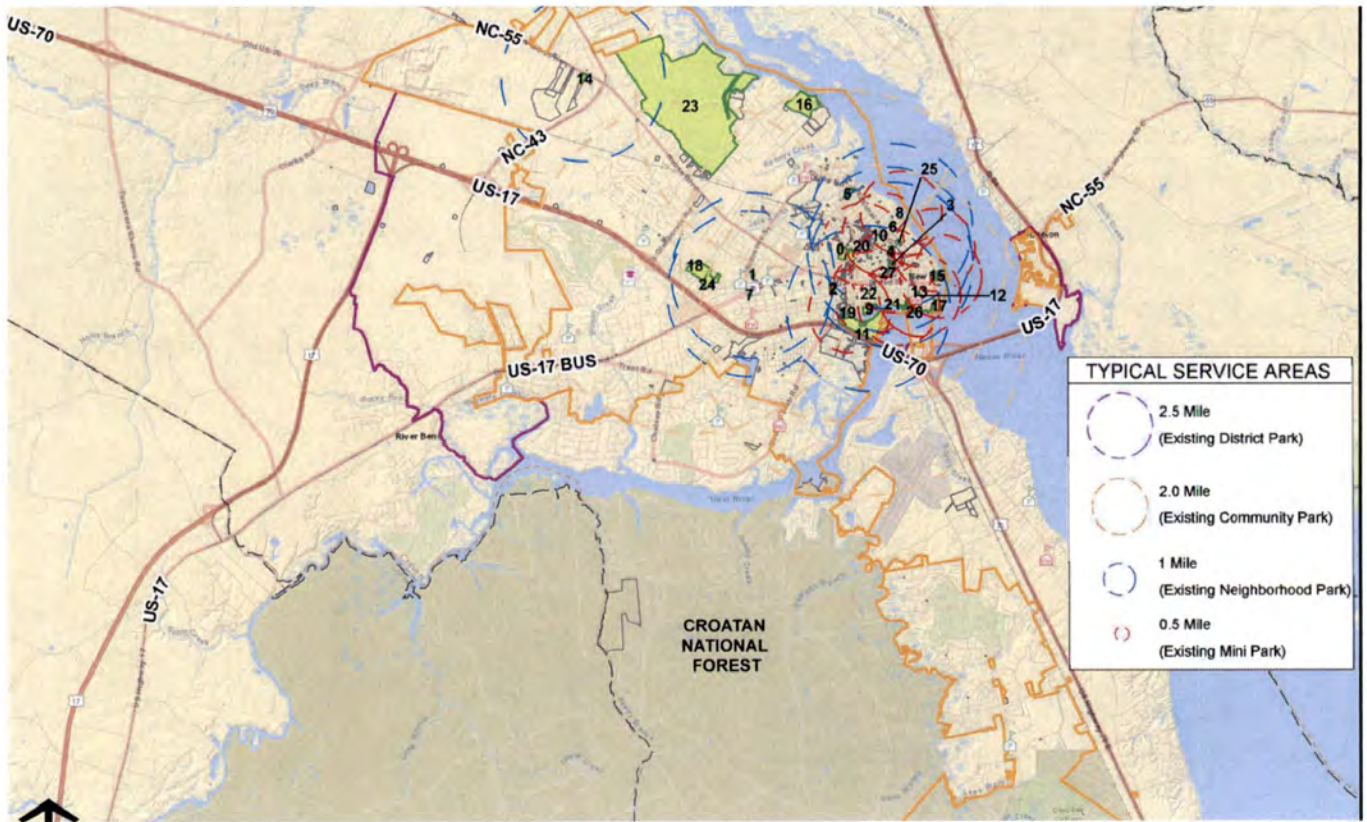
While it is realistic and appropriate to adopt population-based standards for parkland and facilities, it is not realistic to establish open space standards. The more reasonable method of establishing appropriate standards for open space is to determine the criteria necessary for the protection of significant natural areas contained therein.

Public open space is defined as any land acquired for the purpose of keeping it in a primarily undeveloped state. The functions of open space include:

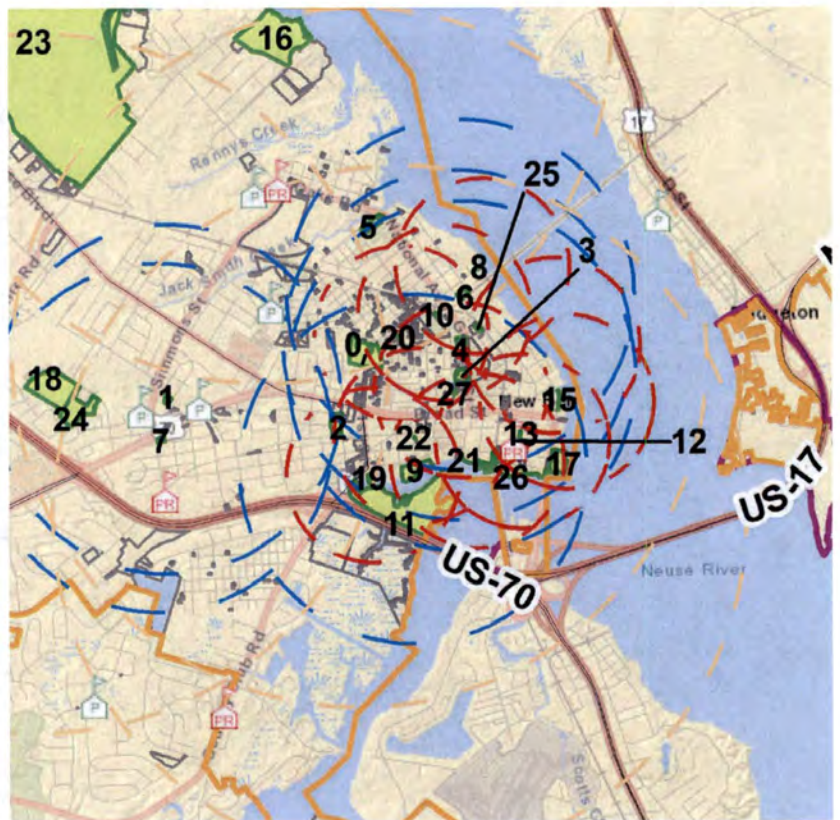
- Preservation of drainage areas for water supplies (watersheds)
- Protection of areas which are particularly well suited for growing crops (farmland preservation)
- Protection of communities to prevent urban sprawl (greenbelts)
- Protection of wildlife habitat (sanctuaries)
- Protection of approach and take-off areas near airports (clear zones)
- Protection of undevelopable land (landfills)
- Protection of areas aesthetically pleasing for a corridor (viewsheds)



Martin Marietta Park



KEY	PARK NAME
0	D. E. Henderson
1	Tryon Village
2	Fort Totten
3	Kafer
4	George Street
5	Pierce
6	Monk Mallard
7	Speight
8	Donald Miller
9	Leander Morgan
10	Mary White
11	Lawson Creek
12	Bear Plaza
13	James Reed Lane
14	Pleasant Hill
15	Council Bluff Green
16	Glenburnie Park
17	Union Point
18	Seth West Parrott
19	Lourenco
20	Carter-Sampson
21	Palace Point Commons
22	Walt Bellamy Park
23	Martin Marietta Park
24	New Bern Aquatic Center
25	Community Garden
26	River Walk
27	United Way



Bear Plaza

Type: Mini Park, Size: .23 acres

230 Middle Street

This charming plaza is within close proximity to many key attractions in downtown. The brick plaza is reminiscent of other picturesque plazas in Charleston, South Carolina or Savannah, Georgia.

The entrance to the plaza on Middle Street currently has partial gating and landscaping that creates a sense of welcoming into the plaza. This location presents a prime opportunity to feature local art and create a quiet respite from area streets. Upgraded string style lighting, water feature(s), and a simple layout change would help open this park. It is also close in proximity to the Pollock Street Alley.

The site is within a qualified census tract.

Amenities include:

- Shelter
- Park benches

Summary of site needs:

- Decorative lighting
- Updated landscaping
- Additional public art



Key Surroundings	Present	Dedicated walking path to this item (sidewalk or greenway)?
Residential properties	Yes	Yes
Businesses	Yes	Yes
School(s)	No	Yes
Government facilities	Yes	Yes
Qualified Census Tract(s)	Yes	Yes

Carter Sampson Park

Type: Mini Park, Size: 0.12 acres

924 Green Street

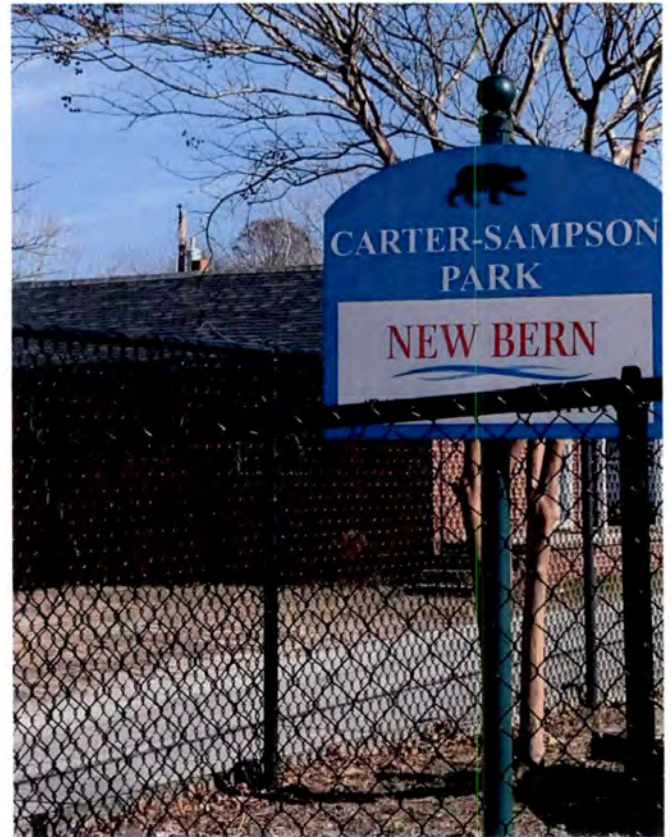
Carter Sampson is a mini park with play equipment and half-court basketball. The site is completely built out. The court has not been refinished recently and there does not appear to be any shade structures or trees on site. This park has low use.

Amenities include:

- Play equipment
- Half-court basketball

Summary of site needs:

- Shade structure and / or trees
- Accessible routes
- Refreshed landscaping



Key Surroundings	Present	Dedicated walking path to this item (sidewalk or greenway)?
Residential properties	Yes	No
Businesses	No	No
School(s)	No	No
Government facilities	No	No
Qualified Census Tract(s)	Yes	Yes



Council Bluff Green

Type: Linear Park, Size: 0.48 acres

Adjacent to East Front Street, just north of Broad Street

Council Bluff Green is a linear greenspace with a riverside greenway. Due to its size, there is limited potential for expansion within the current park foot-print. The site presents an opportunity for bench swing stations, fountains, and public art.

The site is within a qualified census tract.

Amenities include:

- Greenway
- Park benches

Summary of site needs:

- Bench swing stations
- Decorative fountain
- Public art

Key Surroundings	Present	Dedicated walking path to this item (sidewalk or greenway)?
Residential properties	Yes	Yes
Businesses	No	Yes
School(s)	No	No
Government facilities	Yes	Yes
Qualified Census Tract(s)	Yes	Yes

D.E. Henderson Park

Type: Neighborhood Park,

Size: 11.33 acre

901 Chapman Street

This much loved park was built with both Parks and Recreation Trust Fund (PARTF) and Land and Water Conservation Fund (LWCF) dollars. During Hurricane Florence, in 2018, the Stanley A. White Recreation Center was affected by catastrophic flooding. FEMA regulations prohibited the rebuilding of the center on the same site. The park site still plays a vital part of the area and the community as a whole.

The site needs to continue the redevelopment plan for outdoor recreation usage. The City is currently completing \$300,000 in park upgrades.

Amenities include:

- Lighted baseball fields
- Basketball court
- Playground
- Walking trails
- Shelters (2)
- Parking

Summary of site needs:

- Site lighting
- Continue redevelopment plan in progress (pickleball courts and picnic shelter / restroom)
- Convert large field into a lighted multi-purpose field
- New ballfield lights, playground upgrades, restroom / concessions



Key Surroundings	Present	Dedicated walking path to this item (sidewalk or greenway)?
Residential properties	Yes	Yes
Businesses	Yes	Yes
School(s)	Yes	Yes
Government facilities	Yes	Yes
Qualified Census Tract(s)	Yes	Yes



Donald Miller Park

Type: Public River Access,
Size: 0.14 acres

100 Avenue A

This is a public river access that serves as a park and memorial for a fallen police officer. There is not ample signage to direct the public toward the river access. There is also limited parking at the site.

This river access does not have any paddle access points or any pier structure.

The site is near the route of the East Coast Greenway.

Amenities include:

- Picnic table
- Benches
- Bike rack
- Parking

Summary of site needs:

- Site redevelopment plan

Key Surroundings	Present	Dedicated walking path to this item (sidewalk or greenway)?
Residential properties	Yes	No
Businesses	Yes	No
School(s)	No	No
Government facilities	Yes	No
Qualified Census Tract(s)	Yes	No

Fort Totten Park

Type: Neighborhood Park,

Size: 4.37 acres

490 Fort Totten Drive

This park site is largely a small, built out athletic park. There is limited parking at the site. Some space is available near the recreation center for expanded elements or support facilities, such as batting cages. The youth center is on the park site but is not run by the City. Having a fort themed play area would enhance the attractiveness of the park site.

The site is predominantly developed to serve the needs of children and youth. The City should explore adding a pickleball court to address demand and help the site be generationally inclusive.

Amenities include:

- Playground
- Softball field
- Picnic shelter
- Restroom

In development:

- Picnic shelter

Summary of site needs:

- Assess site for needed maintenance and upgrades
- Park has generally strong use, however, the ballfield itself is generally underutilized
- General expansion to the passive elements of the park



Key Surroundings	Present	Dedicated walking path to this item (sidewalk or greenway)?
Residential properties	Yes	Yes
Businesses	Yes	Yes
School(s)	Yes	Yes
Government facilities	Yes	Yes
Qualified Census Tract(s)	No	No

George Street Park

Type: Special Use Park,
Size: 2.06 acres

807 George Street

This is a mixed-use park that shares a City block with a senior services center. It has a splash pad placed on the infield of what used to be a baseball field. Removing the existing old baseball fencing will add to the functionality of this park, as well as converting the tennis courts to pickleball. A walking track at this location could enhance recreational opportunities for the participants of the County Senior Center which is also located on this site.

There is limited parking on the park site, which is possibly ample for the park in its current state but expansions should be considered.

Amenities include:

- Splash pad
- Basketball court
- Tennis courts (in disrepair)
- Picnic tables
- Benches
- Restrooms
- Parking

Summary of site needs:

- Continue with redevelopment site plan
- Convert old tennis courts into pickleball
- Resurface existing basketball court



Key Surroundings	Present	Dedicated walking path to this item (sidewalk or greenway)?
Residential properties	Yes	Yes
Businesses	Yes	Yes
School(s)	No	No
Government facilities	Yes	Yes
Qualified Census Tract(s)	Yes	Yes

Glenburnie Park

Type: Community Park,

Size: 70.27 acres

340 Glenburnie Drive

This park, prior to the acquisition of Martin Marietta Park, which is 1.4 miles away, held a substantial role as a nature park that was directly on the Neuse River. This area was historically used as a WW2 POW site. The site is flanked by the New Bern water treatment facility. With the 700+ acre Martin Marietta Park and the 50+ acre Jack Smith Wetland Park in such close proximity, the City should consider utilizing the site as maintenance headquarters for the park system. The maintenance facility on site is aging. Updates to the maintenance facility area would benefit the park system as a whole.

With the two other parks near to this site, the City should consider updating and turning the disc golf course into a tournament level disc golf course park. Comments online state the park being mixed use, and landscaping considerations, deter from it being a tournament quality.

Amenities include:

- Disc golf course
- Boat launch
- Playground
- Parking lot
- Down East Dog Park
- Shelters (4)
- Picnic area
- Maintenance building
- Observation platform

Summary of site needs:

- Expand or relocate the maintenance facilities located on site to a new larger site



Key Surroundings	Present	Dedicated walking path to this item (sidewalk or greenway)?
Residential properties	Yes	No
Businesses	No	No
School(s)	No	No
Government facilities	Yes	No water treatment
Qualified Census Tract(s)	No	No

- Reconfigure to be tournament quality
- Begin a branding effort for the disc golf course for tournament attractiveness. Craven Chains Disc Golf association partners to maintain and improve the disc golf course, this effort should be applauded and continued
- ADA upgrades are needed at the shelters, restrooms, and routes are needed. Paving gravel access roads and parking is a need, additional trail development.
- The Downeast Dog park is a pay to play facility. This may be a benefit to certain communities, but it is recommend that this "Pay to play" structure be removed to allow for more equitable use of the site.



Jack Smith Creek Wetlands

Type: Wetlands Park, Size: 52.11 acres

Simmons Street (the site currently lacks a dedicated access and address)

This site is not currently managed as a park, but will move towards that destination. This site does not currently have signage and is a wetland area that has roadways cut throughout. The site has received Clean Water Management Trust Fund (CWMTF) dollars, and as such, is restricted to limited development. The site has great potential to be an mountain biking park, which could utilize the roadway that are already in place. Adding in pump track elements, and / or mountain bike elements to the site, on the existing roadbed, would be symbiotic with a natural space and open the site up to low-impact public enjoyment. Boardwalks through some of the areas would help create looping features within the park.

The site is also conducive to environmental education, which could be used by Oaks Road Elementary School across the street. Full restroom facilities would not be beneficial or compatible to the site. Natural composting toilets and gravel parking would be best suited to the site.

Amenities include:

- Vehicle roads through wetlands

Summary of site needs:

- Site specific master plan (future)
- Shelter
- Interpretive signage
- Parking
- Walking trails

Key Surroundings	Present	Dedicated walking path to this item (sidewalk or greenway)?
Residential properties	Yes	No
Businesses	No	No
School(s)	Yes	No
Government facilities	No	No
Qualified Census Tract(s)	No	No

James Reed Lane

Type: Alleyway / Plaza,
Size: 0.063 acres

319 Pollock Street

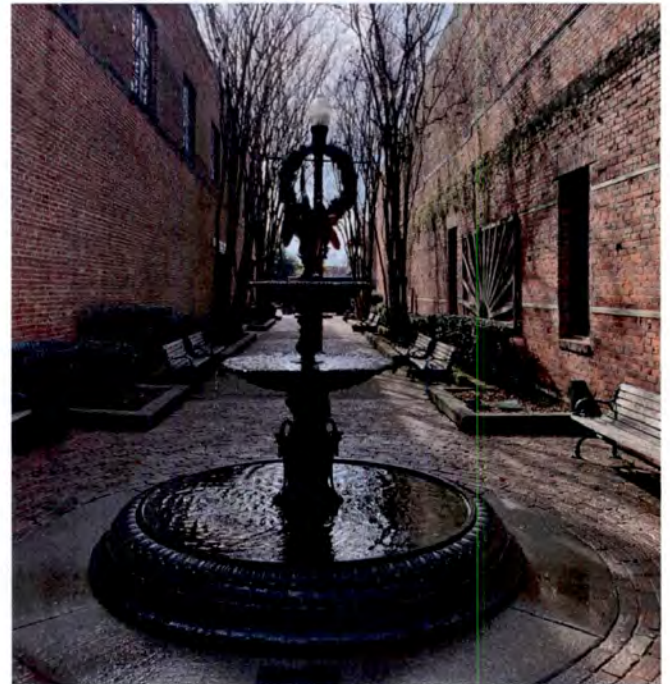
This is an alleyway plaza downtown in close proximity to Bear Plaza, which is built out. It is recommended the area use string lighting and incorporate public art into the plaza. James Reed Lane is an historical park, as it is named after James Reed, an 18th century pioneer in public education. After 230 years, the Reverend James Reed, first rector of Christ Church, received belated recognition for his role in establishing, in 1764, North Carolina’s first incorporated public school in New Bern.

Amenities include:

- Benches
- Fountain
- Artwork
- Landscaping

Summary of site needs:

- Update lighting
- Expansion of community artwork



Key Surroundings	Present	Dedicated walking path to this item (sidewalk or greenway)?
Residential properties	Yes	Yes
Businesses	Yes	Yes
School(s)	No	No
Government facilities	Yes	Yes
Qualified Census Tract(s)	Yes	Yes



Kafer Park

Type: Mini Park, Size: 2.83 acres

603 George Street

Kafer Park is a park that is built out and is largely made up of a baseball field that is predominately used for an adult baseball league. This facility is a joint partnership between the City and the Old North State League. This group just invested funds to restore and upgrade this park for their use.

There is limited and informal parking available on the site near the police department driveway. The site has been a staple for ballplayers since the early 1900s. Fence screens would assist with distractions from the parking area behind the outfield fence.



Amenities include:

- Baseball field
- Batting cages
- Benches
- Bullpen area
- Restroom
- Concession stand
- Mural
- Lighting

Summary of site needs:

- Site specific master plan

Key Surroundings	Present	Dedicated walking path to this item (sidewalk or greenway)?
Residential properties	Yes	Yes
Businesses	Yes	Yes
School(s)	No	No
Government facilities	Yes	Yes
Qualified Census Tract(s)	Yes	Yes

Lawson Creek Park

Type: District Park, Size: 55 acres

1309 Country Club Road

This large park has only been partially developed, last renovated in 2017 – 18 and still has a lot of untapped potential. The property is bisected by Highway 70, with only one side developed as a park. Joining the two sides, if possible, would open the park up to paddle access, natural surface trails, and boardwalk development. While the area is currently used to process yard waste, this is an underutilization of waterfront property that could provide expanded park operations.

There is a need for lighting on the multipurpose field and some site amenity updates / upgrades that would extend the usability of the park.



Amenities include:

- Multipurpose field
- Picnic shelters
- Boat launches
- Picnic area without shelter
- Marshwalk
- Two restrooms
- Fishing access
- Ship hauling display
- Flying Blue Angels plane

Summary of site needs:

- Multipurpose field lighting
- Driveway paving
- Restroom
- Picnic shelter at Jack’s Island
- Develop multipurpose path
- Marshwalk extension to Jacks Island
- Update to canoe / kayak access
- Adventure style playground / tot lot
- Renovation of boardwalk and launch areas

Jack’s Island:

The city should continue to develop Jack’s island out as a passive recreation destination.

Key Surroundings	Present	Dedicated walking path to this item (sidewalk or greenway)?
Residential properties	Yes	No
Businesses	Yes	No
School(s)	No	Yes
Government facilities	No	Yes
Qualified Census Tract(s)	Yes	Yes



Leander Morgan Park

Type: Linear Park, Size: 7.02 acres

925 Walt Bellamy Drive

The park is a critical part of the City's Riverwalk. This linear park, because it lacks virtually any parking, is almost exclusively serving the residents adjacent to the park. However, it has exciting potential that could be of statewide significance. The site is almost a complete linear connection from downtown, and with use of New Bern controlled property it connects with Tryon Palace Gardens and the Convention Center. With a little effort it could connect with Lawson Creek Park.

This park has the potential to provide the core of a "New Bern Riverwalk." The pedestrian infrastructure is largely already present and several routes could be taken to get to Lawson Creek.

To make this potential a reality, the park needs parking access, lighting, expanded marketing effort, efforts to extend the walk, and efforts to create an arboretum feel. Consider the site for an arts park with public art displays.

Key Surroundings	Present	Dedicated walking path to this item (sidewalk or greenway)?
Residential properties	Yes	Yes
Businesses	Yes	Yes
School(s)	No	No
Government facilities	Yes	Yes
Qualified Census Tract(s)	Yes	Yes

Summary of site needs:

- Dedicated parking
- Decorative / safety lighting
- Planting that maximizes aesthetics and minimizes maintenance
- Fishing piers renovation
- Bench swings along the water front
- Picnic tables

Amenities include:

- Greenway
- Playground (playground is owed by housing authority)
- Fishing piers
- Park benches
- Swings
- Picnic tables
- Grills

Lourenco Park

Public Water Access,
Size: Approximately 0.15 acres

Terminus of First Avenue at Lawson Creek

This is an access point to a creek at the end of First Street. This memorial park is in need of updated signage and wayfinding. The site has a pier, picnic table, bike rack, benches and limited parking. Park signage and sidewalks to the park are strongly recommended. The water access has the potential to help connect Lawson Creek Park and Leander Morgan Park.

Amenities include:

- Pier
- Picnic table
- Bike rack
- Benches
- Parking

Summary of site needs:

- Wayfinding signage
- Dedicated maps and signs directing to the park connecting Lawson Creek Park and Leander Morgan
- Lighting



Key Surroundings	Present	Dedicated walking path to this item (sidewalk or greenway)?
Residential properties	Yes	Yes
Businesses	Yes	No
School(s)	No	No
Government facilities	Yes	No
Qualified Census Tract(s)	Yes	Yes



Martin Marietta Park

Type: District Park, Size: 880 acres

1004 S. Glenburnie Road

This is a regional park by acreage, but is predominately water, so functionally it operates more as a district park. It has the potential to draw visitors from nearby states, as well as provide great recreation opportunities for New Bern residents. The site’s land-based opportunities have been well thought out in the 2018 site-specific Master Plan that was conducted. There is also the potential for private / public ventures on the site. Such things as diving outfitters, wake board vendors, sailing training, and motorized boat racing are all possible with the parks location and it is master plan.

The development of this park is exciting for the leisure opportunities that it will bring to New Bern, but is equally exciting as a potential adventure sports hosting location. Phase Two is anticipated to be completed in the near future.

Amenities include:

- 7 plus miles of trails
- 3 Observation Decks
- Restrooms
- Story Walk
- 3 bodies of water
- Canoe / kayak soft launches (3)
- ADA Canoe / kayak launches (2)
- Playground, swings
- Parking lot
- Picnic area

Summary of site needs:

- Complete additional phases with the 2018 site specific master plan
- Connect to the East Coast Greenway
- Private funding that can capitalize on the site’s tourism attractiveness

Key Surroundings	Present	Dedicated walking path to this item (sidewalk or greenway)?
Residential properties	Yes	No
Businesses	Yes	No
School(s)	Yes	No
Government facilities	No	Yes
Qualified Census Tract(s)	No	No

Mary White Park

Type: Mini Park, Size: 0.15 acres

610 Julia Clay Street

This tiny mini park has a swing set and bench that are beyond their useful life.

This park site is only a couple blocks from Monk Mallard Park that contains the same elements and amenities. They likely serve the same City residents.

It is recommended that the park be considered for sale or possibly dedicated for reforestation to minimize maintenance strain.

Amenities include:

- Swing set
- Park bench

Summary of site needs:

- Consider selling the site



Key Surroundings	Present	Dedicated walking path to this item (sidewalk or greenway)?
Residential properties	Yes	No
Businesses	Yes	No
School(s)	No	No
Government facilities	No	No
Qualified Census Tract(s)	Yes	Yes



Monk Mallard Park

Type: Neighborhood Park

Size: 1.12 acres

1101 North Craven Street

Monk Mallard Park is a small park located near the Neuse River. The park is divided into two sections. One hosts the dog park, with water fountain for both humans and dogs, picnic tables and several large shade trees. The other side has swings, picnic tables and shade trees. There is no designated parking.

Amenities include:

- Half of park is a dog park
- Benches
- Swings
- Picnic / grill area

Summary of site needs:

- Parking
- Bench swings
- Shelter
- Playground

Key Surroundings	Present	Dedicated walking path to this item (sidewalk or greenway)?
Residential properties	Yes	No
Businesses	Yes	No
School(s)	No	No
Government facilities	No	No
Qualified Census Tract(s)	Yes	Yes

Palace Point Commons

Type: Trail Head, Size: 0.39 acres

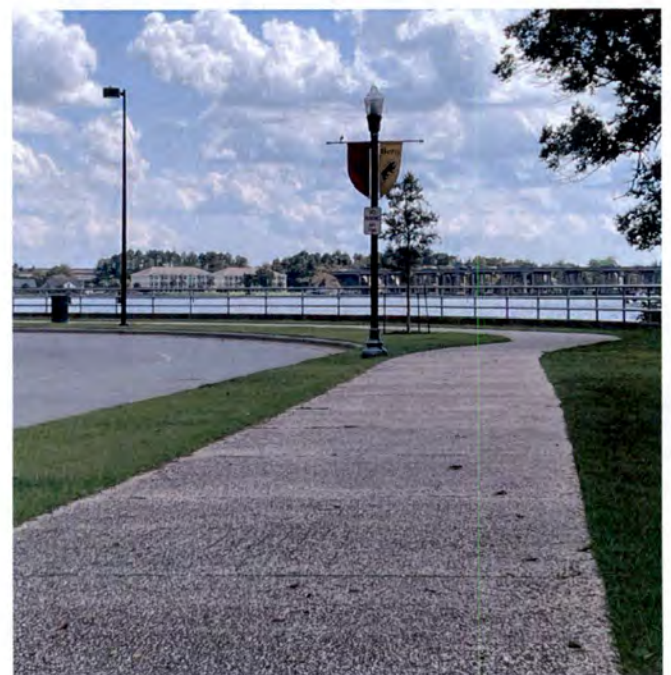
The corner of Eden and South Front Street

This mini park is part of the riverwalk behind Tryon Palace. The site is small and is limited to park benches and basic landscaping.

The site does have a park sign, but there is generally no directional signage to the park location.

Amenities include:

- Sidewalk
- Benches



Key Surroundings	Present	Dedicated walking path to this item (sidewalk or greenway)?
Residential properties	Yes	Yes
Businesses	Yes	Yes
School(s)	No	No
Government facilities	Yes	Yes
Qualified Census Tract(s)	Yes	Yes

Pierce Park

Type: Mini Park, Size: 3.71 acres

545 Neuse Avenue



Pierce Park is a small athletic park that has two ballfields, a playground, and limited parking. While the park currently has two baseball fields, the park is well situated to be renovated into a multipurpose athletic field complex due to the field orientations. Current lighting arrangements could be adjusted to suit a renovation to a multipurpose complex.

A renovation of the fields would help expand their usage to other sports and encourage additional user groups at the park. The review of flood zone concerns for restroom upgrades should occur prior to renovation of fields. The park also has some ADA compliance issues with regard to accessibility to park features. Additional paved walking trails would help address this, as well as provide an additional and attractive feature at the park. The park is also adjacent to an undeveloped piece of property which could provide additional parking and recreation elements, if land purchase is possible. This park is in a flood zone, and to update the restrooms would require them to be raised 7 feet. To do any renovations to this park will take much thoughtful considerations of the site and a hard look at alternative solutions.

Amenities include:

- Baseball fields
- Playground
- Restrooms
- Drinking fountain

Summary of site needs:

- Assess facility for needed maintenance and upgrades
- Half court basketball court
- Restroom renovation
- Small shelter

Key Surroundings	Present	Dedicated walking path to this item (sidewalk or greenway)?
Residential properties	Yes	No
Businesses	No	No
School(s)	No	No
Government facilities	No	No
Qualified Census Tract(s)	Yes	No

Pleasant Hill Park

Type: Neighborhood Park,
Size: 7.4 acres

431 NC Highway 55

This PARTF funded park is in good shape. It is in close proximity to Martin Marietta Park. A key consideration for this park is to determine what can be done that cannot be done at Martin Marietta, 2.8 miles away. Failure to define this niche, would make the park lose its relevancy as Martin Marietta will also have some of the same elements as are what are currently at Pleasant Hill.

One element that Pleasant Hill offers, that Martin Marietta will not have, is vegetative buffering from wind. This is vital for pickleball, which is in high demand in New Bern and across the nation. The park site is also much larger than what is currently used and is conducive for additional natural surface walking trails.

Amenities include:

- Sand volleyball
- Basketball court
- Playground
- Walking trail
- Mini water features
- Shelter
- Community center (4,000 sq.ft.)
- Horse shoe courts

Summary of site needs:

- Walking trail expansion
- Playground upgrades



Key Surroundings	Present	Dedicated walking path to this item (sidewalk or greenway)?
Residential properties	Yes	No
Businesses	Yes	No
School(s)	No	No
Government facilities	No	No
Qualified Census Tract(s)	No	No

Key Surroundings	Present	Dedicated walking path to this item (sidewalk or greenway)?
Residential properties	Yes	No
Businesses	Yes	No
School(s)	Yes	No: Trent Park Elem.
Government facilities	No	No
Qualified Census Tract(s)	No	No



Summary of site needs:

- Asses site for needed maintenance and upgrades
- Site for future skate park.

Seth West Parrot Park

Type: Community Park,
Size: 34.36 acres

1225 Pine Tree Drive

Seth West Parrot Park is the City's most developed park. The park is largely built out and well loved. Adding additional elements to the park would promote over use and should be discouraged. Maintenance and renovations are recommended for the site unless the park's footprint is expanded.

There are several vacant properties that are adjacent to the park. This could allow for meeting community demand at the park, which will likely increase as much of the development in New Bern is taking place in the north western part of the City and the dearth of the City's parks are in the eastern urban areas of the City. The ballfields and amenities at this site are experiencing changing use patterns. The park should be explored for changes that adjust the offerings that it provides to the community.

It is strongly recommended the support facilities at the park be renovated.

Amenities include:

- Baseball fields (4)
- Tennis courts (2)
- Pickleball courts (6)
- Playground
- Basketball
- Volleyball court
- Recreation center
- Horseshoe pits
- Restrooms (4)
- Concession stands
- Playground (Kidsville)

Seth West Parrot Park (West New Bern Recreation Center)

Type: Community Center

1225 Pine Tree Drive

The West New Bern Recreation Center is one of two recreation centers in New Bern. A center expansion plan is recommended. This plan should address accessibility, floor plan layout, and how the needs of the community have expanded since it's original development. This recreation center has been recently renovated. Accessibility is a key consideration that is still an understood need.

The City should continue to monitor the most effective recreational use of the building and site.

Amenities include:

- Gymnasium
- Kitchen
- Fitness room
- Ceramics room
- Meeting space
- Game room

Key Surroundings	Present	Dedicated walking path to this item (sidewalk or greenway)?
Residential properties	Yes	No
Businesses	Yes	No
School(s)	Yes	No: Trent Park Elem.
Government facilities	No	No
Qualified Census Tract(s)	No	No

Summary of site needs:

- Center renovation plan
- ADA compliance updates



Key Surroundings	Present	Dedicated walking path to this item (sidewalk or greenway)?
Residential properties	Yes	No
Businesses	Yes	No
School(s)	Yes	Yes: Sunshine Scholars Academy (private)
Government facilities	Yes	Yes
Qualified Census Tract(s)	Yes	No

Stanley A. White Recreation Center Under Construction

Type: Community Center,
Size: 3.45 acres

601 3rd Avenue

The redevelopment for this much loved recreation center is currently underway at the time of this writing. Federal FEMA funds prevented the site from being redeveloped on the original recreation center, which was destroyed by a hurricane. The original center was a key component in the recreational offerings for New Bern prior to the flooding of the center. New Bern’s leadership has been working diligently to return a recreation center to this part of the City since its closure.

This will be a 35,000 sq. ft. facility which will be used as an emergency shelter in addition to recreation. Programming on the site will predominately be health and wellness, camps, after school programming, cooking, sports, and arts programs.

While the new center is under development the City is operating, under lease agreement, with the Omega Center to enable the continuation of recreation offerings.

Proposed amenities include:

- Dual court gym
- Elevated indoor walking track
- Restroom / locker rooms
- Multipurpose meeting areas
- Fitness area
- Exercise area

Summary of site needs:

- Property is still under development (The estimated opening of the facility is December of 2024.)

Speight Park

Type: Mini Park, Size: 0.75 acres

2206 Center Avenue

This park is relatively undeveloped. There are two parking spaces, a small picnic area, and no lighting. There is a general vegetative buffer between the park and MLK Jr. Drive.

The park is also 0.3 miles from Tryon Village Park, which offers a similar user experience as Speight Park.

If the park site is retained, then it is recommended some vegetation be removed and the park receive park lighting for safety purposes.

Amenities include:

- Picnic tables
- Park benches

Summary of site needs:

- Sell or re-purpose this site for other civic purposes

Key Surroundings	Present	Dedicated walking path to this item (sidewalk or greenway)?
Residential properties	Yes	No
Businesses	Yes	No
School(s)	No	No
Government facilities	No	No
Qualified Census Tract(s)	No	No



Tryon Village Park

Type: Mini Park, Size: .9 acres

901 Meadows Street



This mini park is in close proximity to Grover C. Fields Middle School. All of the amenities in the park appear to have been well used and are beyond their useful life expectancy. Partial fencing around the site has a limited effect other than preventing vehicles from entering the park. The site has some low areas, but the trees in the low areas could be used for part of the nature play experience that the site offers.

There is no parking for the site or walking trails. Moreover, the areas that would likely be used for parking have been fenced off, thereby preventing anyone but immediate residents from using the park site.

Amenities include:

- Swings
- Benches
- Tables
- Toddler climber
- Bike rack
- Slide

Summary of site needs:

- City to consider selling or re-purposing this site for other civic purposes

Key Surroundings	Present	Dedicated walking path to this item (sidewalk or greenway)?
Residential properties	Yes	No
Businesses	Yes	No
School(s)	Yes	No
Government facilities	No	No
Qualified Census Tract(s)	No	No

Union Point Park

Type: Specialty Waterfront Park,
Size: 6.35 acres

210 East Front Street

Iconic Union Point Park is already widely popular and offers great vistas of the confluence of the Trent and Neuse Rivers, it still has more potential.

This park is an iconic part of the New Bern’s cityscape. As it is, Union Point is generally greenspace in a floodplain. The park is conducive to its current passive

use, but enhancements in plantings and support facilities would help to maximize the potential of this amazing space. Hardscaping and infrastructure that supports hosting events on site on a temporary basis is recommended. The playground at nearby Christ Church provides a nearby play structure, adding one to the site would be duplicative.

The area near the restrooms would be conducive to a splash pad that doubles as a decorative fountain. This would add to both the functionality and aesthetics, as well as addressing demand for aquatic related recreation.



Amenities include:

- Gazebo
- Chess / checkers tables (2)
- Boat launch
- Riverwalk
- 2 cornhole courts – concrete
- Swings
- Benches
- Picnic tables
- Restroom

Summary of site needs:

- Lighted interactive fountain
- Hardscaping
- Infrastructure that supports events
- Trail signage for East Coast Greenway
- Landscape improvements
- Youth oriented play environment
- Concrete table tennis
- Repave portions of the access roads
- Canoe / kayak launch
- Pier extension on the boat launch
- Future restroom renovation

Key Surroundings	Present	Dedicated walking path to this item (sidewalk or greenway)?
Residential Properties	Yes	Yes
Businesses	Yes	Yes
School(s)	No	No
Government facilities	Yes	Yes
Qualified Census Tract(s)	Yes	Yes

Key Surroundings	Present	Dedicated walking path to this item (sidewalk or greenway)?
Residential properties	Yes	Yes
Businesses	Yes	Yes
School(s)	No	No
Government facilities	No	Yes
Qualified Census Tract(s)	No	Yes

United Way Park

Type: Mini Park, Size: 0.7 acres

At the corner of Broad Street and Roundtree Street

The park site is a mini park that is small but offers a bit of respite in a busy part of the City. It's chess board and mural welcome the visitors passing through.

Amenities include:

- Park bench
- Chess table

Summary of site needs:

- Shaded bench swing
- Bicycle amenities (bike rack)
- Signage



Walt Bellamy Park

Type: Mini Park, Size: .02 acres

316 Jones Street

This mini park, which pays tribute to the New Bern NBA star to which the park is named offers some passive green-space in an active neighborhood. It would benefit from utilizing the artistic talents near the park to make this a specialized art park. Hardscaping and xeriscaping are recommended to reduce maintenance burden. Traveling to the site and setting up likely take longer than the actual maintenance.

Amenities include:

- Park benches
- Artwork
- Landscaping

Summary of site needs:

- Additional basketball related public art
- Shift landscape regiment to low / no maintenance that supports a park of its size

Key Surroundings	Present	Dedicated walking path to this item (sidewalk or greenway)?
Residential properties	Yes	Yes
Businesses	Yes	Yes
School(s)	No	No
Government facilities	Yes	Yes
Qualified Census Tract(s)	Yes	Yes





Other Parks and Recreation Department Holdings

Type: Special Use Facilities

Size: Green Spaces – 11 (4.69 acres)

Cemeteries – 6 (50.77 acres)

Cypress Street Community Garden
(1 acre)

Total acreage: 56.46

New Bern has many acres of green space that park maintenance staff maintain. Green space is used by residents, as well as City owned buildings and medians throughout the City. The current available plots at the community garden are full, with a waiting list for spots. It is recommended that additional spaces be created on the current site to meet the needs of the citizens.

Due to the historic nature of the cemeteries, which are under associated regulations, only the use of weed eaters can be used to maintain these grounds.

Cemeteries:

- New Bern Memorial
- Evergreen
- Greenwood
- Cedar Grove
- Cedar Grove Extension
- Bryan-Fordham

Amenities include:

- Community garden plots
- Cemeteries
- Open green space

Summary of site needs:

- Expand community garden
- Parking

New Bern Aquatic Center

This family-friendly facility is located at 1155 Laura Lane and offers a combination of swim and play: featuring zero-depth entry, interactive water features, slides, swim lanes, and a large deck. Also included are shower facilities, family locker rooms, and concessions. Certified swimming pool operators, lifeguards and attendants are ready to provide a family friendly atmosphere for fun and excitement. The facility is available for pool parties and summer camps. The attendance of the aquatics center has risen to an annual attendance of 16,000. The revenue and attendance at the site has grown substantively in the last few years. Because of this increased use, expansion and renovation should be considered to further support the community. **Summary of Site Needs:** expansion additional outdoor recreation needs and update the pump room.

Other Public Recreation Facility Offerings

Public lands, located within proximity to New Bern, play an active role in providing recreation opportunities to residents and visitors. These public spaces are made available through multiple public land managers, such as local municipalities, Craven County, and the State of North Carolina.

Local Municipal Parks

Trent Woods

The Town of Trent Woods has two parks in close proximity to New Bern residents in Cottle Park and Meadow Family Park.

Cottle Park offers a walking track, playground, and restroom / shelter. Pickleball courts are currently in development.

Meadow Family Park offers a small pond, paddle access, a playground, picnic area, and a dog park.



Bridgeton

The Town of Bridgeton has three waterfront access points opposite of Donald M. Miller Park, which offers similar access to the Neuse River. Bridgeton also has a privately owned KOA Campground that provides waterfront access.

Craven County

The County offers four large parks within driving distance to most New Bern residents. These parks should be considered in future plans, as recommendations have been made to help ensure the two systems compliment each other, rather than become a duplication of services.

West Craven Park

West Craven Park is located 90-acre park that's northwest of New Bern's City Center. The park is predominately an athletic park that has a baseball field complex, multipurpose fields, tennis courts, picnic shelter, playground, a golf driving range, and a walking track.

Rocky Run Park

Rocky Run Park is a 5-acre neighborhood park located west of New Bern's City Center. It offers similar recreation opportunities as many of New Bern's parks: basketball court, a picnic shelter, playground, and open space.

Creekside Park

Creekside Park is a 111-acre athletic complex located generally south of the City of New Bern. The park offers eight baseball fields, several multipurpose fields, tennis courts, picnic shelters, playgrounds, an 18-hole disc golf course, walking trails, exercise equipment and paddle access to Brice's Creek.

Latham-Whitehurst Nature Park

Latham-Whitehurst Nature Park is a 133-acre nature park generally to the east of New Bern's City Center. This park offers hiking, boardwalks, wildlife observation areas, picnic shelters, and paddle access to the Broad Creek.

Jaycees Craven County Fair Grounds

Jaycees Craven County Fair Grounds are the County's fair ground and are located approximately 5 miles south of New Bern City Center.

Craven County Nature Park

This is 172 acres along Brices Creek which is under construction.

Public School System Serving New Bern

The North Carolina Community Schools Act (G.S. 115C Article 13) was passed to allow "greater community use of public-school facilities." Since school facilities represent an investment of the citizenry for the education of students, and for the general benefit of the community, their proper use and enjoyment shall be encouraged and permitted when such does not interfere with school activities.

A number of public schools in the New Bern area are able to provide recreation amenities to New Bern residents. Public school recreation facilities are made available for use to the community. Craven County Public School gymnasiums, athletic fields and playgrounds, tend to be the most used school facilities. Below are some of the highlighted school facilities that have been taken into consideration when making recommendations for the park system:

- Ben D. Quinn Elementary School has a shelter, playground, walking trail, and ga ga pit
- Creekside Elementary School has a playground, multi-game court, and walking track

- JT Barber Elementary School has a walking track, playground, and open space. It is also near the New Bern Boys and Girls Club site which offers a play court, shelter, and other play equipment.
- HJ Mac Donald Middle School has several athletic fields and a track
- Trent Park Elementary School has play equipment, a play court, walking track, and a small multipurpose field
- New Bern High School has several ball fields, a walking track, tennis court, and two multipurpose fields

State and Federal Public Land

The State does not have much in the way of recreation offerings, unless you travel approximately one hour to either Goose Creek State Park to the north or Fort Macon State Park and Pine Knoll Shores Aquarium to the south. Federal Recreation offerings are substantially closer with the Croatan National Forest just south of New Bern, and is approximately 160,000 acres. It offers varied outdoor activities including biking, camping, fishing, hiking, horseback trails, picnicking, and water access.



Private Recreation Facility Offerings

Private recreation providers, nonprofit organizations, and developers are important components for the City by providing resources and opportunities for the recreation system. Private developers can assist New Bern by the dedication, construction, and / or reservation of future park sites, open space, and / or greenway corridors during the overall development process.

While it is not feasible to provide an exhaustive list of the private recreation facilities throughout New Bern, it is important to understand the types of recreational facilities offered. These facilities can be offered for many reasons: health and wellness, group classes, social gatherings, and children and youth programming. Below are a number of key private and non-profit recreation opportunities in New Bern.

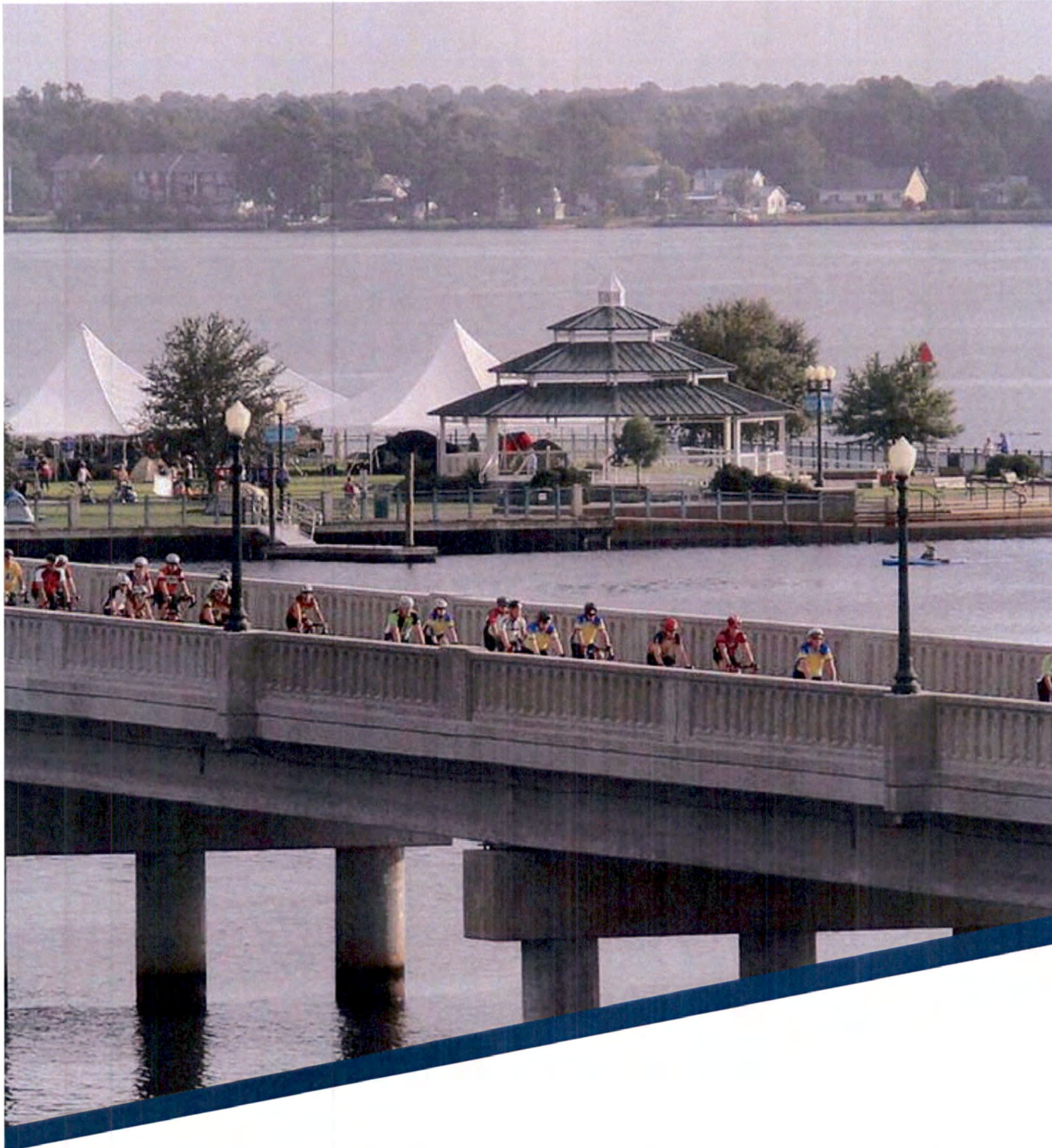
- Twin Rivers YMCA offers four multipurpose fields, a playground, a gym, and an pool and slide that is covered in the in the colder months
- Golf Clubs / Country Clubs
 - Emerald Golf Club: Semi-private club with golf, tennis courts, and a pool
 - New Bern Golf and Country Club: private country club with golf, tennis, pickleball, and pool
 - Taberna Country Club: private country club with golf course and pool
- Area Yacht clubs
 - New Bern Yacht Club
 - Eastern Carolina Yacht Club
- Greenbrier Community
- Roller Land

Homeowners Association (HOA) / Residential Development

Recreation Offerings

While it is important to be aware of where HOA facilities are present, it is also vitally important to not place too heavy of consideration on what HOA facilities are in the area. This is because these facilities, by their nature are exclusive by fee or covenant, and not inclusive by nature. Other facets of New Bern's planning efforts work to attract and ensure that the City is developed in a way that continues to attract family friendly developments.

- **New Bern Golf and Country Club:** provides golf, tennis, a private pool, and fitness area
- **Taberna Country Club:** provides golf, tennis, and a pool
- **Carolina Colour's Association:** provides golf and aquatics, just south of New Bern
- **Fair Fairfield Harbour:** a private resort establishment near New Bern that offers aquatics, golf, tennis, and fitness facilities
- **The Emerald Golf Club:** offers tennis, an outdoor pool, walking trails, and golf



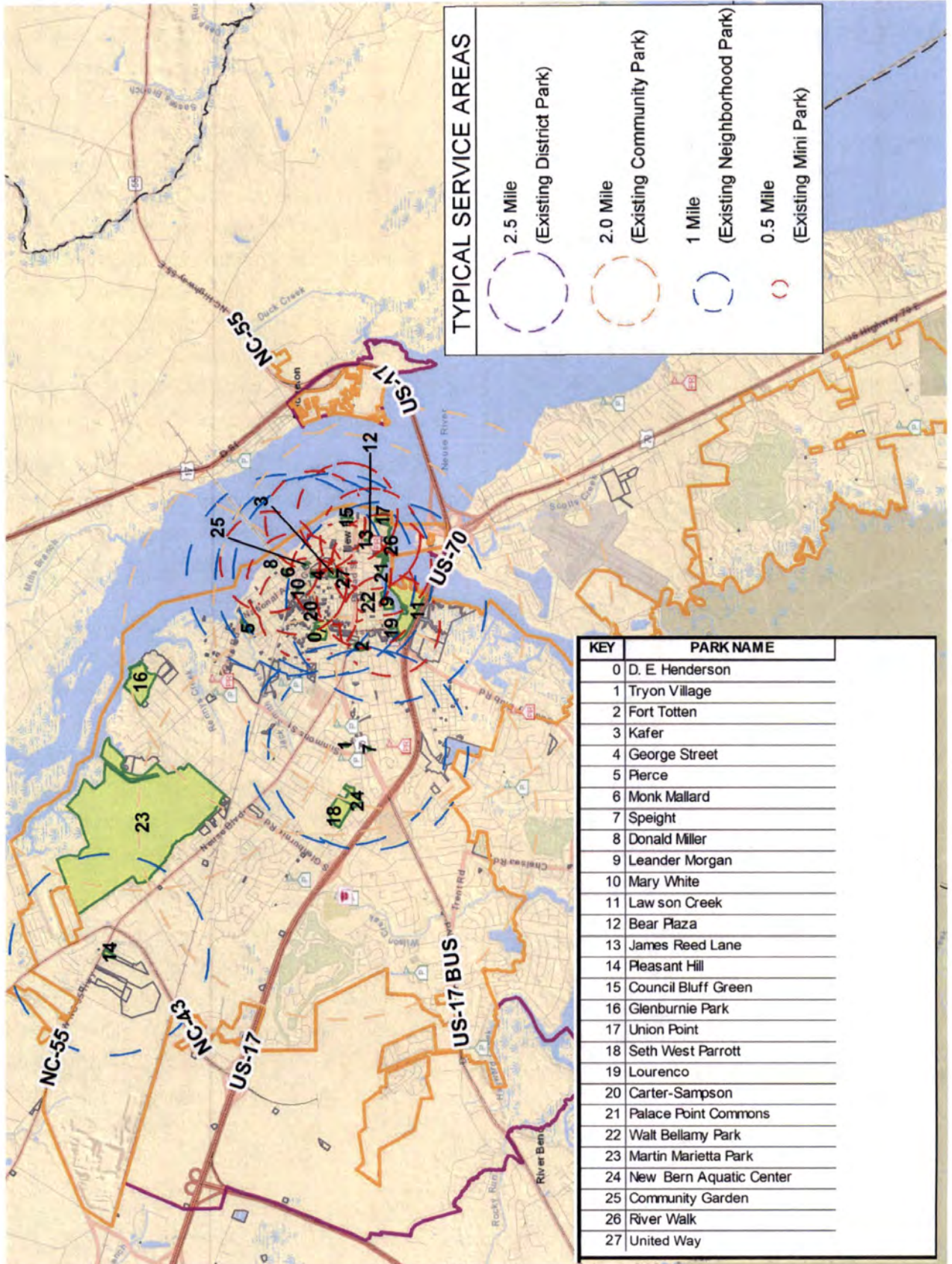
05 | Needs Analysis

Overview

New Bern's park system is more developed in the historic downtown area.

The Downtown area of New Bern offers a wealth of parks and recreation amenities to its residents and visitors. There is essentially an over-concentration of parks in this part of the City and an under availability of public recreation opportunities outside of downtown. The Croatan National Forest, County parks, and private recreation offerings, in particular country clubs, play a substantial role in service offerings for residents that live in the suburbs of New Bern. However, it should not be assumed all residents that live in these areas have access to these pay to play country clubs or are interested in the passive recreation opportunities afforded by the National Forest.

New Bern, generally offers more park acres and parks per capita than comparable systems both nationally and regionally.



Recreation Needs Assessment

The degree of need for parks, recreation, and open space is most directly influenced by the expectations of New Bern residents, relating strictly to the quality-of-life to which they aspire. This Comprehensive Master Plan addresses, as its first priority, the parks and recreation facility needs envisioned by the residents and visitors of New Bern.

Geographic equity of park access is an important consideration in order to ensure access for all New Bern residents. An analysis of recreation service areas can be used to make land acquisition recommendations for both current and future needs. Solutions to improving recreation include providing facilities and amenities that residents desire and need, and locating them where residents have easy access. The existing recreation service areas shown on page 89 identify service gaps. The areas outside of the core of the municipality have the least access to parks. County parks are in the areas south of New Bern in the James City section and are fulfilling the need in that area of the city.

To better understand what recreation resources a community has and how accessible those facilities and programs may be to the general population, this study looked at typical service areas. The map on the previous page illustrates what portions of the community lie within or near the typical recreation service areas. The outcome of this exercise reveals most of the community live close enough to a New Bern Park that they can easily access it. Populations typically affected by inaccessibility include children and seniors that do not drive. Both user groups generally have greater leisure time and can directly benefit from access to parks and recreation facilities.

Solutions to improving recreation in the City include providing facilities and amenities that residents desire and need. It also considers where such facilities and amenities should be located. Planning for a future parks and recreation system expansion should consider developing facilities outside of the City core. Many of the downtown parks were developed by Swiss Bear through private funding and are now operated and maintained by the City parks and recreation department. As new residential and large commercial developments are planned, the City should take an active role in working with developers on what types of recreation amenities should be provided per the City's planning efforts.

Assessing and evaluating the level of service standard is another metric used to determine deficits or surpluses of parkland and amenities, based on the population of the jurisdiction. The analysis begins with an inventory of existing facilities, looking at national standards, and evaluating staff input. A tailored level of service standard is then created reflecting the increase in parks and recreation needs through the ten-year planning scope. The final output of the analysis is a table representing the 2022 and 2032 levels of service, showing the surpluses and deficits in park types and amenities based on population projections for the next 10 years.

Only City-owned and operated parks and facilities contribute toward the level of service calculation. It is important to note that recreational needs are also being provided by local municipalities, county facilities, state public lands, and other private or nonprofit recreational facilities, as well as through shared-use agreements with area schools.



However, level of service only considers City-owned and operated parkland. When utilizing best practices or national standards as benchmarks, reported data is limited to what an agency owns and operates. Thus, the level of service figure maintains this same parameter so that a direct comparison may be made.

Standards based on level of service are guidelines, not requirements, for use by communities in benchmarking the demand for recreation in their given geographic areas. To ensure that the New Bern Comprehensive Parks and Recreation Master Plan contains distinctiveness, yet versatility, input was sought from its integral components: City staff, aldermen, and citizen representatives.

Level of Service for Parkland

The level of service guidelines for parkland currently owned and operated by New Bern, for the current and future population estimates and projections are provided in Tables 5.1 and 5.2. Population figures in this analysis are based on the demographics obtained from the United States Census Bureau and the NC OSBM population projection analysis. The acreage requirement is based on the population ratio method pre-established for each classification of park.

New Bern has a high concentration of parks in its central location and in areas of the City that have low to moderate income. However, areas that have experienced growth recently have fewer recreation opportunities. Martin Marietta park was an enormous step in the right direction to serving these newly developed areas. These areas, where

new development has taken place, have private recreation opportunities near them through HOA and club settings. The City does not assume the proximity to high level private recreation equates to access to those facilities. Living near a country club, does not mean that you can use its facilities.

Linear parks, special-use facilities, and open space are not designated under the parkland level of service evaluation. Due to the variability and nature of each of these facilities, determining a pre-established population ratio is very difficult. To help determine the level of service for these types of facilities, they are noted in Table 5.3, which denotes amenities levels of service.

Level of Service for Amenities

Amenities are the elements within a parks and recreation facility. They are the key features that attract people to outdoor spaces. Amenities may include fields and courts specific to particular sports, places dedicated for play, locations for gathering, trail systems, and special-use accommodations. Level of service standards were established based upon information gathered from NRPA and historical evidence from past projects. A level of service assessment of the existing amenities is shown in Table 5.3 on pages 96–97.

Based on the analysis of park acreage, New Bern residents are provided with a vast inventory of recreation facilities and an array of different amenities.

Type of Facilities	Median Number of Residents per Facility						
	Population of Jurisdiction						
	Percent of Agencies	All Agencies	Less than 20,000	20,000 to 49,999	50,000 to 99,999	100,000 to 250,000	More than 250,000
Playground	94.4	3,607	2,132	2,961	3,672	4,804	8,271
Basketball courts	87.4	7,187	4,051	7,000	8,790	8,477	11,632
Tennis courts (outdoor only)	81.4	5,089	2,748	4,819	5,726	5,818	9,997
Diamond fields: baseball – youth	78.0	6,763	3,000	5,099	7,560	12,914	23,619
Rectangular fields: multipurpose	66.4	8,750	3,895	7,400	11,212	10,792	22,538
Diamond fields: softball – adult	65.5	13,510	5,663	11,184	16,250	28,081	35,875
Dog parks	64.9	46,000	11,148	27,528	58,926	76,610	129,506
Diamond fields: softball – youth	59.3	11,287	5,447	9,891	11,884	26,073	43,670
Swimming pools (outdoor only)	51.5	37,569	8,591	25,402	43,100	67,004	93,534
Diamond fields: baseball – adult	51.3	20,159	7,989	20,522	22,366	38,899	48,657
Rectangular fields: soccer – youth	48.9	7,192	3,433	5,833	8,291	12,646	32,649
Community gardens	48.3	31,175	9,001	25,480	51,197	72,238	96,322
Tot logs	45.1	11,000	6,194	8,974	13,701	19,122	22,163
Multiuse courts: basketball, volleyball	44.6	20,000	6,200	18,850	24,644	36,979	70,287
Rectangular fields: soccer – adult	43.6	12,943	7,541	11,161	12,800	20,000	30,092
Skate parks	39.3	49,750	11,000	31,248	66,672	109,798	247,664
Rectangular fields: football	36.5	25,977	7,917	16,584	31,972	51,719	78,656
Multipurpose synthetic fields	21.0	38,328	13,200	22,041	40,305	53,550	112,707
Ice rinks (outdoor only)	17.9	16,664	10,000	13,049	29,386	112,000	472,688
Rectangular fields: cricket	12.1	128,393	ISD*	28,404	62,958	110,936	370,119
Rectangular fields: lacrosse	11.2	29,000	7,051	13,333	33,437	63,250	174,861
Overlay fields	8.7	15,385	4,385	8,935	10,724	42,139	87,438
Rectangular fields: field hockey	3.5	23,270	ISD*	15,007	ISD*	110,558	ISD*

2021 NRPA Agency Performance Review: Median population per recreation amenity provided by parks and recreation agencies across the nation. Some active recreation facilities New Bern residents use are provided by Craven County.

New Bern Existing Parks	Acreage
Bear Plaza	0.23 acres
Carter Sampson Park	0.12 acres
Community Garden	1 acre
Council Bluff Green	0.48 acres
D.E. Henderson Park	11.33 acres
Donald Miller Park	0.14 acres
Fort Totten Park	4.37 acres
George Street Park	2.06 acres
Glenburnie Park	70.27 acres
Jack Smith Creek Wetlands (future park / property)	52.11 acres
James Reed Lane	0.063 acres
Kafer Park	2.83 acres
Lawson Creek	55 acres
Leander Morgan Park	7.02 acres
Lourenco Park	0.15 acres
Martin Marietta Park	880 acres
Mary White Park	.15 acres
Monk Mallard Park	1.12 acres
New Bern Aquatic Center	10.17 acres
Palace Point Commons	0.39 acres
Pierce Park	3.71 acres
Pleasant Hill Park	7.42 acres
Seth West Parrot Park	34.36 acres
Speight Park	0.75 acres
Tryon Village Park	0.90 acres
Union Point Park	6.35 acres
United Way Park	0.7 acres
Walt Bellamy Park	0.02 acres
Total Park Acreage	1,143.1 acres

Table 5.1 Existing City-Owned Parks

Type of Park	Existing Acreage	Recommended for 2023 Population 32,856	Recommended for 2033 Population 35,582	Surplus / Deficit for 2022 Population
District Park 5 to 200 acres / 1,500 persons	977 acres	200 acres	200 acres	777 acres surplus
Community Park 2.5 acres / 4,000 persons	86 acres	20 acres	22 acres	46 acres surplus
Neighborhood Park 2 acres / 4,000 persons	33 acres	16 acres	18 acres	17 acres surplus
Mini Park 0.5 acres / 4,000 persons	18.1 acres	4.1 acres	4.4 acres	14 acres surplus

Table 5.2 Acreage Assessment

New Bern's park system offers many park acres for its population and the downtown area is well served with parks, some of which provide redundant recreation offerings. In particular, it has too many mini parks concentrated in the downtown area. However, simply selling parkland indiscriminately should not be seen as the solution. Exploration of the park map shows that a redistribution of parks is what is recommended. Removing some mini parks will reduce duplication and adding in two sub-urban parks will help distribute park land in line with recent development in the City. Southernmost sections of the City are served by fewer City parks but have more access to County parks. Western part of the city are served, but the City recognizes the enormous growth that's on-going and understands than an additional park in the western area of the City is needed.



Comparative Analysis

A comparative analysis with municipalities that are similar to New Bern based primarily on population provides valuable insight in other established standards create a benchmark for recreational opportunities the planning process offered by the City. Metrics considered when comparing New Bern to other communities include: number of parks provided, amenities offered per capita, per capita spending, and staffing levels.

This Master Plan also compares standards developed by the NRPA. In 2021, NRPA issued a performance review that provided insights and benchmarks from parks and recreation departments across the Country. Information used for a comparative analysis for the City included: residents per park, acres of parkland, outdoor parks and recreation amenities providing the median number of residents per amenity, and recreation department operating expenditures per capita. This data is one additional way to see how New Bern is meeting the needs of the community.



Existing Facilities and Recommendations	Onslow County (206,000)	Currituck County (27,000)	Lincolnton (11,000)	National Median (20,000-40,000)	New Bern Current	Over / under	New Bern
Adult Baseball	1/12,000	1/12,000	1/4,000	1/11,184	4 adult baseball / softball fields	Under represented	1/20,000
Youth Baseball / Softball*	1/10,000	1/10,000	1/4,000	1/5,099	5 youth baseball / softball fields	Over represented	1/5,000
Softball	1/10,000	1/10,000	1/5,000	1/11,184			met by county
Football	1/20,000	1/8,000	1/10,000	1/7,400	0		
Soccer	1/20,000	1/8,000	1/5,000	1/7,400	0		
Multipurpose Field	1/8,000	1/8,000	1/5,000	1/7,400	1/30,000	Under represented	1/10,000
Basketball	1/10,000	1/10,000	1/5,000	1/7,000	4.5 basketball courts	Adequately met	1/9,000
Tennis	1/10,000	1/12,000	1/2,000	1/4,819	2	Adequately met	1/10,000
Volleyball	1/20,000	1/12,000	1/5,000		1/15,000	Adequately met	1/15,000
Pickleball	1/15,000	1/8,500	1/5,000		1/5,000	Adequately met	1/5,000
Lawn Games	1/20,000	1/10,000	1/2,000		10		1/10,000
Shuffleboard	1/20,000				0		
Picnic Shelter	1/7,500	1/7,500	1/3,000		14 shelters	Over represented	1/5,000
Playground	1/7,500	1/7,500	1/2,500	1/2,961 (Tot lot: 1/8,974)	12 playgrounds / play areas	Adequately met	1/3,000

Table 5.3: Level of service assessment for New Bern offerings

* Met by Craven County P&R

Existing Facilities and Recommendations	Onslow County (206,000)	Currituck County (27,000)	Lincolnton (11,000)	National Median (20,000-40,000)	New Bern Current	Over under	New Bern recommended
Walking / Running Trail	0.25 mi./1,000	.25/1,000	.25/1,000		2 walking tracks	Pull from bike ped	
Equestrian	.05 mi./2,000		.5/2,000		0		Not needed
Community Center	1/30,000	1/30,000	1/20,000		3	Over represented	1/20,000
Swimming Pool – Outdoor	1/65,000		1/20,000	1/25,402	1/30,000	Slightly under	1/30,000
Disc Golf Course	1/40,000	1/30,000	1/25,000		1/30,000	Adequately met	1/30,000
River / public water access		1/10,000	.2mi/ 1,000		10 public water accesses	Over represented	1/5,000
Public fishing		1/10,000			13 public fishing piers	Over represented	1/5,000
Splash pad		1/20,000			1/30,000	Slightly under	1/30,000
Picnic area		1/7,500			1/4,000	Over represented	1/10,000
Dog park		1/ 10,000		1/27,528	1/15,000	Adequately met	1/15,000
Outdoor stage / amphitheater		1/15,000	1/20,000		0	Under represented	1/15,000
Camping			2.5/1,000		0	Planned	1/30,000
Archery			1/50,000		0	Not needed	0
Auditorium			1/25,000		0	Under represented	1/25,000
Community Gardens				1/25,480	1 community garden	Under represented	1/25,000

Table 5.3: Level of service assessment for New Bern offerings

Major consideration of the current park system are:

- Craven County offers athletic facilities and programs that create compatible park systems
- While camping, equestrian, and archery are underrepresented, these recreational activities are offered in the Croatan National Forest that is directly southeast of New Bern
- Public fishing is over-represented due to New Bern’s many mini parks that are river access points

Municipalities with Populations Similar to New Bern	Population Estimate 2021	Number of Parks Provided	2021 Recreation & Cultural Expenditures
Salisbury	35,258	29 (508 acres)	\$2,816,183
Monroe	34,464	5	\$4,045,605
Fuquay-Varina	33,135	20 (500 +/- acres)	\$5,548,566
New Bern	31,058	27 (1117 +/-)	\$3,889,224
Cornelius	30,925	11 (382 +/-)	\$6,009,869
Garner	30,859	12 (473 +/-)	\$3,919,095
Mathews	29,417	15 (141 +/-)	\$1,650,917

Table 5.4 Level of Service Assessment data from NC OSBM

Table 5.4 shows data collected for communities of similar, full-time resident populations to New Bern and the reported per capita recreation expenditures. It should be noted, that while this information is a useful snapshot of how one community compares to others, the circumstances of each community may vary far more than the population number. The differences between tax bases, seasonal tourism, geographic and environmental resources are rarely similar enough to rely solely on this information as a fair comparison of communities of similar population size. However, it does show how recreation expenditures can vary among these communities despite population size.

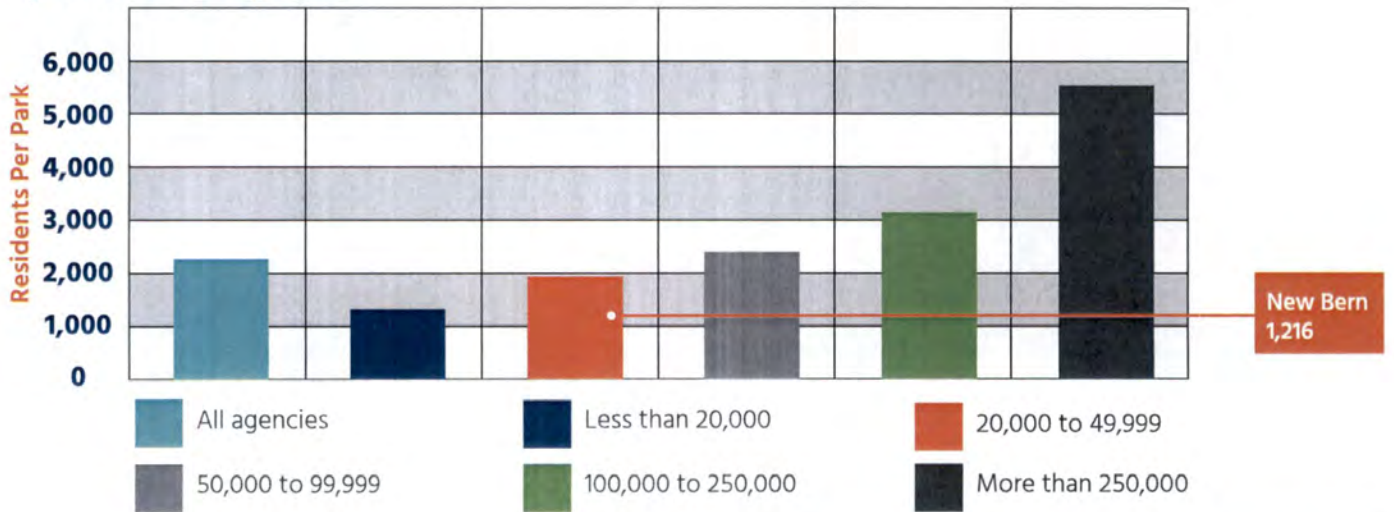
It should also be noted that what makes up reported recreation expenditures varies between one community and another. Some communities account for facility maintenance costs in this data while others do not or may only do so partially.

Key Takeaways

New Bern offers a lot of park opportunities and at least double the amount of park acres that comparable systems offer. This is a huge asset to New Bern residents and which why the department's maintenance efforts are critical to the park system. Because New Bern is an attractive tourism destination, having parks optimally maintained send a very positive message to visitors that New Bern is a beautiful park filled place to call home and visit.

Residents Per Park

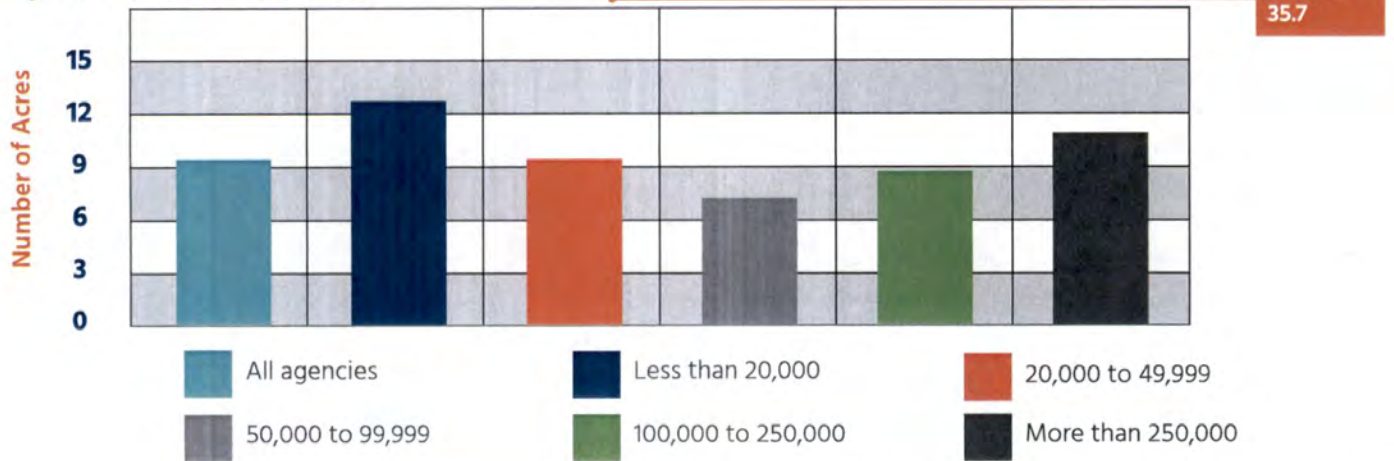
By Jurisdiction Population



	All agencies	Less than 20,000	20,000 to 49,999	50,000 to 99,999	100,000 to 250,000	More than 250,000
Median	2,323	1,233	1,941	2,516	3,170	5,671
Lower Quartile	1,301	761	1,227	1,519	2,205	3,026
Upper Quartile	4,566	1,924	3,125	4,582	5,854	14,774

Acres of Parkland Per 1,000 Residents

By Jurisdiction Population



	All agencies	Less than 20,000	20,000 to 49,999	50,000 to 99,999	100,000 to 250,000	More than 250,000
Median	9.9	12.4	9.8	7.9	8.9	10.6
Lower Quartile	5.2	5.2	5.6	4.4	4.6	5.6
Upper Quartile	17.6	21.8	15.7	15.9	15.9	17.5

2022 NRPA Agency Performance Review data used as part of system-wide analysis.

10-Minute Walk Initiative

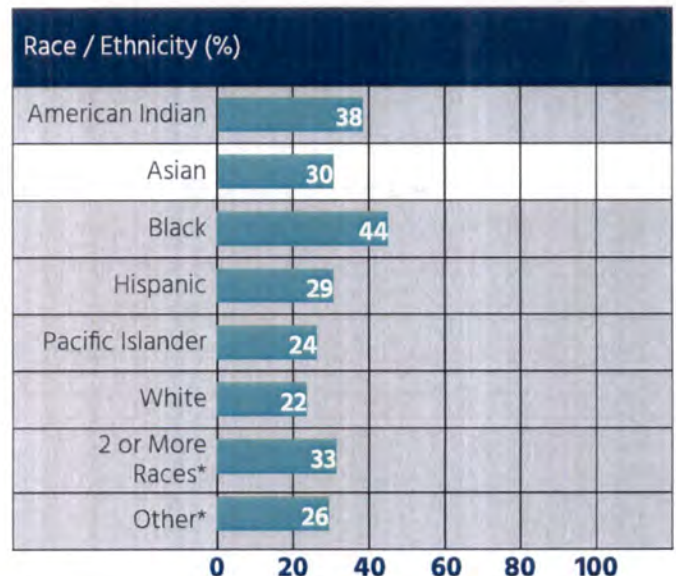
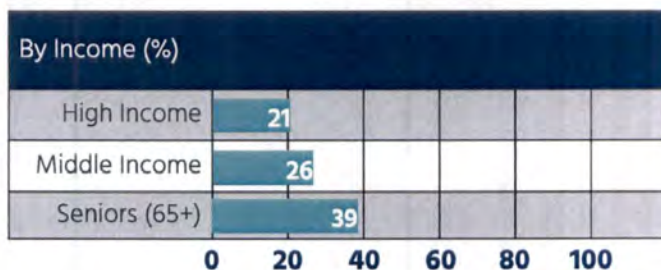
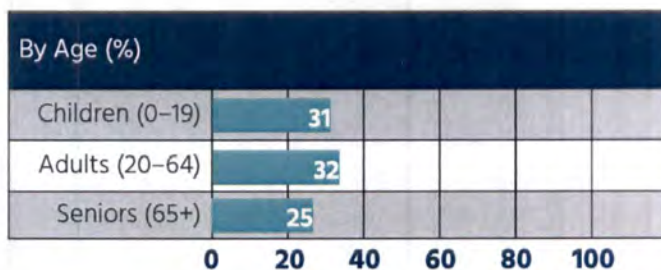
The 10-Minute Walk initiative is another benchmark to assess the needs of the community and walkable access to parks and green space. The NRPA, the Trust for Public Land, and the Urban Land Institute have joined together for a nationwide movement to help people have greater access to parks and green spaces while transforming communities. They have set a goal to provide safe, equitable access to 100% of people in United States cities by 2050.

The Trust for Public Land has created an online tool called ParkServe®. ParkServe® uses GIS databases and demographics to analyze the percentage of residents within a community who have access to parks and green space. Reports are generated for local communities to gain insight into how they

are doing. The report provides information for local municipalities and can give insight into how a town is servicing the local residents and is another tool to show gaps within a recreation system. The following information was generated using the ParkServe® tool for the City of New Bern.

The ParkServe® report, notes that 30% of New Bern residents live within a 10 minute walk of a park. Seniors are the least likely to be able to walk to a park within 10 minutes. The report goes on to note that low income residents and African American’s have greater walkable access to park than other demographics in the City.

New Bern’s park system is vastly less walkable the further you move away from the downtown area.



* Excludes those that report Hispanic origin (which is captured separately from race by the US Census).



Evaluation of Staffing Needs

The people that make up a parks and recreation department make a successful agency. Everyone, from the parks and recreation director, to athletic specialists and to maintenance staff, work together to provide quality offerings to the community and visitors. The key responsibilities of a parks and recreation department include, but are not limited to, operating and maintaining parks and recreation facilities; providing recreational programs and services; maintaining budgetary responsibilities that match the needs of the City; and planning, managing, and hosting special events.

Parks and recreation departments continue to face a multitude of growing market demands, ranging from providing a superior participant experience, addressing the needs of residents, capital development project management, keeping up with changing industry regulatory requirements, and attracting and retaining the best possible employees. Challenges, such as cost recovery, participant retention, expenditure reduction, brand awareness, consistency, and technology applications, can present an opportunity to improve efficiency and effectiveness in service delivery. As the only municipal department where patrons served may choose to spend their disposable income, parks and recreation departments must develop a service industry business approach to delivering services for maximum efficiency.

New Bern's estimated population is 31,539 and the current staffing levels of 31.5 FTE's are slightly below the mid-point of typical agencies serving similar population sizes.

New Bern's parks and park acreage are above average for its population size. These two factors will have a disproportionate impact on the maintenance staffing needs of the park system as it currently stands. Moreover, as a large proportion of New Bern's staff serves in maintenance to attempt to keep up with the parks, it is possible that New Bern's programming staff is actually lower in proportion to the total number of programming and administrative staff in a comparable system.

To further compound the maintenance issue, current parks maintenance staff also maintain cemeteries and select right-of-way areas within the City. These arrangements could result in park operations being less than optimally maintained as maintenance of quantity is being forced to take priority over quality of maintenance.

This Master Plan covers a planning period of ten years. The facilities to be constructed during that time, as part of the recommendations, will require some additional staffing for facility operations and require additional funding for maintenance. New Bern should consider its staffing level as generally meeting the current median FTE recommendations for the community, but New Bern may have trouble meeting citizen service expectations as populations increase if staffing is not increased to match growth trends.

New Bern's Current Staffing

Year Round Staff

Director
 Office Assistant
 Recreation Program Coordinator (4)
 Administrative Support Supervisor
 Athletics Supervisor
 Parks Maintenance Specialist (5)
 Parks Crew Leader (3)
 Parks Maintenance Technician (3)

Parks Superintendent
 Recreation Superintendent
 Buildings + Grounds Superintendent
 Custodian (2)
 Center Supervisor
 Special Event Coordinator
 Special Project Coordinator

Seasonal Staff

Maintenance (8)

Aquatics staff (16)

Camp staff (12)

City maintenance staff is supplemented by contractual maintenance assistance.

Year-Round Part-Time Staff

Ceramics Instructor

Activity Assistant

NRPA Recommended Staffing

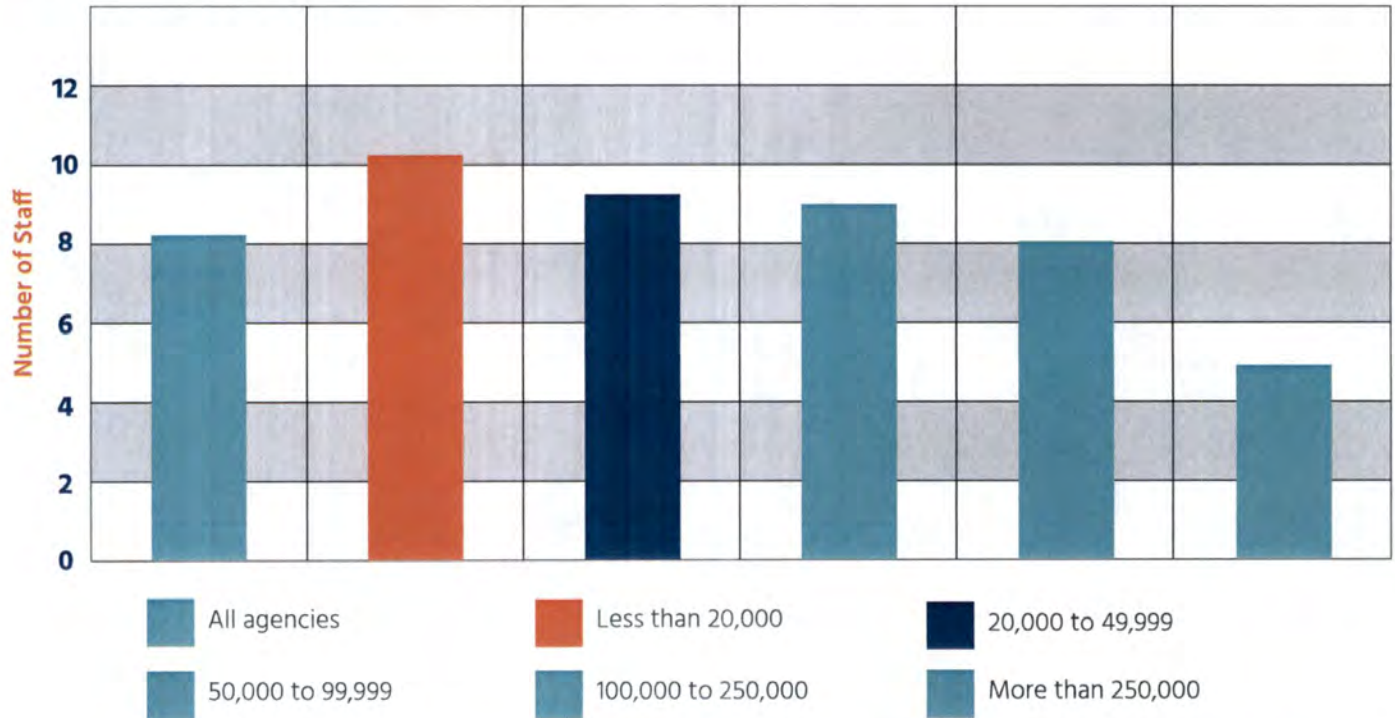
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Full Time Employees

The current number of FTE recommended for New Bern to support the recreational needs for populations between 20,000 and 49,999.

Parks and Recreation Department FTEs Per 10,000 Residents

By jurisdiction population



	All agencies	Less than 20,000	20,000 to 49,999	50,000 to 99,999	100,000 to 250,000	More than 250,000
Median	8.2	10.3	9.6	9	8	4.7
Lower Quartile	4.5	6.4	5.3	5.1	3.3	2.3
Upper Quartile	14.9	22.6	17.8	15.8	13.4	8.2

The 2021 NRPA Agency Performance Review: FTEs for parks and recreation departments across the country

Multiple factors will influence the future staffing needs of the City. Such factors are population growth, demographics, available tax monies, and tourism growth. Staff compensation should be based on market precedents. The largest factor will be maintenance of any new parks or facilities. The City should continue to evaluate its maintenance operations, including its contractual supplement maintenance to ensure that the park is optimally maintained. Providing parks, facilities, and programs

for citizens impact the quality-of-life for citizens, businesses, and visitors alike. Consideration of the budgetary impacts of recreation facility / staff expansion should be made prior to the commitment of new park construction.

NC OSBM projected New Bern's 2021 population at 32,477, which constitutes a 3.7 percent increase. If growth continues at this rate for the next ten years, New Bern's population could approach 45,000 which is nearing the upper threshold of the category.



Photo Credit: New Bern Now

06 | Community Engagement

Community input is one of the most important aspects of the planning process. Planning that doesn't seek the help of the community struggles to gain any support and often fails. When community members are able to voice their opinions, ask questions, and share their wishes for the park system, they feel a sense of ownership. They see that local government and planners seek to know their needs and desires. As the planning process moves forward and community members see elements they requested come to fruition, they are more apt to support the expansion through participation, funding, and care for the facilities.

The Master Plan process was designed to be equitable and inclusive, presenting a variety of input opportunities and methods for all community members and visitors to have a comfortable space for expressing their needs and desires. Insight from local leaders and City staff, public meetings, a community survey, and focus group interviews were used to gather ideas, share thoughts, stimulate conversations, and answer questions. Public meetings, along with a community survey, were advertised on the New Bern website, social media pages, and via flyers at park locations and other popular destinations. The contributions and materials received from community participants were essential for producing a plan that will benefit the community for generations to come.



Meeting participants were encouraged to share ideas for all participants to see and discuss.





Local Leaders and Staff

Communication between McGill team members and New Bern’s staff was an ongoing occurrence. Overall, staff desire to be able to provide safe, affordable, and appropriate recreation opportunities to residents and visitors. Staff want to be prepared to manage the anticipated population growth over the next ten years through expanding recreation programs and facilities. A strong desire to provide improved opportunities for pedestrians, to walk and ride their bicycles, as well as a desire to provide more space for seasonal events and kayak and boat access, were tempered with concerns over how to deal with the anticipated influx of vehicular traffic and needs for parking.

Public Meetings

To facilitate human interaction and open conversation during the community engagement process, three public meetings were conducted during the planning process. Public meetings were held on July 4th, September 26th, and a staff interview on September 28th. While a public survey was completed, these public and staff meetings are critical qualitative measures that can help illuminate data that is in the survey. They also provide additional perspective that is not directly drawn out of the survey.



Photo Credit: New Bern Now



On July 4th at Lawson Creek Park, a public meeting was held to offer and use a visual preference strategy of collecting public input. The goal of this method is to allow large groups of residents and visitors to quickly provide input on what they would like to see in their park system. Individuals participating are given three stickers and asked to place the stickers on the recreation elements they would most like to see in the park system. This allows the public input process to take a matter of minutes and for residents of different age groups and abilities to give their input. The input of a young child is equal to that of senior, and everything in between. The public input is reassuring as many of the requested elements are items that the City offers and is dedicated to continuing to provide and improve. In general, the input reflected the public would like to see a park system that is outdoors, walkable, supports the ability to have special events, and takes advantage of the great natural settings the New Bern area has to offer. Highlighting a different park each week on social media would increase public awareness of amenities currently available.

Top 5 Most Desired New Recreation Amenities (in order of most desired)

- 1 Adventure playground
- 2 Splash pad / playground
- 3 Fishing docks
- 4 Outdoor performance areas
- 5 Trails

All of these amenities are offered currently by the City:

- 7 miles of trail at Martin Marietta
- 5 fishing docks
- 1 splash pad at Pleasant Hill
- 2 adventure playgrounds (Kidsville and Martin Marietta
- Union Point and the mobile performance stage

Stakeholder Meetings

September 26, 2022 Civics and Non-Profits

This focus group meeting was attended by representatives of the Newcomers Club, Alumni Club, and the Boys and Girls Club. Key points made include: an indoor recreation center, senior programs and transportation, pickleball, and more to do for teens. This input session was taken at a time the recreation center that would replace the Stanley A. White Recreation Center was still in development. It is widely recognized that the Stanley A. White Recreation Center was a critical piece of the recreation fabric of the City. Education efforts on why FEMA will not permit funding to redevelop the site in the same location was an important topic of discussion. The new recreation center will be located less than one mile from the old site.

September 28, 2022 New Bern Park Staff

Staff continue to work diligently. Continued support of staff and a staffing growth pattern that matches public demand will continue to be critical elements in staff attraction and retention. Greater collaboration with the police department and area athletic leagues is needed. Staff would be interested in seeing work place facilities updated.

Community Survey

A survey was created as a tool to gather information from the general public concerning the existing and future needs of the park system. A project marketing card was developed to encourage awareness of the project and provide both a web address and a QR code that interested individuals could use, with mobile devices, to reach the online survey and provide their input.

The surveys were designed to elicit answers on resident's needs and desires for recreation opportunities. It included a section where



respondents rated their use of existing facilities both within the city limits and outside the limits. The survey instructed respondents to rank the programs and facilities in order of importance to their household and to list the facilities they would like to see added to the parks and recreation system.

Survey Methodology: The survey was made available to New Bern July of 2022, and was kept open through the end of 2022. Demographic information was collected within the survey and compared with the local residents demographic make up. McGill staff monitored IP addresses to make sure that “ballot box stuffing” wasn’t taking place.

The City had 362 survey responses from New Bern area households for the recreation master planning data collection effort. These results included both the paper survey handouts and the online survey results. The survey data collected represented all segments of New Bern’s total population of 31,539. There was an underrepresentation on the survey from minorities and men, and an over representation of adults over the age of 55. Efforts were made to keep the survey open longer and collect additional surveys from the under represented areas, which did help representations. Recommendations have been made with the noted over and under representations.

Summary of Survey Findings

The complete summary report of survey responses can be found in the appendix.

Public surveys regarding recreation provide participants the opportunity to express their demographic profile and their desires and concerns related to recreation. As important as knowing what participants would like to see as part of their community's recreation system, understanding the barriers to access of those recreation resources is important to planning for how to mitigate barriers to those services. Survey participants felt the barriers to their household's regular use of public parks or recreational facilities were mainly not having time to use existing facilities, which followed closely by a lack of facility or programs they wanted. Available parking was the main comment about what limited their use.

While participants felt New Bern parks were good, they also felt some improvements should occur.

Being in proximity to a wide range of river based aquatic activities and recreation resources, participants expressed visiting recreation facilities outside of New Bern often. Those destinations mainly included: the Croatan National Forest and game lands, the Pamlico Sound, and beach communities in close proximity.

Public Meetings and Focus Groups

In addition to the community survey, we discovered the following concerns:

Community Input Meeting

July 4, 2022 – Lawson Creek Park

- Adventure playground
- Splash pad / playground
- Fishing docks
- Outdoor performance areas

Stakeholder Meetings

September 26, 2022 – Civics and Non-profits

- Indoor recreation center
- Senior programs
- Transportation
- Pickelball
- Activities for teens

September 28, 2022 – New Bern Park Staff

- Staffing levels
- Collaboration with police department
- Area athletic leagues
- Dated facilities
- Additional gym
- Activities for teens

New Bern Focus Group Meetings

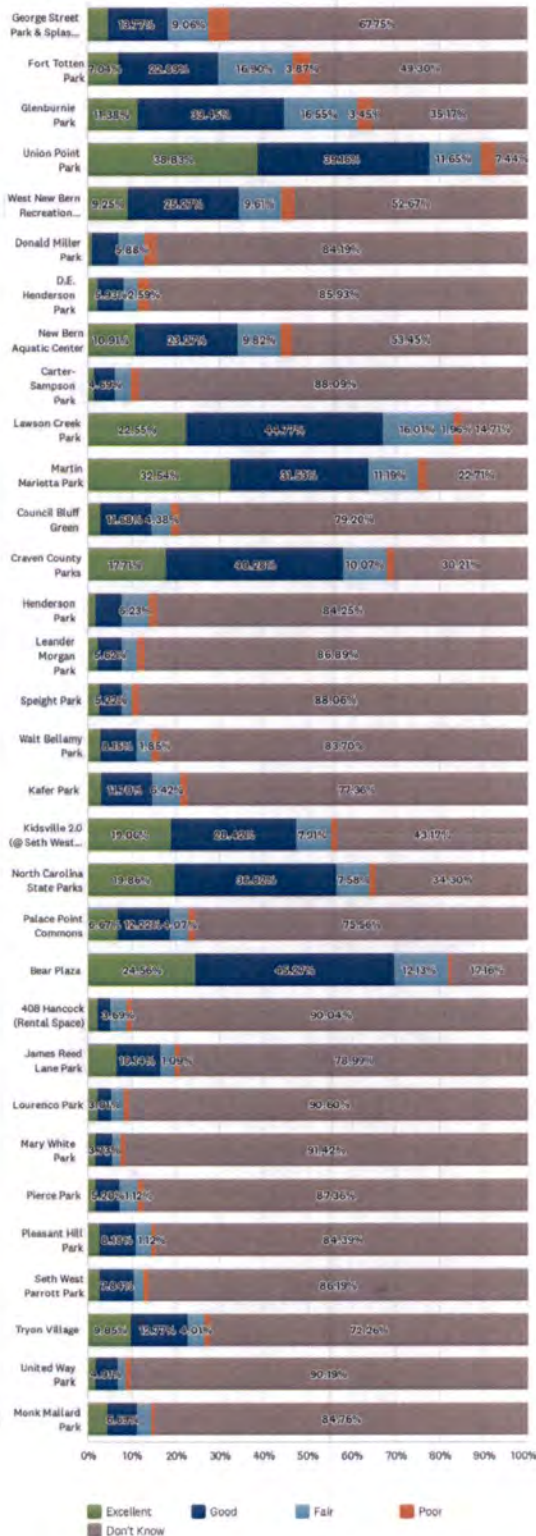
September 26-29, 2022 – West New Bern Recreation Center with Jim on Zoom

- Indoor meeting spaces
- Transportation
- Collaboration with police
- Updated athletic fields

City of New Bern, Parks & Recreation Master Plan Public Survey

Q9 Overall, how would you rate the existing parks?

Answered: 354 Skipped: 12

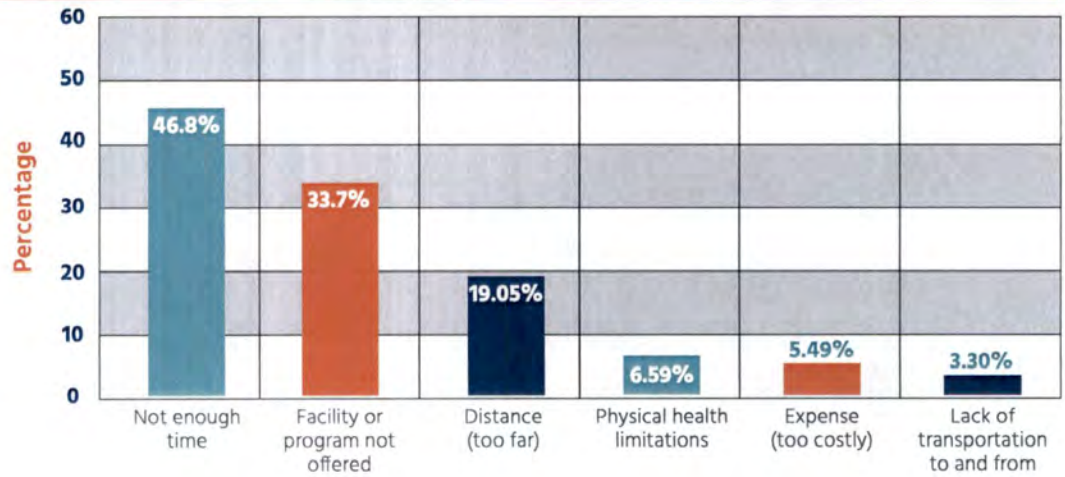


Park Use

One vital response out of the survey was rating of existing parks. This is a helpful metric for several reasons:

- First, the “don’t know” option on the survey is a good indicator that the survey taker’s household simply may not be aware of the park location. It is recommended that the park facility marketing and way-finding be updated. Other survey questions asked echo this sentiment. What we see is that only about a third of the parks in the system are shouldering the bulk of the system’s attendance and the remaining parks are largely under utilized. On this large of scale, it can point toward a demand shift. In this case, larger acre parks appear to be used more than small acre parks, with a few exceptions.
- The majority of the parks have excellent or good as the majority of their responses. This is a positive reflection that the system is meeting the needs of the residents.
- A minority of respondents noted that the parks are in poor shape. In these cases it is valuable for the department to examine the parks where this is a larger proportion of respondents and address issues at those particular parks. Most of the parks with larger “poor” responses are parks that experience heavy use.

What is the greatest barrier to your household's regular use of public parks or recreational facilities?



Barriers to Access

It is not uncommon for “not enough time” to be one of the largest barriers to access recreation amenities. In North Carolina’s recent SCORP, “not enough time” was a key reason why people did not use facilities as well. New Bern has 31 parks, so the second highest barrier, “facility or programs not offered,” points toward a park system that does not provide the recreation facilities and elements that the citizens currently desire. This in no way means that the system was built out incorrectly. Rather, over time communities change, their resident make up change, and as a result residents requested activities and facilities change as well.

It is important to not get caught in the pitfall of letting past sentiment override current resident needs.

Program and Special Events Interests

Concerts, special events, nature programs and festivals were all strongly desired programs. These expressed interests are inline with the City’s recreation program participation records. The City’s recreation department recognized interest in community concerts, movies, seasonal education courses, and camps are loved by the community. Continuing to offer programs in these areas has resulted in a running trend of stronger participant rates in recreation department programs.

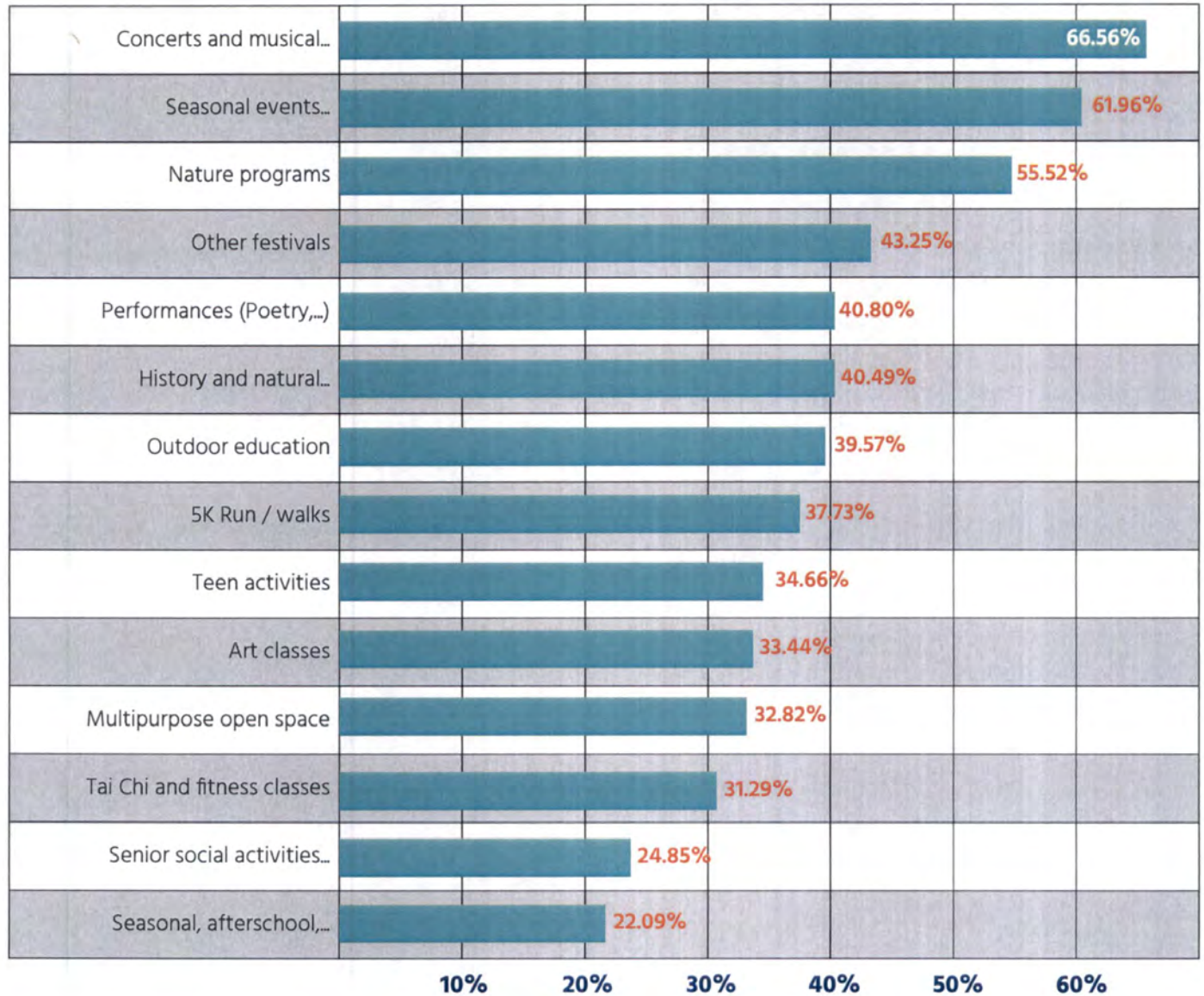
Most loved current recreation programs:

Recreation department program data presents the following programs currently offered by the recreation department regularly max or operate at or at times exceed the planned attendance capacity.

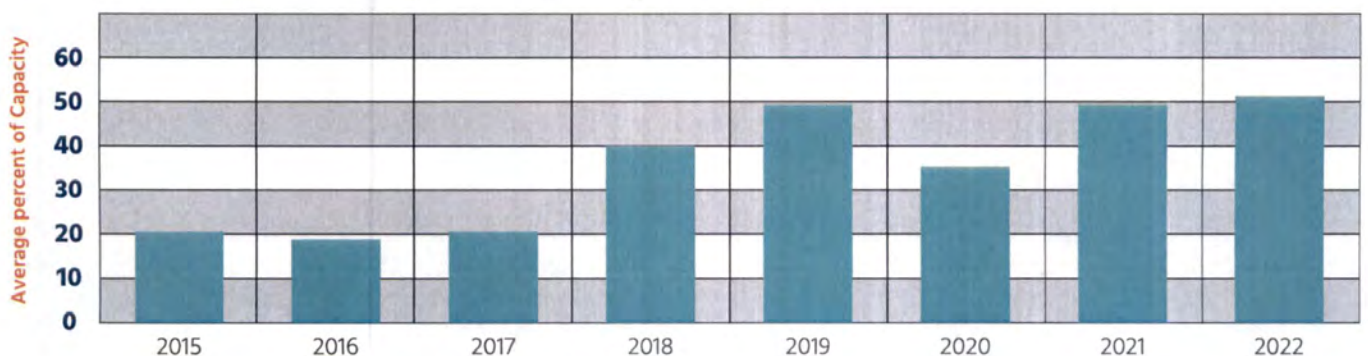
- Pickleball
- Outdoor special events and movies
- Cooking classes
- Seasonal programs
- Indoor athletics programs
- Swimming lessons

In which of the following recreation programs and special events would you or others in your household like to see offered or continued in New Bern?

Answered: 326 | Skipped: 36



Recreation Program: Program Capacity Average



Desired Facilities

Survey results showed survey participants want to see a park system that is more walkable and bikable, year round swimming options, outdoor performance areas, and natural open spaces. Many of New Bern's current parks lack pedestrian access to the park. There are limited greenway opportunities. Outdoor events and movies are some of the most well attended recreation programs offered by the City. Having spaces to meet these needs make sense.

In general park survey resonants are very happy that the park system leans toward offering passive recreation opportunities and special events. In line with the system, the facilities requested do generally reflect recreation facilities that can be utilized by a large proportion of the population regardless of ability.

Craven County offers large-scale athletic fields for the area, and the request for non-athletic facilities does support moving toward a system that is complimentary rather than in competition with similar facilities the County is currently offering.

Comments Provided

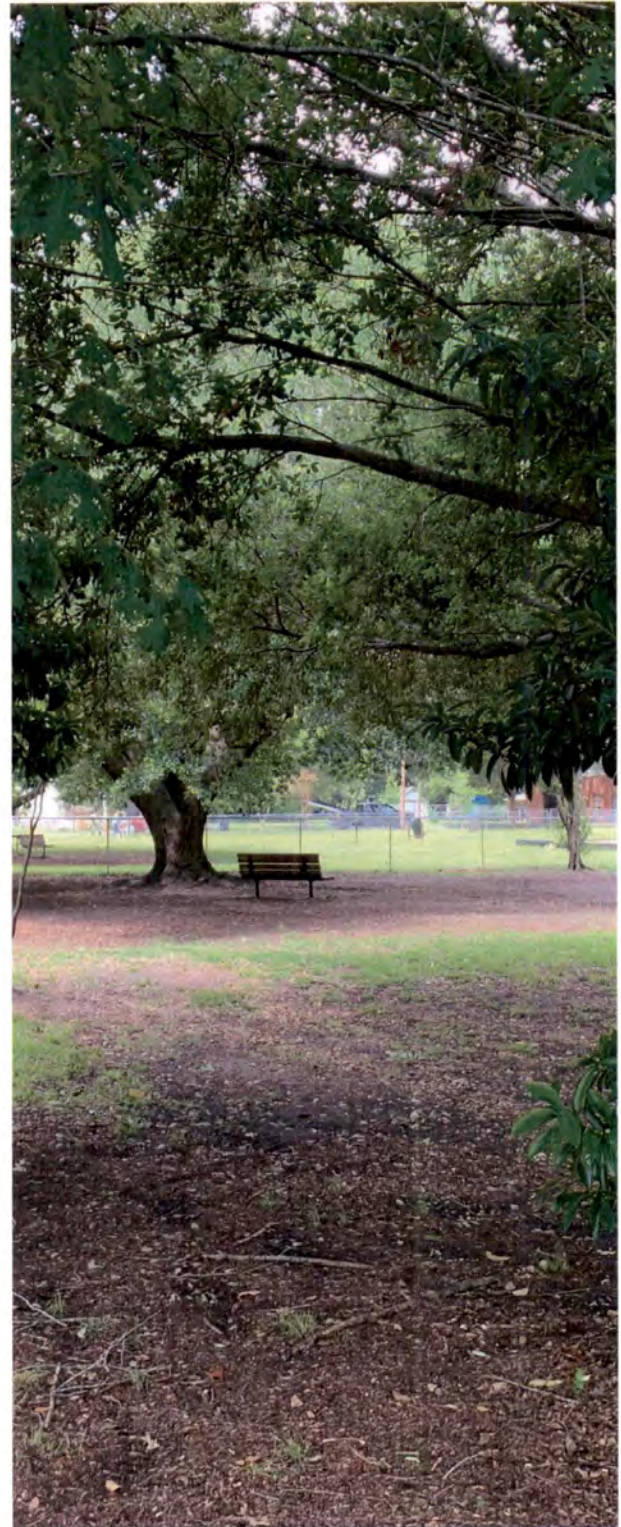
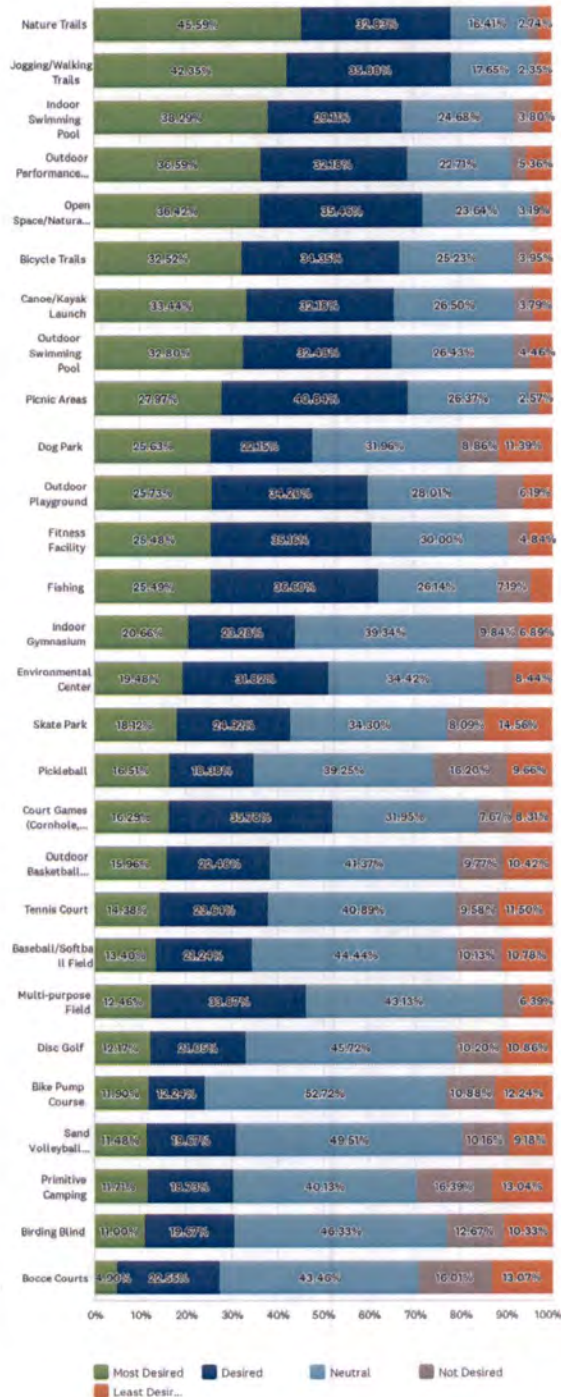
Several reoccurring themes came through on the additional comments section of the survey. Key points included:

- New Bern is a city where its residents vary in financial resources. Keeping fees as low as possible is important for inclusive use of facilities.
- Facilities in the park system are essentially loved. Reinvesting in the existing parks and increasing maintenance is important.
- Biking and walking opportunities should continue to be expanded.
- The addition of a skatepad or skate park was strongly requested.
- Converting older and underutilized courts into pickleball courts was noted.

City of New Bern, Parks & Recreation Master Plan Public Survey

Q11 The following is a list of recreation activities/facilities that could be offered at a public park or recreation facility. Rate the importance of each activity from most to least desired. Please consider other members of your household.

Answered: 357 Skipped: 9



Interest in Park Expansion

There is significant support in expanding the recreation opportunities in New Bern. There is public use preference of large parks over smaller parks.

Traveling to a lot of parks creates maintenance strains. Travel times, set up, and clean up are all virtually the same regardless of the park size. As such, small parks, because of this factor can have a disproportionate impact on maintenance capacity, if they are geographically dispersed.

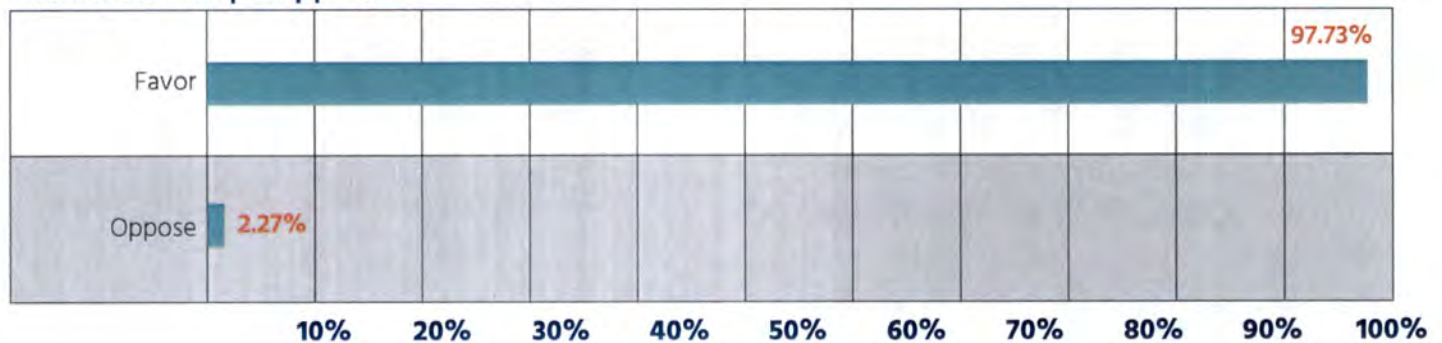
Linear Parks and Greenways

It’s vital that linear parks and greenways be considered. Nature trails and walking / jogging trails were the most requested desired recreation facility / activity. New Bern currently has approximately 10 miles of trails / greenway (Riverwalk – 3, Martin Marietta – 7. The New Bern “Bicycle and Pedestrian Plan of 2022 stated that neighborhood greenways / shared use path have the benefits of:

- Being implemented with relatively low cost materials
- Providing a dedicated facility for users of all ages
- Providing, in some cases, access to areas that are otherwise served only by limited access roadways
- Providing nonmotorized transportation access to natural and recreational areas, which can especially help individuals without access to an automobile obtain access to recreation
- Providing, in some cases, a short-cut between cities and neighborhoods
- Supporting tourism through convenient access to natural areas or as an enjoyable recreation opportunity itself

Would you favor or oppose expanding recreational opportunities in New Bern?

Answered: 353 | Skipped: 9



Top Requested Recreation Elements According to Survey Data

- 1 Nature trails
- 2 Jogging / walking trails (Greenway)
- 3 Indoor swimming
- 4 Outdoor performance
- 5 Open space / natural areas

Analysis and Conclusions

When taken together, the three data collection methods (public meetings, survey responses, and focus groups) provide a robust and diverse sample with findings that should be considered when developing future facilities and programming. The City Riverwalk links trails from Lawson Creek Park, Leander Morgan, Place Point, Riverwalk, Union Point to Council Green Bluff which are approximately 3 miles. Martin Marietta Park has over 7 miles of trails.

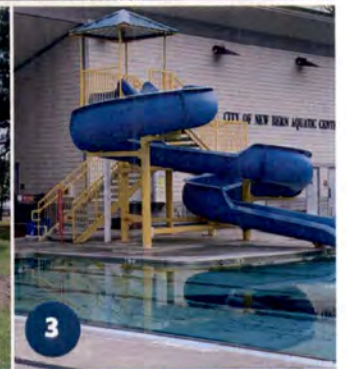
Survey findings reflected similar input provided by participants of the public meetings and focus group meetings. These survey findings support the idea of refining the existing New Bern Recreation System and developing more pedestrian paths that are inline with City's Bike and Pedestrian plan and connections between frequently visited destinations, as well as additional open spaces that can accommodate events and impromptu uses by patrons. The community is generally looking for a park system that is passive in nature — meaning more open spaces and gathering places. They also want a system that gives them access to the rivers around New Bern. The system also needs to meet the demand for community gatherings and special events. Community input also points to a system that is well used, making sure that the maintenance equation is worked out and evaluated regularly is critical to the health of the park system.



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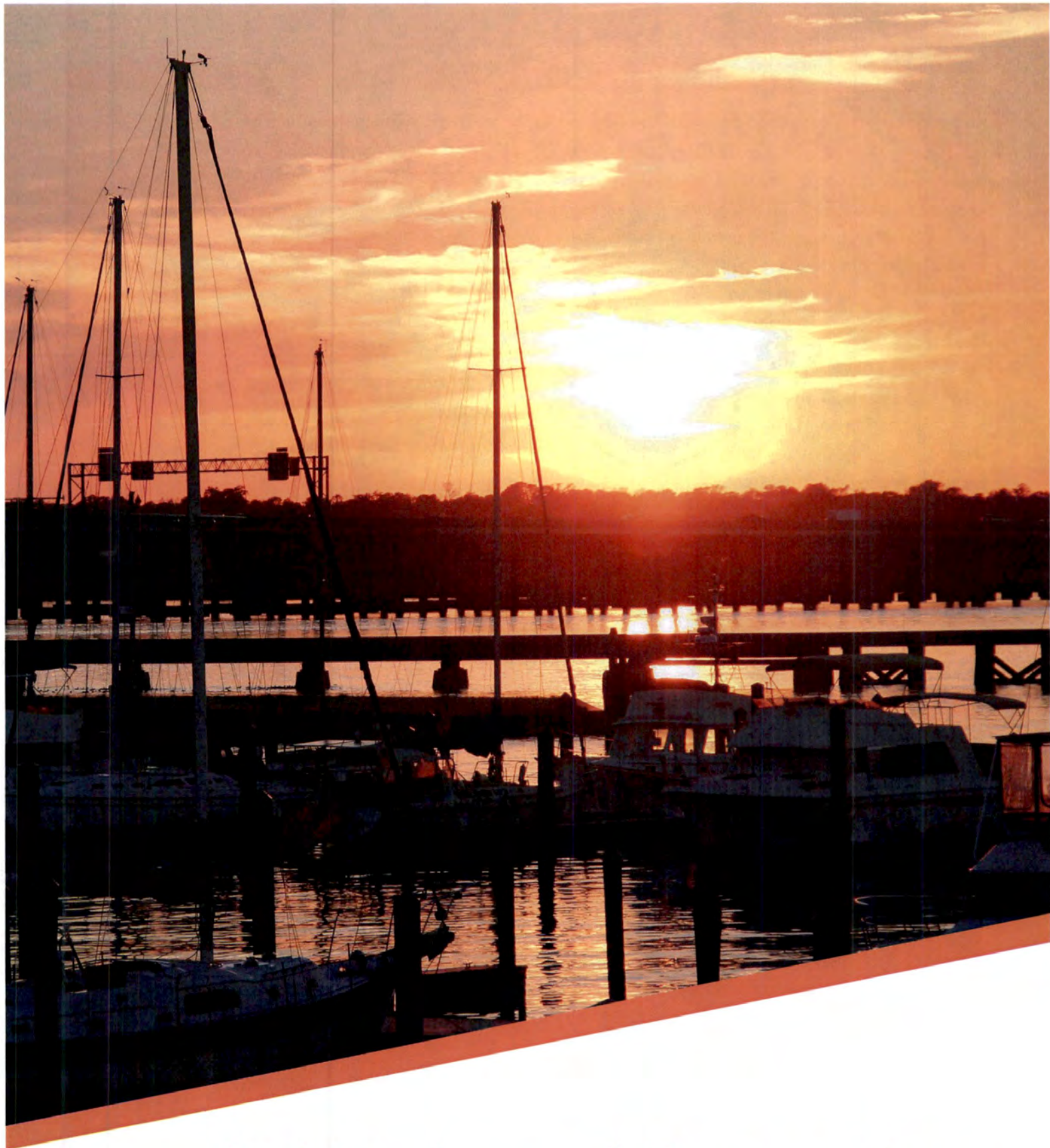


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07 | Parks and Recreation Recommendations

Understanding the needs and desires of the City and the community members is essential before making recommendations to the existing park system and expansion possibilities. The community workshops, City staff discussions, and the recreation survey were integral in helping identify the primary interests and concerns of residents and visitors.

This Master Plan serves as a map for the future development of existing recreation facilities for New Bern and establishes basic objectives to obtain recreation goals. The plan incorporates recommendations to accomplish the objectives set forth by the Board of Aldermen, City staff, and community members.

General Recommendations and Best Practices

General recommendations are based on professional experience and review of national and state recreational best practices. They are intended to provide guidance for the operations, administration, and growth of New Bern parks and recreation. They provide advice on elements such as policy, safety, maintenance, and other general issues. These general recommendations are intended to inform future decision making. Many of these recommendations depend upon collaboration between City departments and other recreation partners. They are generally not specific to any single facility or program initiative but are intended to guide the entire parks and recreation system for both existing facilities and future development. Our recommendations complemented the existing City's goals which are shown in the appendix.

New Bern Parks and Recreation Goals

All Divisions

- To provide excellent customer service.
- To post meaningful and timely information on social media and our website.
- To embrace technology and new trends in our field.

- To partner with members of the community to improve on our parks and recreation amenities and to seek funding opportunities.
- To partner with community organizations and non-profits.

Parks Division

- To provide well maintained parks and public spaces.
- To provide unique playground opportunities for our citizens and visitors
- Improve Landscaping.

Recreation Division

- To remember the three pillars of recreation when planning out parks and programs – Conservation, Health and Wellness, and Social Equity
- To provide recreation centers that offer a clean, friendly atmosphere that will offer a variety of drop in, informational, cultural arts, environmental, health and wellness programs aimed at youth, teens, adults, seniors
- To offer well-rounded special events to citizens and visitors on a year-round basis

Aquatics

- Promote Aquatic opportunities offered at the New Bern aquatic Center and promote the Splash Pad as a free amenity for the public to enjoy

Arts and Culture

- Childrens Museum
- Public arts at Leander Morgan

Athletics

- Provide quality leagues and tournaments for a variety of sports programs

Health and Fitness

- Provide a variety of programs and recreational opportunities which encourage healthy living and an active lifestyle that meet the needs and interests of the community.

Youth Recreation

- Provide structured, enriching activities for youth that meet departmental, local, and state standards, promote the development of leisure and social skills and meet family childcare needs.

Recreation Facilities and Special Events

- Provide a wide variety of events and community services which facilitate community unity, engagement and cultural participation.

Outdoor Recreation and Outdoor Education

- Provide professional, natural, and environmental resource management services, nature interpretation, nature education, outdoor recreational opportunities, team building and life skill training, and a variety of parks and facilities for all people to enjoy at their leisure.

Senior (50+) Programs

- Provide programs to the 50+ population at a reasonable cost that meets the needs and interests of a diverse population.

Therapeutic Recreation

- Goals: Facilitate, volunteer, and provide recreational opportunities for individuals with disabilities that promote an optimal leisure lifestyle.

1: Daily Maintenance and Design

The facilities owned and operated by New Bern should appeal to both local residents and visitors to the area. Priority should be given to improving the design of facilities so they are architecturally, functionally, and ecologically progressive. The addition of contractual maintenance to supplement the department's maintenance efforts has been a step in the right direction. New Bern offers an above average number of parks and acres, as such, getting the right formula for keeping up these beloved parks should continue to be an on-going evaluation and adjustment process.

Recommendations

- 1 Daily Maintenance and Design
- 2 Increase Marketing of Parks
- 3 Reinvest in Existing Parks
- 4 Mini Park Revamp
- 5 Reduce the Number of Parks
- 6 Walkable Communities
- 7 Special Events and Seasonal Programs
- 8 Private – Public Ventures
- 9 Bicycle Facilities
- 10 Wayfinding and Parking
- 11 Site Master Plans and Mitigation of Asset Obsolescence



Park maintenance and design



Glenburnie Park Boat Launch



Tryon Village Park



Mary White Park

Master planning should always be completed for ensuring a park system is meeting the needs of the current population rather than serving to meet status quo. A well designed system can play a major role in ensuring that maintenance efforts are not wasted on upkeep of facilities reaching or beyond their useful lifespan.

2: Marketing Existing Parks

New Bern has a wealth of great parks. Making sure that residents and visitors are aware of the opportunities before them is critical. The city should engage in an updated marketing and wayfinding within it's system. Updating the website, park signage and highlighting parks within the system is recommended.

3: Reinvest in Existing Parks

New Bern's park system has good and many of the City's parks that are in low income areas are in need of reinvestment. There are sites that have great potential but have not been developed or are underdeveloped; places like Glenburnie, and Jack Smith Creek Wetland Park.

4: Mini Park Revamp

New Bern has many mini parks and these smaller parks can be a great asset to residents that are nearby or for place making. Each of these mini parks need a site plan to help understand the role they play in the overall system. Several of the park system's mini parks are river access points that are not much more than open space at the end of a street. It is recommended that the City either close these river access points, or invest in them to make them reach their potential.

5: Reduction in the Number of Parks

Closing parks tends to create controversy. However, failure to align a park system with the resident demands carries equally problematic issues. The

correct allocation of parks within a community should always be the goal, rather than the “more the better” mentality. New Bern is blessed with a number of small parks that offer unique differences and opportunities for its visitors. At the same time there are too few parks in the southern and western suburbs of New Bern. It is recommended the City explore the sale of, or reforestation of, a few underutilized parks near downtown that are served by nearby parks: It is recommended that Speight Park, Mary White Park, and Tryon Village Park be explored for repurposing or sale. It is strongly recommended if sales do take place the proceeds are reinvested in the remaining parks and maintenance operations not be reduced so the system can move into a period of recovery and refinement.

6: Walkable Communities

New Bern’s 2022 Bicycle and Pedestrian Plan was a pivotal undertaking. Walkable communities have a robust trail / greenway signage structure. The efforts to develop the greenway system need to be continued in full force. One example of walkable trails in New Bern is along the 7 miles of trail at Martin Marietta Park and 3 miles along the Riverwalk.

7: Special Events and Seasonal Programs

New Bern conducts special events and seasonal programs well. Community input shows high demand for additional concerts, drive in movies, and special events. In the past, the City held events without a flagship hosting location or external marketing. Union Point, Martin Marietta, and Lawson Creek all possess potential for expanding these events with developed and upgraded event hosting abilities.



Footloose on the Neuse



New Years in New Bern celebration



Bear Park Plaza



Public artwork engages citizens with their community.



Making biking accessible to the community has many benefits.

8: Private–Public Ventures

Several of New Bern’s parks are ideally situated to engage in mutually beneficial private-public ventures. Whether it be Martin Marietta adventure vendors, or Lawson Creek riverside event space — all have potential. New Bern has a lot worth investing in. Finding that right partner to help move these things forward may be within reach. The expansion of the Old North State League in Kafer Park will continue to grow the City’s appeal as it will have a stronger showcase of the Country’s National Pastime and offer broader access for all citizens to enjoy.

10: Bicycle Facilities

Given that the City is along the East Coast Greenway and Mountain to Sea Trail, the high cost of fuel for vehicular transportation, air quality concerns, and the need to increase the health and fitness of the population, a planned network of bike trails, bike lanes, and shared roadways should be developed to support active transportation to recreation facilities and travel within New Bern. New Bern currently provides bike repair stations at Union Point and Martin Marietta Park. Future roadway construction should include provisions to accommodate pedestrian and bicycle travel. This network should connect both existing as well as future park facilities and greenways. In addition, the City should require bike racks (sheltered at schools and other potential high-use areas) be installed at all publicly owned facilities within the City. New Bern should consider marketing the City’s bike facilities to encourage the public to visit these routes. The City should work

with NCDOT to ensure that bicycle and pedestrian facilities are provided as much as possible to promote alternative modes of transportation.

11: Wayfinding

Park wayfinding is critical to making sure residents and visitors that don't live in direct proximity to the park can find the site. Good wayfinding is essential to help park patrons navigate to City-owned facilities. The City should continue to develop its interactive GIS based mapping to provide residents and visitors a concise wayfinding map.

12: Site Master Plans and Mitigation of Asset Obsolescence

In line with the increased need for maintenance, there also needs to be a general acceptance that all recreation facilities have a useful lifespan. Extending the use of facilities beyond their useful life can be taxing on maintenance staff, due to the additional effort needed to upkeep older facilities. Leaving dated facilities in the system can also increase the City's liability, as sometimes facilities that are passed their useful lifespan can be dangerous to park users and maintenance staff. Site specific master plans can help reinvigorate and reinvent a well loved park. Many of the City's parks, though developed out, would benefit from a new vision cast from a master plan.



Wayfinding and parking are recommended.



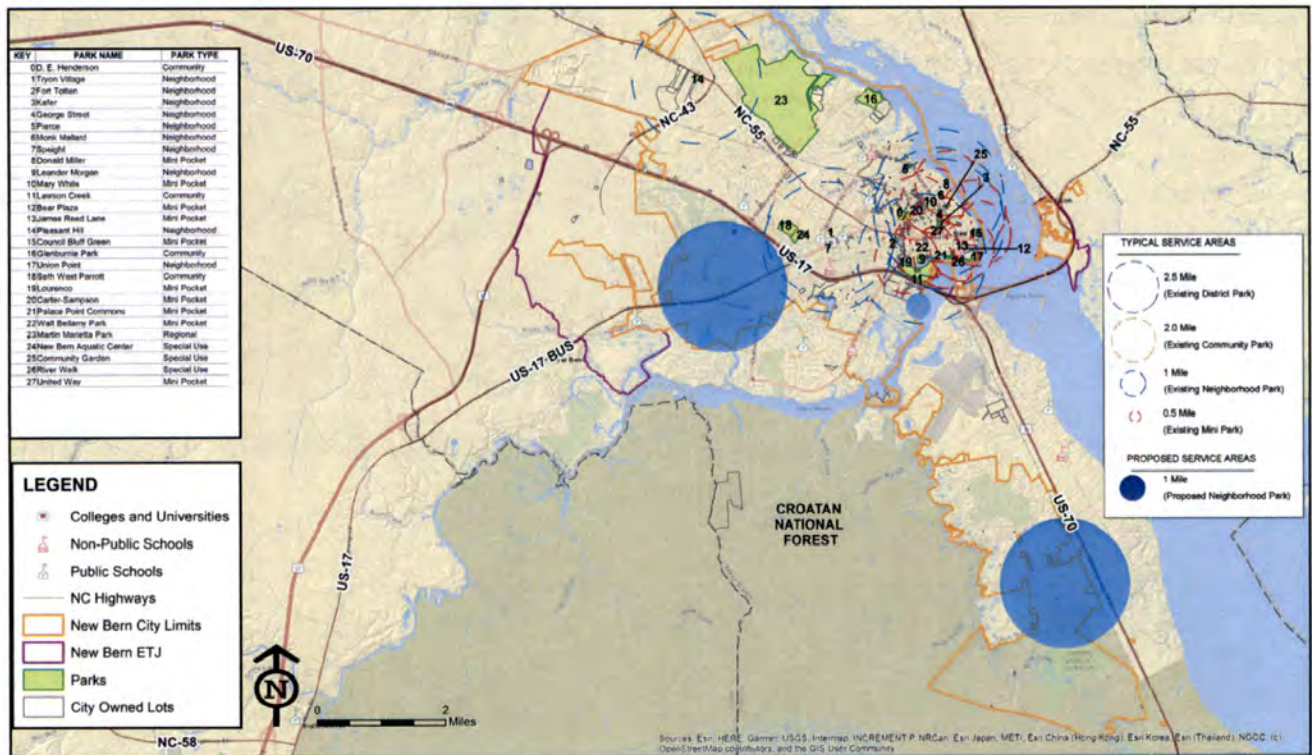
Site master plans can create a new vision for parks.

Proposed Recreation Recommendations

As New Bern continues to grow and expand, developing additional parks and facilities in strategic locations, that provide recreation access for residents and visitors, is necessary. Map 7.1 shows possible recreation improvements aimed at meeting future recreation demand (see larger map in Appendix A). While the park system generally has more than enough parks in Downtown New Bern, it is recommended that two new neighborhood parks developed in the suburban western and southern New Bern area. It is recommended that these be passive parks. Passive parks are suggested in the

James City area, however currently the County is meeting these needs with the 172 acre unnamed nature park which is currently under development located on Brice’s Creek.

Based on the information contained in Table 5.1 on page 93, New Bern does not meet typical City-owned recreation service standards for many amenities. However, as mentioned in Section 5, many of these amenities are provided by Craven County, area neighborhoods, and other nearby municipalities. As New Bern continues to grow, it should seek to develop additional recreational facilities to meet its population’s needs, as well as partner with other providers to help serve the overall community



City of New Bern Parks & Recreation Master Plan - Proposed Service Areas



Map 7.1: Proposed Service Areas

recreation needs. This study's community workshops, and the recreation survey, will be used as the primary guides in prescribing ten-year recommendations for New Bern parks and recreation development, both now and for the future.

New amenities desired by the community, and recommended by this plan, include additional walking paths, fitness stations, water access for canoe / kayak launches, a dog park, and pickleball courts. Other supporting features, such as restrooms, picnic shelters / stations, benches / swings, and parking, should be assessed per recreation location. These recommended amenities are not an exclusive list. Community desires for recreation amenities

should be planned, options should be investigated prior to design and construction of any new facility or major improvements of existing facilities.





Staffing Recommendations

This Master Plan covers a planning period of ten years. The recommendations noted here reflect that New Bern currently has above the average number of parks in its system and is well above average for park acres per capita. These two factors in combination are putting the City in a position where its parks maintenance staff are continually spread thin as they attempt to keep up with a high number of parks and acres. The park maintenance facilities are also limited. Continue to review the effectiveness of contracted maintenance assistance.

Multiple factors will influence the future staffing needs of the City of New Bern. Such factors are population growth, demographics, available tax base, and tourism growth. Staff compensation should be based on market benchmarks. The largest factor will be maintenance of any new parks or facilities. The efforts to continue to improve maintenance are critical. Providing parks, facilities, and programs for the citizens impact the quality-of-life for both citizens, businesses, and visitor alike.

Currently, the City has limited event staff, however, events are some of the most successful programs offered by the department. It is recommended that event related staff be expanded to meet resident and visitor demands. These staff positions could easily be contractual or part-time, until demands require full-time staff be added.

Immediate Staffing Needs for New Bern Parks and Recreation (2024-2034)

Immediate

Parks Maintenance Specialist (1)

Parks Crew Leader (1)

Parks Maintenance Technician (2)

0-4 Years

For Martin Marietta

Parks Crew Leader (1)

Parks Maintenance Technician (1)

Environmental or
Outdoor Educator (1)

For Stanley A. White Recreation Center

Center Supervisor (1)

Recreation Program Coordinator (2)

Fitness Coordinator (1)

Activity Assistant (1)

Facility Attendant PT (2)

5-10 Years

For Martin Marietta

Parks Maintenance Specialist (1)

As it develops, more staff will be
required for programming

Park Ranger (1)



08 | Action Plan Implementation





Seth West Parrot Park

An action implementation plan describes how New Bern can implement a safe, convenient, and usable parks and recreation system through the execution of its established goals in the Master Plan. The strategy for achieving goals involves the recommended parks and recreation facilities and programs. This section discusses priorities for development, recommended staffing, methods for developing the facilities, and possible routes to funding.

The results of the New Bern Comprehensive Parks and Recreation Master Plan are based on the following discovery methods:

1. A review of the study area that is within the City limits
2. An analysis of the level of service provided by existing parks and amenities
3. Community engagement
4. Recreation standards that provide benchmarks for the parks and recreation system
5. Establishment of achievable goals for a recreation advisory board or forming goals as time goes on

This Master Plan is designed to be action oriented and serve as a tool in the improvement and enhancement of the park system for New Bern.

New Bern- Parks and Recreation Master Plan 2024-2034

Prioritized List of Recommended Capital Projects

Category / Improvement	Cost	Year 1	Year 2	Year 3	Year 4	Year 5		Year 6	Year 7	Year 8	Year 9	Year 10	Future	
		2024	2025	2026	2027	2028		2029	2030	2031	2032	2033		
Existing Parks and Renovations / Improvements														
Bear Plaza														
Develop maintenance plan							Year 5							
Update landscape, art, decorative lighting			\$40,000											
Subtotal	\$0	\$0	\$40,000	\$0	\$0	\$0			\$0	\$0	\$0	\$0	\$0	\$0
Carter Sampson Park														
Accessibility improvements							Year 5						\$40,000	
Subtotal	\$0	\$100,000	\$0	\$0	\$0	\$0			\$0	\$0	\$0	\$0	\$0	\$40,000
Council Bluff Green														
(2) New bench swings					\$6,000		Year 5							
Install public art													\$10,000	
Subtotal	\$0	\$0	\$0	\$0	\$6,000	\$0			\$0	\$0	\$0	\$0	\$10,000	\$0
D.E. Henderson Park														
Lighting improvements			\$150,000				Year 5							
Install picnic shelter / restroom		\$50,000												
Subtotal	\$0	\$50,000	\$150,000	\$0	\$0	\$0			\$0	\$0	\$0	\$0	\$0	\$0

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Category / Improvement	Cost	Year 1	Year 2	Year 3	Year 4	Year 5		Year 6	Year 7	Year 8	Year 9	Year 10	Future	
		2024	2025	2026	2027	2028		2029	2030	2031	2032	2033		
Fort Totten Park														
Assess site for needed maintenance and upgrades						\$25,000	Year 5							
Subtotal	\$0	\$0	\$0	\$0	\$0	\$25,000		\$0	\$0	\$0	\$0	\$0	\$0	
George Street Park														
Continue with site redevelopment plan		\$10,000		\$50,000			Year 5	\$50,000						
Subtotal	\$0	\$10,000	\$0	\$50,000	\$0	\$0		\$50,000	\$0	\$0	\$0	\$0	\$0	
Glenburnie Park														
Marketing / rebranding effort							Year 5						\$30,000	
ADA updates to existing shelter and routes				\$10,000										
Upgrade restroom building (accessibility)						\$250,000								
Pave existing park interior road (approx. 2,237 LF)			\$210,000											
Subtotal	\$0	\$0	\$210,000	\$10,000	\$0	\$250,000		\$0	\$0	\$0	\$0	\$0	\$0	\$30,000
Jack Smith Creek Wetlands														
Park Development							Year 5				\$50,000			
Subtotal	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0	\$50,000	\$0	\$0	

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Category / Improvement	Cost	Year 1	Year 2	Year 3	Year 4	Year 5		Year 6	Year 7	Year 8	Year 9	Year 10	Future	
		2024	2025	2026	2027	2028		2029	2030	2031	2032	2033		
James Reed Lane														
Add public art/sculpture							Year 5						\$10,000	
Improve decorative / safety lighting														\$40,000
Subtotal	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$50,000
Lawson Creek Park														
Multipurpose field lighting							Year 5			\$300,000				
Restroom renovations										\$250,000				
Develop picnic shelter at Jacks Island														
Multipurpose Path (Approx. 1,750 LF)		\$75,000												
Pave driveway (3,153 LF)		\$15,000												\$550,000
Subtotal	\$0	\$90,000	\$0	\$0	\$0	\$0		\$0	\$0	\$550,000	\$0	\$0	\$0	\$550,000
Leander Morgan Park														
Landscape improvements (low maintenance)					\$10,000		Year 5							
Update existing play equipment					\$25,000									
Subtotal	\$0	\$0	\$0	\$0	\$35,000	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0

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Category / Improvement	Cost	Year 1	Year 2	Year 3	Year 4	Year 5		Year 6	Year 7	Year 8	Year 9	Year 10	Future	
		2024	2025	2026	2027	2028		2029	2030	2031	2032	2033		
Lourenco Park														
Park signage (update)					\$10,000		Year 5							
Pier Upgrades					\$75,000									
Subtotal	\$0	\$0	\$0	\$0	\$85,000	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Martin Marietta Park														
Additional Phase 2 development			\$2,000,000		\$2,000,000		Year 5	\$1,500,000						
Trail / greenway development		\$250,000												
Repave road (500 LF)	\$250,000													
Subtotal	\$250,000	\$250,000	\$2,000,000	\$0	\$2,000,000	\$0		\$1,500,000	\$0	\$0	\$0	\$0	\$0	\$0
Monk Mallard Park														
Playground improvements					\$150,000		Year 5							
Bench swings					\$5,000									
Shelter					\$40,000									
Subtotal	\$0	\$0	\$0	\$0	\$195,000	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Bern Riverwalk														
Educational / historical signage					\$10,000		Year 5							
Wayfinding signage					\$10,000									
Subtotal	\$0	\$0	\$0	\$0	\$20,000	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0

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Category / Improvement	Cost	Year 1	Year 2	Year 3	Year 4	Year 5		Year 6	Year 7	Year 8	Year 9	Year 10	Future
		2024	2025	2026	2027	2028		2029	2030	2031	2032	2033	
Pembroke Community Park													
Park development			\$300,000				Year 5						
Subtotal	\$0	\$0	\$300,000	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0
Pierce Park													
Assess facility for needed maintenance and upgrades							Year 5					\$125,000	
Restroom and shelter				\$100,000				\$0	\$0	\$0	\$0	\$0	\$125,000
Subtotal	\$0	\$0	\$0	\$100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$125,000	\$0
Pleasant Hill Park													
Walking trail expansion (Approx. 1,000 LF)							Year 5					\$125,000	
Subtotal	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$125,000
Seth West Parrot Park													
Assess site for needed maintenance and upgrades			\$50,000				Year 5						
Subtotal	\$0	\$0	\$50,000	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0
Union Point Park													
Lighted interactive fountain							Year 5	\$300,000					
Repaving roadway				\$250,000									
Update restroom				\$50,000									
Landscape improvements									\$10,000				
Subtotal	\$0	\$0	\$0	\$300,000	\$0	\$0		\$310,000	\$0	\$0	\$0	\$0	\$0

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Category / Improvement	Cost	Year 1	Year 2	Year 3	Year 4	Year 5		Year 6	Year 7	Year 8	Year 9	Year 10	Future
		2024	2025	2026	2027	2028		2029	2030	2031	2032	2033	
United Way Park													
Update site furnishings and add bike rack					\$15,000		Year 5						
Subtotal	\$0	\$0	\$0	\$0	\$15,000	\$0		\$0	\$0	\$0	\$0	\$0	\$0
Walt Bellamy Park													
Basketball related public art							Year 5				\$5,000		
Subtotal	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0	\$5,000	\$0	\$0
West New Bern Recreation Center													
Expansion / renovation: recreation center (kitchen, fitness room, indoor pickleball, storage)						\$2,000,000	Year 5						
ADA compliance updates	\$50,000												
Subtotal	\$50,000	\$0	\$0	\$0	\$0	\$2,000,000		\$0	\$0	\$0	\$0	\$0	\$0
Existing Property Improvements Total	\$300,000	\$500,000	\$2,750,000	\$3,210,000	\$2,356,000	\$2,275,000		\$1,860,000	\$0	\$550,000	\$55,000	\$260,000	\$670,000
Future Parks and Renovations / Improvements													
New Grounds Maintenance Facility													
Acquire property for maintenance facility	\$500,000						Year 5						
Construct maintenance facility			\$2,000,000										
Subtotal	\$500,000	\$0	\$2,000,000	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0

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Category / Improvement	Cost	Year 1	Year 2	Year 3	Year 4	Year 5		Year 6	Year 7	Year 8	Year 9	Year 10	Future	
		2024	2025	2026	2027	2028		2029	2030	2031	2032	2033		
New Neighborhood Park (Northwestern New Bern)														
Property acquisition							Year 5				\$4,000,000			
Develop site-specific master plan														\$60,000
Subtotal	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$4,000,000	\$0	\$60,000
New Neighborhood Park (James City Area)														
Property acquisition							Year 5						\$4,000,000	
Develop site-specific master plan														\$60,000
Subtotal	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$4,060,000
Relocated Stanley White Recreation Center														
Construct facility per existing plans		\$13,100,000					Year 5							
Subtotal	\$0	\$13,100,000	\$0	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Future Property Improvements Total	\$500,000	\$13,100,000	\$2,000,000	\$0	\$0	\$0		\$0	\$0	\$0	\$4,000,000	\$0	\$4,120,000	
Existing + Proposed Improvements Total	\$800,000	\$13,600,000	\$4,750,000	\$3,210,000	\$2,356,000	\$2,275,000		\$1,860,000	\$0	\$550,000	\$4,055,000	\$260,000	\$4,790,000	
Recommended Properties to Sell / Repurpose														
Mary White Park							Year 5							
Subtotal														
Speight Park							Year 5							
Subtotal														
Tryon Village Park							Year 5							
Subtotal														
All Recommended Items Total	\$38,506,000													

Priorities for Development

The park system for the city should continue to grow and respond to changes in demographics. Future planned facilities should be implemented incrementally to provide for these changes. The following factors guided the prioritization of individual segments of the master plan and were derived from input and desires specified by the residents of the City:

- Continue improvements to existing New Bern owned facilities
- Development of planned facilities to meet the current needs of recreation for City residents
- Development of planned facilities to meet the future needs of recreation for City residents

The park facility prioritization is an essential tool that provides the New Bern Parks and Recreation Department with a breakdown of the priority for each capital improvement. Given the magnitude of the budgets for improvements to existing parks and for new park and greenway facilities, prioritization of these needs is important.

2024–2027

Critical

Expand maintenance operations and staffing

Additional

- Develop and post branded park wayfinding signage
- Invest in and advertise river access mini parks
- Regularly inspect and perform needed ADA accessibility improvements at all City-owned recreational facilities
- Remove 2 – 3 mini parks from the park system
- Begin site redevelopment plans for all mini parks. Incrementally begin to redevelop these mini parks.

- Install security lighting and cameras to improve safety of patrons

2028–2031

- Master plan and reinvest the funds retained from the mini park sale to a land purchase of a larger size in rapidly growing area of New Bern
- Seek out private public venture partner(s) for expanded service operations at Martin Marietta Park
- Continue moving to a more passive recreation model.
- Expand special events and seasonal programs
- Continue the mini park redevelopment strategy

2031–2032

- Begin development of a district sized park in heavy growth area of New Bern
- Complete mini refurbishment strategy and restart the cycle of upkeep and improvement
- Begin major site improvement to Union Point and Lawson Creek parks

Funding Opportunities

Implementing the recommendations of this comprehensive master plan will require a combination of funding sources that include local, state, federal, and private money. Identification of sufficient funding is a crucial element that is required to implement the master plan. The NC SCORP is a guide by which funding sources for parks and recreation facilities may be identified. Funding for future projects will be a key issue that will need to be addressed in the upcoming years if governments continue to provide basic minimum services.

This section provides a listing of the most commonly used funds for park and greenway facility projects in North Carolina. Fortunately, the benefits of protected greenways and parks are many and varied. This allows programs in New Bern to access money

earmarked for a variety of purposes including water quality, hazard mitigation, recreation, air quality, alternative transportation, wildlife protection, community health, and economic development. Competition is always stiff for state and federal funds. It becomes imperative that local governments work together to create multi-jurisdictional partnerships and to develop their own local sources of funding. These sources can then be used to leverage outside assistance. The long-term success of this plan will almost certainly depend on the dedication of local revenue stream for park and greenway projects.

It is important that the City fully evaluate its available options and develop a funding strategy that can meet community needs, maximize local resources, improve quality-of-life, and leverage outside funding. Financing will be needed to administer the continued planning and implementation process, acquire parcels or easements, and manage and maintain facilities. Further research into these programs is recommended to determine requirements for specific grants. McGill advises New Bern to pursue a variety of funding options.

Dedicated Source of Local Funding

In order to leverage and provide matching funds for many of the programs listed, New Bern should evaluate the existing departmental budget and funding for capital improvements.

Property / Sales Tax Revenues

General tax revenues traditionally provide sources for general operations and maintenance of park systems for local governments. Parks and recreation development is scheduled along with health, public safety, utilities, et cetera in regular budgets established by the City.

General Obligation Bonds

Many communities issue bonds, which are typically approved by the shareholders, to finance site development and land acquisition costs. The State of North Carolina grants local governments the authority to borrow funds for parks and recreation through the issuance of bonds. The amount is not to exceed the cost of acquisition or improvement of parks and recreation facilities. Total bond capacities for local governments are limited for parks and recreation to a maximum percentage of assessed property valuation. Since the issuance of bonds relies on the support of the voting population, the implementation of awareness programs is essential prior to a referendum vote.

General obligation bonds are the preferred financing approach of the North Carolina Local Government Commission and the general securities market because these instruments are backed by the full faith and credit of the issuer. That simply means that the bonds represent an encumbrance against the property tax base of the issuing jurisdiction and therefore offer the best available security to the bond holder. The State of North Carolina gives the issuance of bonds not to exceed the total cost of improvements (including land acquisition). In view of the recommended capital improvements suggested in this plan, the City may consider continuing to use general obligation bonds to develop new facilities. Total bonding capacities for local government is limited for parks and recreation to a maximum percentage of assessed property valuation. The following are key factors to consider before using this financing instrument:

- In North Carolina, the issuance of general obligation bonds requires a referendum of the voters within the issuing jurisdiction.
- The term of the debt may be extended to 20 to 30 years.

- The debt is publicly sold, so there are costs associated with the sale. These costs generally total 3% to 5% of the total bond principal. The issuance costs offset the lower interest rate and, therefore, this instrument becomes more attractive as the size of the issuance increases and the issuance costs are spread over the larger debt. It has been found that this financing option becomes financially superior as the debt principal exceeds \$10 to \$12 million.

Generally, prepayment of the debt cannot be accomplished until reaching a call date. This usually is around 75% of debt retirement. Failure of the general obligation bond to be ratified by referendum could mean that the City could not go forward with an alternative approach to financing without substantially changing the scope of the project.

Fee in-lieu of Contributions

The City should consider providing developers with an option to pay a fee in-lieu of rather than to dedicate land for open space or recreation within conventional subdivisions. This program has proven to be successful for many local governments in providing a dedicated source of revenue earmarked for park development.

User Fees / Registration Fees

Communities throughout the nation employ a wide variety of user fees for public recreational programs and services within their recreation departments. The amount of the fee is usually determined by a portion of the recreation costs needed for improvements and operations. These user fees are typically levied for special facilities,

such as water parks and golf courses; however, they can also be charged for the use of trails and ball fields. New Bern should continue to generate revenue by charging user fees for use of facilities such as picnic shelters in order to cover operation and administrative costs. In addition, the City should continue to have a separate fee rate structure for residents and non-residents. As the park system continues to develop, the City should examine their fee structure to identify opportunities and additional revenue. The current user fees appear to be fair and reasonable for a majority of the City residents and non-residents. Elected officials should determine the fees and changes based on departmental input; the fees should not be so high that persons of modest income would ultimately be denied the use of park facilities.

Grants

State and federal agencies offer numerous grants to assist municipalities in the financing of their parks and recreation projects. This source of funding should definitely be investigated and pursued by the City for present and future improvements.



The Parks and Recreation Trust Fund (PARTF) was established for local governments and the North Carolina Division of Parks and Recreation in 1994 as a funding source for the development or improvement of parks and recreation facilities and for the purpose of land acquisition. A state-funded program, PARTF matches monies spent by municipalities on parks and recreation, with each sharing 50% of the cost. The maximum matching fund amount provided by PARTF is \$500,000.

The Recreation Trails Program (RTP) is a \$1.5-million federal grant program designed to help states provide and maintain recreational trails for both motorized and non-motorized recreational trail use. The program is administered by the United States Department of Transportation's Federal Highway Administration.

RTP is a reimbursement grant program. Funds must be spent and then reimbursed upon completion of deliverables. Eligible applicants must be a state, federal, or local government agency or qualified nonprofit organization. All applications are reviewed by the North Carolina Trails Committee and recommendations are made to the Secretary of the Department of Natural and Cultural Resources. The Secretary makes the final determination on grant awards.

Federal Aid Construction Funds are included in the National Highway System (NHS), Surface Transportation Block Grant Program (STBG), and Congestion Mitigation and Air Quality (CMAQ). The

funds provide for the construction of pedestrian and bicycle transportation facilities. The primary source of funding for bicycle and pedestrian projects is STBG Enhancement Funding.

The Land and Water Conservation Fund (LWCF) is a federally funded program that was established for local and state governments in 1965 as a funding source for outdoor recreational development and land acquisition. LWCF monies are derived from the sale or lease of nonrenewable resources, primarily offshore oil and gas leases, and surplus federal land sales. Acquisition and development grants may be used for a wide variety of outdoor projects such as local parks, tennis courts, bike trails, outdoor swimming pools, and support facilities (roads, water supply, et cetera.) Facility design must be rather basic rather than elaborate and must remain accessible to the general public. No more than 50% of the project cost may be federally funded by LWCF, although all or part of the project sponsor's matching share may be obtained from certain other federal assistance programs.



The Environmental Enhancement Grant Program (EEG) is used to fund projects that address environmental needs of North Carolina, specifically to protect water quality as well as conserve natural areas. To be eligible applicants must be nonprofit organizations or government entities for projects in North Carolina, with preference for programs focused on the eastern part of the state. The types of grants included are land acquisitions and easements, construction, remediation, restoration, and research, planning, education. The maximum award available is \$500,000 to be completed in 3 years from date of fully executed memorandum of understanding.

The **North Carolina Land and Water Fund (NCLWF)** was created in 1996 by the North Carolina General Assembly and previously referred to as the North



Carolina Land and Water Fund (CWMTF), grants monies to local governments, state agencies, and not-for-profit conservation groups. The money is to help finance projects that specifically address water pollution issues. NCLWF will fund projects that contribute toward a network of riparian buffers and greenways for environmental, educational, and recreational benefits.

The United States Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) assists state and local governments in their operation and maintenance of watersheds whose areas are less than 250,000 square acres. The NRCS provides both financial and technical assistance to eligible projects for the improvement of watershed protection, flood prevention, sedimentation control, public water-based fish and wildlife enhancements and recreation planning. The NRCS requires a 50% local match for public recreation and fish / wildlife projects.

Coastal Management Beach and Waterfront Access Program (CAMA) provides grant funding to local governments in the 20-county coastal area that grant funding. This funding source is made available for public beach and waterfront access projects through the Division of Coastal Management (DCM). The DCM awards about \$1 million a year in matching grants to local governments for projects to improve pedestrian access to the state's beaches and waterways. Local governments may use access grants to construct low-cost public access facilities, including parking areas, restrooms, dune crossovers

and piers. Projects range in size from small, local access areas to regional access sites with amenities, such as large parking lots, bathrooms, and picnic shelters.

Cities and counties may also use the grants to replace aging access facilities, help acquire land for access sites, or to revitalize urban waterfronts. Funding for the Public Beach and Coastal Waterfront Access Program comes from the North Carolina PARTF.

State construction funds (not including the Highway Trust Fund for Urban Loops and Interchanges) may be used for the construction of sidewalks and bicycle accommodations that are part of roadway improvement projects.

Contributions

The solicitation of contributions is an acceptable method of fundraising for recreation departments. These donations, typically in the form of land, cash, labor, and materials, could be solicited to assist the City of New Bern with its enhancement program. Corporations, civic organizations, individuals, and other groups generally donate to a specific park project; however, donations may also be solicited for multiple project improvements or additions. NRPA recommends the use of private, not-for-profit, tax-exempt foundations as a means of accepting and administering private gifts to a public park system.

Park Foundations

Foundations are another source of financing by making direct contributions within communities, states, or the nation. These types of funds are usually described as special program foundations, general purpose foundations, or corporate foundations. Foundations can provide the needed resources to support park projects. Foundations generally have very few restrictions and/or limitations and are typically received from local

entities. A list of appropriate foundations can be found at: <http://foundationcenter.org>.

Partnerships

To implement the recommendations contained in the comprehensive master plan, New Bern should expand their partnership agreements with other public agencies and private sector organizations. There are many different types of partnerships that can be formed to achieve the goals established by the City. Many local governments throughout the nation are utilizing partnerships with public and private sector interests to accomplish community goals.

Listed below are the various types of partnerships that the City should consider in its efforts for the improvement and addition of parks and recreational facilities:

- Programming partnerships to co-sponsor events and facilities or to allow qualified outside agencies to conduct activities on properties which are City owned
- Create a plan to solicit local businesses for sponsorship opportunities related to specific facilities, amenities, programs, and special events
- Operational partnerships to share the responsibility for providing public access and use of facilities
- Development partnerships to purchase land and / or build facilities
- Management partnerships to maintain properties and / or facilities

The City should evaluate and update their current recreation partnerships to ensure they are providing the best opportunities for the community. The City should also evaluate forming additional partnerships which address the needs of a comprehensive park system. Direct requests should be made to meet potential partners, inviting them to evaluate the possible benefits of partnering. This step should be

made to generate interest and agreement prior to solidifying any responsibilities for each participating party.

Private sector partnerships can be beneficial. Developers can use private funds to develop facilities on municipal property and lease it to the City long term. Over a period of time, the developer returns a portion of the revenue to the City and at the end of the lease the facility is turned over to public ownership. This type of arrangement would typically be a large capital investment for a special-use facility.



Land Acquisition And Development

The solicitation of contributions is an acceptable method of fundraising for recreation departments. These donations, typically in the form of land, cash, labor, and materials, could be solicited to assist New Bern with its enhancement program. Corporations, civic organizations, individuals, and other groups generally donate to a specific park project; however, donations may also be solicited for multiple project improvements or additions. The NRPA recommends the use of private, not-for-profit, tax-exempt foundations as a means of accepting and administering private gifts to a public park system.

Life Estates

A life estate is a gift whereby a donor retains the land during their lifetime and relinquishes title of the property after his / her death. In return, the owner (or family) is relieved of property tax for the given land. Obtaining funds requires the contacting of potential donors, such as individuals, institutions, foundations, and service clubs.

Local Gifts

Donations of land, money, labor, and construction can have significant impact on the acquisition and development of park property. The solicitation of local gifts is highly recommended and should be organized thoroughly, with the utilization of very specific strategic methods. This often-untapped source of obtaining funds requires the contacting of potential donors, such as individuals, institutions, foundations, and service clubs.

Long-Term Options

Long-term options allow municipalities to purchase property over a long period of time. This method is particularly useful because it enables the City to consider a particular piece of land that may have future value though it is not currently desired or affordable. Advantages to this method of property acquisition are that the City can protect the future of the land without purchasing it upfront, the purchase price of the land will not increase, and the City will have the right to exercise its option. The disadvantage to the City is that all privileges relinquished by the landowner require compensation in the form of securing the option.

Easement

An easement is the most common type of less-than-fee interest in land. An easement seeks to compensate the property owner for the right to use their land in some way or to compensate for the loss of his / her privileges to use the land. Generally, the landowner may still use the land and therefore continues to generate property tax revenue for the City.

Fee Simple Purchase

Fee simple purchase is the most common method used to acquire municipal property for park facilities. Although it has the advantage of simplifying justification to the general public, fee simple purchase is the most difficult method to pursue due to limited monetary resources.

Fee Simple with Lease-Back or Resale

This method allows local governments to acquire land by fee simple purchase, yet allows them to either sell or lease the property to prospective users with restrictions that will preserve the land from future development. The fee simple with lease-back or resale method of development commonly results from situations in which landowners, who have lost considerable monetary amounts in property value, determine that it is more economical to sell the land to the City (with a lease-back option) than to keep it.



Plan Adoption

The first step in the implementation of the New Bern Comprehensive Parks and Recreation Master Plan is adoption of the plan by the City. By adopting the Master Plan, the community is able to help shape larger regional decisions so that they fit within the goals of the plan. The City also gives itself greater authority in shaping local land use decisions so that they achieve the goals and vision of this plan. In addition, the adoption of this Master Plan is essential in order to maximize available grant opportunities.

Among the opportunities available to promote the recommendations contained in the plan is the ability to build upon an already committed and active base of residents, visitors, and enthusiasts in the area. Through their organizations, institutions, publications, and networks, New Bern can promote both the improved and new parks and greenway facilities and programs.

Second among the opportunities is the availability of the existing park facilities such as amenities, programs, and existing trails. Though some changes are being suggested in the short-term and an expanded network is suggested for the long-term, the presence of an existing network provides a strong foundation from which to build. Many residents are already accustomed to using the existing park facilities and should become use to seeing new park amenities, programs, signage, and other improvements. Building on their existing awareness of what is available is much easier than building on no awareness.

Action Steps

Upon adoption of this plan, implementation of specific recommendations can begin. Many of these will occur simultaneously and include policy and facility improvement changes. The key steps are:

1. Secure a dedicated source of revenue to address the ten-year and beyond anticipated future recreational project list and address the goals of the Master Plan
2. Monitor contractual maintenance to ensure that it's properly supplementing department maintenance and operation of the facilities that are proposed
3. Develop and implement educational and awareness programs, such as public events and promotion of parks awareness by civic and environmental advocacy groups; these programs can be used to announce new park facilities and upcoming projects
4. Begin working on the recommendations that are listed in the ten-year and beyond anticipated future recreational project list; from these opportunities come the framework for an initial implementation strategy

These recommendations include:

- Aggressively begin to establish potential funding mechanisms for future park expansions; this high priority goal is essential for realizing the proposed recommendations for the future growth and development of New Bern's parks and recreation facilities
- Continue to grow patronization of programs by focusing on events and activities that are attractive to a broad range of citizens
- Expand and modify the existing park system into a comprehensive, multiuse system, distributed so that it better meets the needs of the community, provides opportunities to all, and enhances the current park system



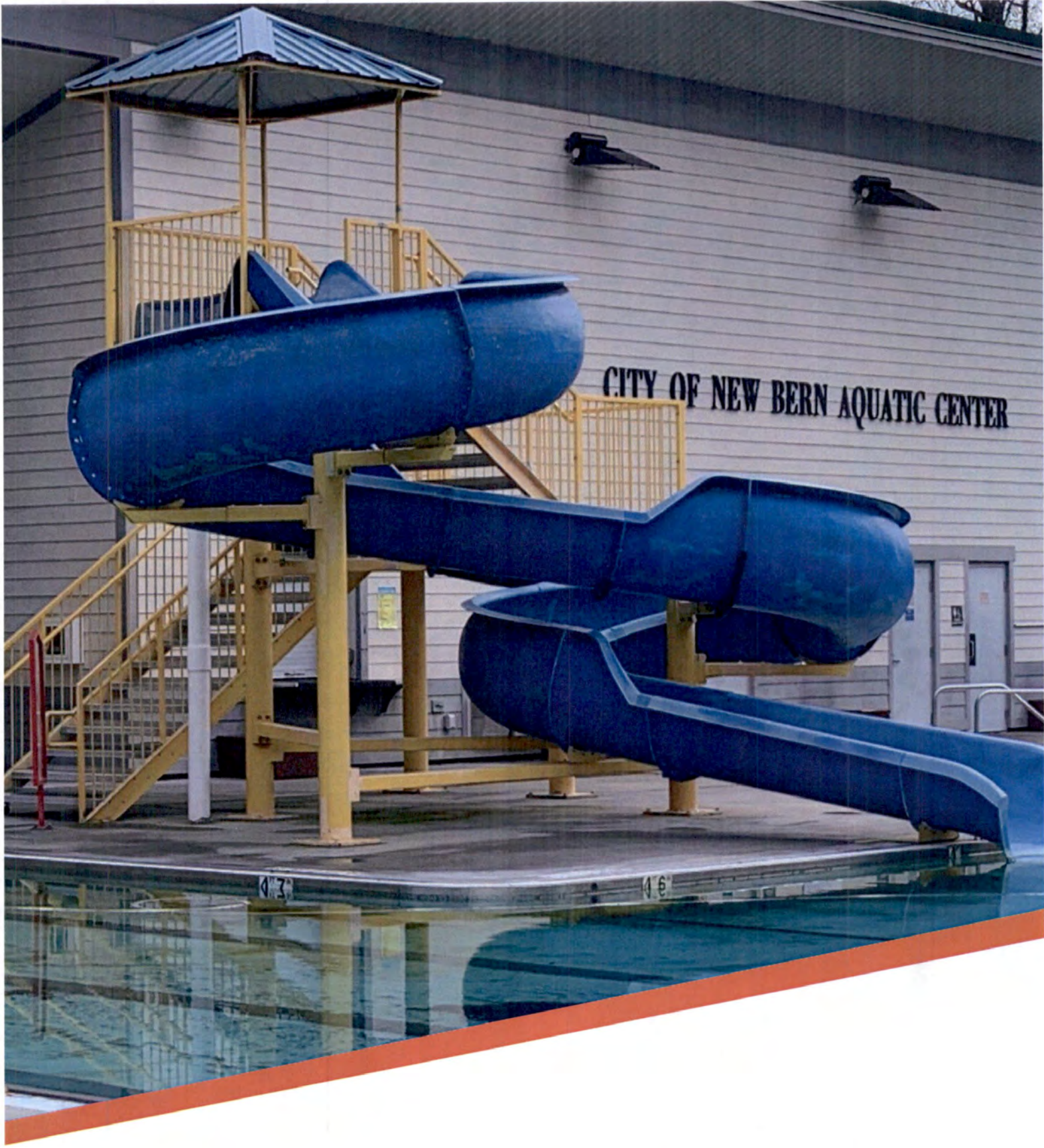
Continue making the critical pedestrian and bicycle connections between destination points that will allow for preservation of open space and offer an alternative mode of transportation.

These steps represent the core of the implementation strategy. As the individual policy recommendations and physical recommendations are addressed, they should each fit within one of these seven primary strategies.

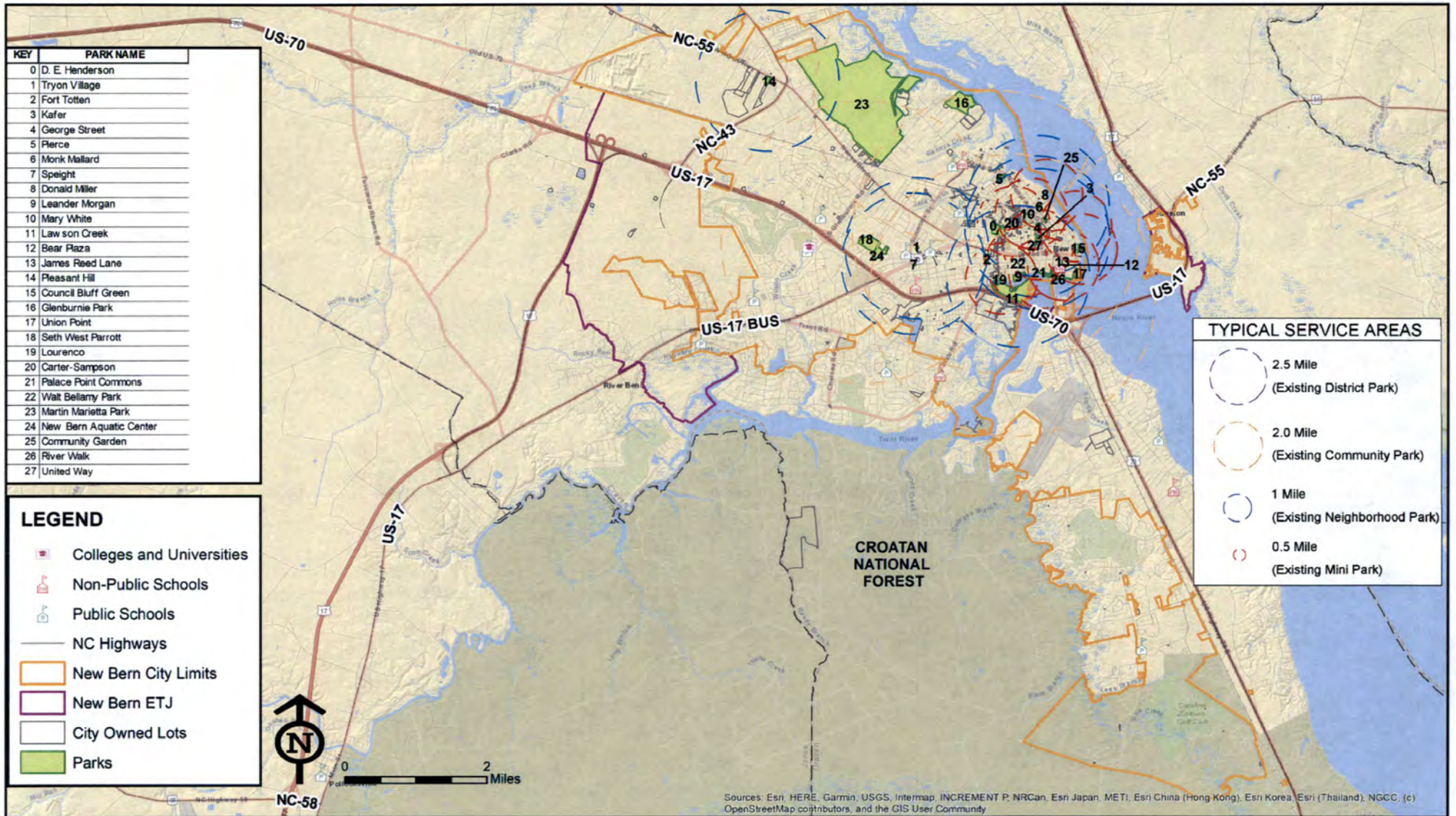
The City needs to ensure that facility planning is integrated with other regional planning efforts at the state and local levels, along with long-range and current land use, economic development, parks, environmental, and community planning. The following are mechanisms to achieve this action step:

1. Expand local capital improvements program for yearly appropriation for greenway and park development
2. Set aside money for future land acquisition, construction, and maintenance of parks and recreation facilities
3. Pursue and request pedestrian / bicycle projects to be added to NCDOT TIP
4. Pursue developing and expanding existing parks and new partnerships
5. Apply for PARTF grants and other related recreation grants for future parks and recreation projects
6. Seek other sources of revenue funding for parks and greenway improvements, such as including local assessment districts and developer exactions
7. Pursue funding from other sources listed in this section

In order to continue to fulfill this mission, New Bern has pursued planning as a way to improve the parks and recreation system throughout the City. This Comprehensive Parks and Recreation Master Plan has laid out a set of strategies for expanding and developing a safe, convenient, and usable park system. The plan has assessed the study area, analyzed the existing facilities, received and analyzed community input, reviewed recreation standards, developed recommendations, and provided strategies for implementing the plan. New Bern's Comprehensive Parks and Recreation Master Plan is a comprehensive guide to be used in the improvement and enhancement of the park system for the City.



09 | Appendices

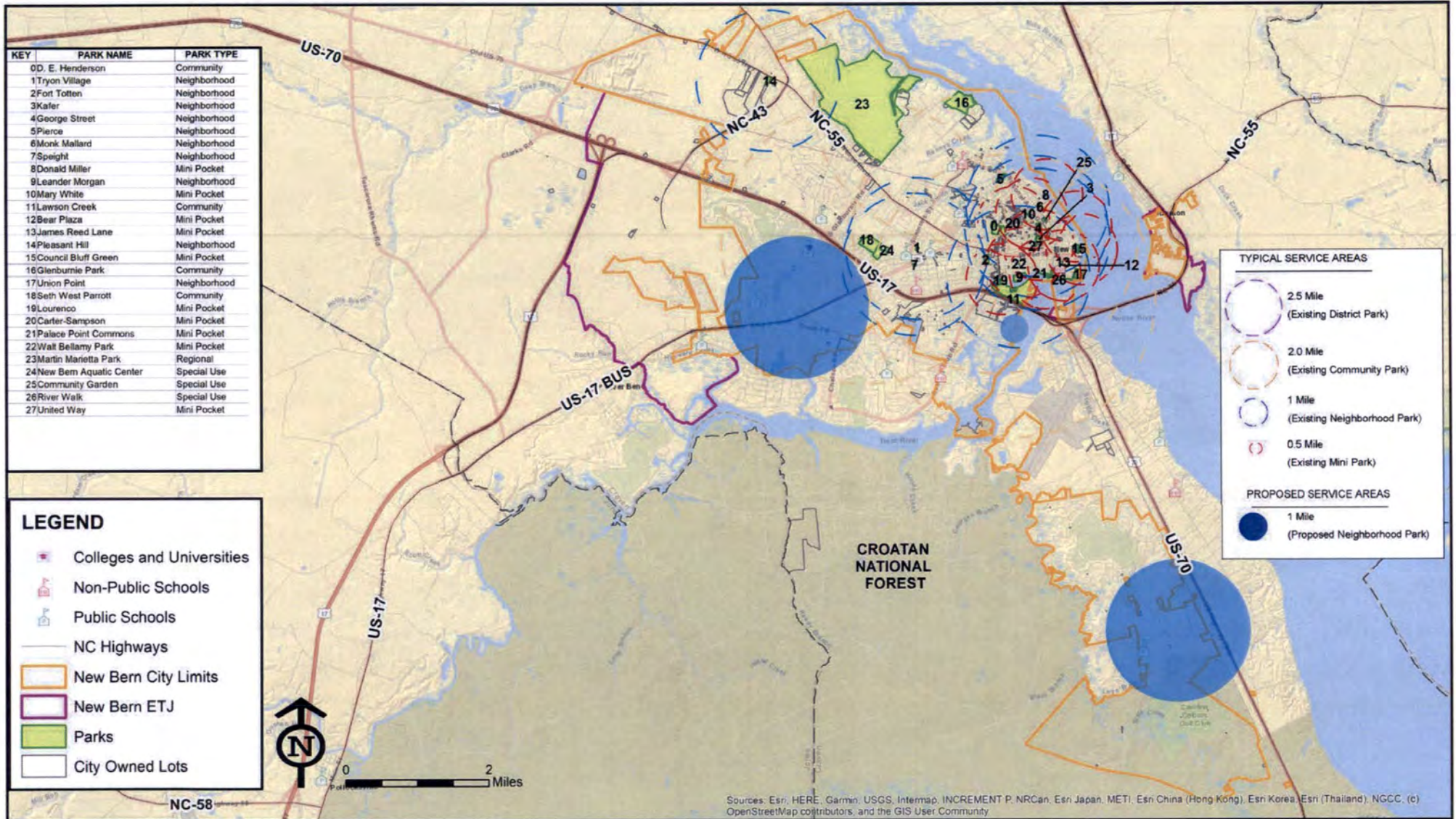


Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



City of New Bern Parks & Recreation Master Plan - Existing Service Areas





Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



City of New Bern Parks & Recreation Master Plan - Proposed Service Areas





NEW BERN



CITY OF NEW BERN

City of New Bern, Parks & Recreation Master Plan Public Survey

City of New Bern Parks & Recreation Master Plan Public Survey

1. Where do you live?

- Inside the City Limits of New Bern
- Outside the City Limits of New Bern
- Bridgeton
- Fairfield Harbour
- James City
- River Bend
- Trent Woods
- Other (please specify)

2. Please provide your gender:

- Female
- Male
- Other:

3. What is your race or ethnicity?

- Asian
- Black or African American
- Hispanic or Latino
- Middle Eastern or North African
- Multiracial or Multiethnic
- Native American or Alaska Native
- Native Hawaiian or other Pacific Islander
- White
- Another race or ethnicity, please describe below

Self-describe below:

4. What is your age?

- 17 and under
- 18 to 24
- 25 to 34
- 35 to 44
- 45 to 54
- 55 to 64
- 65 to 74
- 75 or older

5. Select the number of persons in your household including yourself who are in the age brackets below:

	1	2	3	4	5	6
5 and under	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6-9 years old	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10-14 years old	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15-19 years old	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
20-35 years old	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
36-45 years old	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
46-60 years old	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
61-70 years old	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
71 and up	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6. What is the greatest barrier to your household's regular use of public parks or recreational facilities?

- Not enough time
- Distance (Too far)
- Expense (Too costly)
- Facility or program not offered
- Physical health limitations
- Lack of transportation to and from a facility

Other, please describe

7. Within the last year have you traveled out of the City of New Bern to use a recreation facility or program?

- Yes
- No

If so, what facility?

8. Check below how frequently you or others in your household have visited the following facilities in the past year.

	Regularly	Occasionally	Rarely	Never
Bear Plaza	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Carter-Sampson Park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Council Bluff Green	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Craven County Parks	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
D.E. Henderson Park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Donald Miller Park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Fort Totten Park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
George Street Park & Splash Pad	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Glenburnie Park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
408 Hancock (Rental space)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Henderson Park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
James Reed Lane Park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Kafer Park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Kidsville 2.0 (@ Seth West Parrott Park)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Lawson Creek Park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Leander Morgan Park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Lourenco Park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Martin Marietta Park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mary White Park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Monk Mallard Park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
New Bern Aquatic Center	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
North Carolina State Parks	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Palace Point Commons	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Pierce Park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Pleasant Hill Park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Seth West Parrott Park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Speight Park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Tryon Village	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Union Point Park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
United Way Park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Walt Bellamy Park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
West New Bern Recreation Center (@ Seth West Parrott Park)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other

9. Overall, how would you rate the existing parks?

	Excellent	Good	Fair	Poor	Don't Know
Bear Plaza	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Please feel free to describe any improvements for this facility in the space provided.					
<input type="text"/>					
Carter-Sampson Park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Please feel free to describe any improvements for this facility in the space provided.					
<input type="text"/>					
Council Bluff Green	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Please feel free to describe any improvements for this facility in the space provided.					

Craven County Parks

Please feel free to describe any improvements for this facility in the space provided.

D.E. Henderson Park

Please feel free to describe any improvements for this facility in the space provided.

Donald Miller Park

Please feel free to describe any improvements for this facility in the space provided.

Fort Totten Park

Please feel free to describe any improvements for this facility in the space provided.

George Street Park & Splash Pad

Please feel free to describe any improvements for this facility in the space provided.

Glenburnie Park

Please feel free to describe any improvements for this facility in the space provided.

408 Hancock (Rental Space)

Please feel free to describe any improvements for this facility in the space provided.

Henderson Park

Please feel free to describe any improvements for this facility in the space provided.

James Reed Lane Park

Please feel free to describe any improvements for this facility in the space provided.

Kafer Park

Please feel free to describe any improvements for this facility in the space provided.

Kidsville 2.0 (@ Seth West Parrot Park)

Please feel free to describe any improvements for this facility in the space provided.

Lawson Creek Park

Please feel free to describe any improvements for this facility in the space provided.

Leander Morgan
Park

Please feel free to describe any improvements for this facility in the space provided.

Lourenco Park

Please feel free to describe any improvements for this facility in the space provided.

Martin Marietta
Park

Please feel free to describe any improvements for this facility in the space provided.

Mary White Park

Please feel free to describe any improvements for this facility in the space provided.

Monk Mallard Park

Please feel free to describe any improvements for this facility in the space provided.

New Bern Aquatic
Center

Please feel free to describe any improvements for this facility in the space provided.

North Carolina State
Parks

Please feel free to describe any improvements for this facility in the space provided.

Palace Point
Commons

Please feel free to describe any improvements for this facility in the space provided.

Pierce Park

Please feel free to describe any improvements for this facility in the space provided.

Pleasant Hill Park

Please feel free to describe any improvements for this facility in the space provided.

Seth West Parrott Park

Please feel free to describe any improvements for this facility in the space provided.

Speight Park

Please feel free to describe any improvements for this facility in the space provided.

Tryon Village

Please feel free to describe any improvements for this facility in the space provided.

Union Point Park

Please feel free to describe any improvements for this facility in the space provided.

United Way Park

Please feel free to describe any improvements for this facility in the space provided.

Walt Bellamy Park

Please feel free to describe any improvements for this facility in the space provided.

West New Bern
Recreation Center
(@ Seth West Parrott
Park)

Please feel free to describe any improvements for this facility in the space provided.

10. In which of the following recreation programs and special events would you or others in your household like to see offered in New Bern?

- 5K Run/Walks
- Outdoor Education
- Nature Programs
- Tai Chi & Fitness Classes
- Multi-purpose Open Space
- Seasonal Events (Christmas, Easter, Halloween, Spring/Fall, etc.)
- Other Festivals
- Senior Social Activities and Field Trips
- Concerts and Musical Performances
- Teen Activities
- Seasonal, Afterschool, or Day camps
- Art Classes
- History and Natural Sciences Talks
- Performances (Poetry, theatrical/plays, dance)

Other

11. The following is a list of recreation activities/facilities that could be offered at a public park or recreation facility. Rate the importance of each activity from most to least desired. Please consider other members of your household.

	Most Desired	Desired	Neutral	Not Desired	Least Desired
Jogging/Walking Trails	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Multi-purpose Field	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Bicycle Trails	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Skate Park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Splash Pad	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Bocce Courts	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Baseball/Softball Field	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Outdoor Basketball Court	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Community Center	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Canoe/Kayak Launch	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Boat Facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Fishing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Outdoor Swimming Pool	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Indoor Swimming Pool	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Tennis Court	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Open Space/Natural Areas	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Picnic Areas	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Pickleball	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Bike Pump Course	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Court Games (Cornhole, Horseshoe Pits, Shuffleboard, etc.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sand Volleyball Court	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Outdoor Playground	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Indoor Gymnasium	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Dog Park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Outdoor Performance Area	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Teen Center	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Fitness Facility	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Disc Golf	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Environmental Center	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Nature Trails	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Birding Blind	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Primitive Camping	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other (please specify)

12. Do you use any school or private facilities (YMCA, private fitness clubs) for recreation or leisure activities?

- Yes
- No

If so, which ones?

13. Would you favor or oppose expanding recreational opportunities in New Bern?

- Favor
- Oppose

14. What, if any, sources of funding are you willing to support in order to make improvements, build new facilities, and create programs? Check all that apply.

- Taxes
- Project Specific Bond Referendums (example: Future recreational facility)
- Grants
- Fee-in-lieu of Contribution (example: Land from new subdivision)
- Partnerships (Schools, organizations, state or local agencies)
- Contributions/Donations
- User/Registration Fees (Program fees)
- Special/General Purpose Foundations (example: Parks and Recreation Foundation)

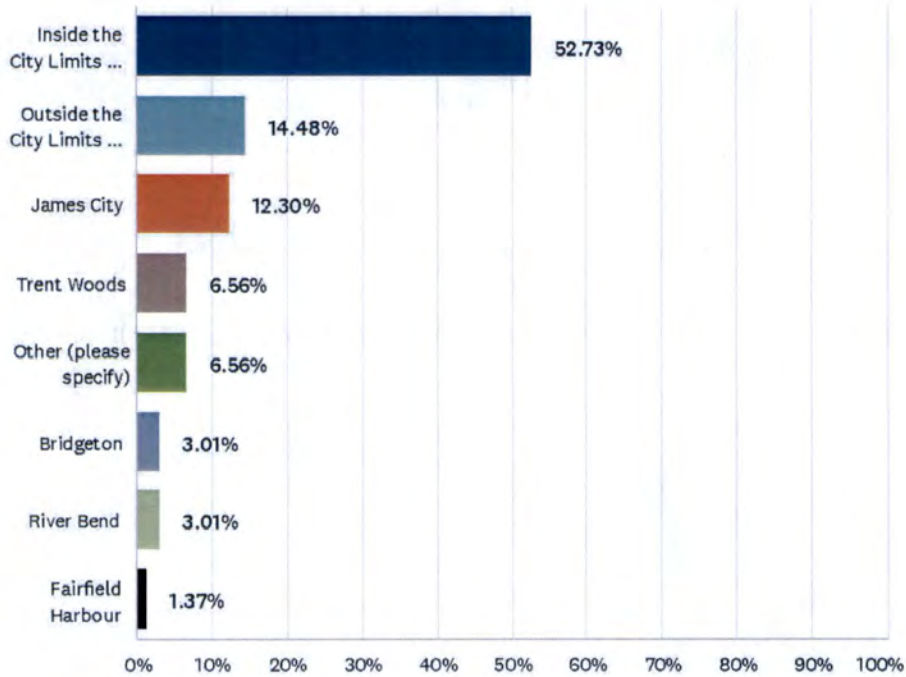
15. Would you be willing to pay a nominal fee to attend an event or use a special facility?

- Yes
- No

16. Additional Comments:

Q1 Where do you live?

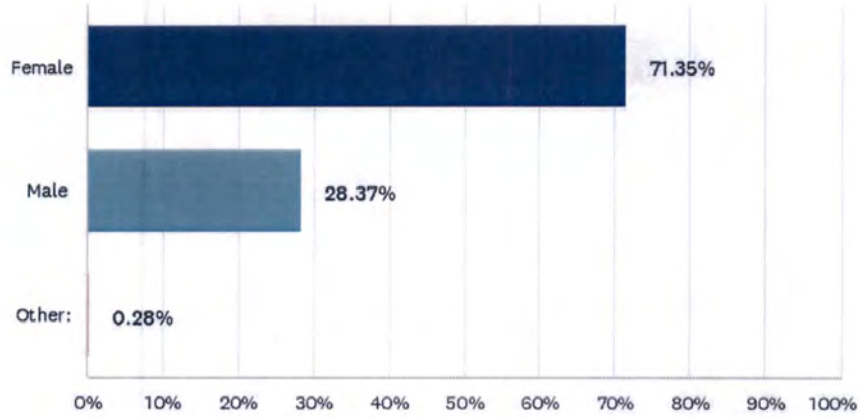
Answered: 366 Skipped: 1



ANSWER CHOICES	RESPONSES	
Inside the City Limits of New Bern	52.73%	193
Outside the City Limits of New Bern	14.48%	53
James City	12.30%	45
Trent Woods	6.56%	24
Other (please specify)	6.56%	24
Bridgeton	3.01%	11
River Bend	3.01%	11
Fairfield Harbour	1.37%	5
TOTAL		366

Q2 Please provide your gender:

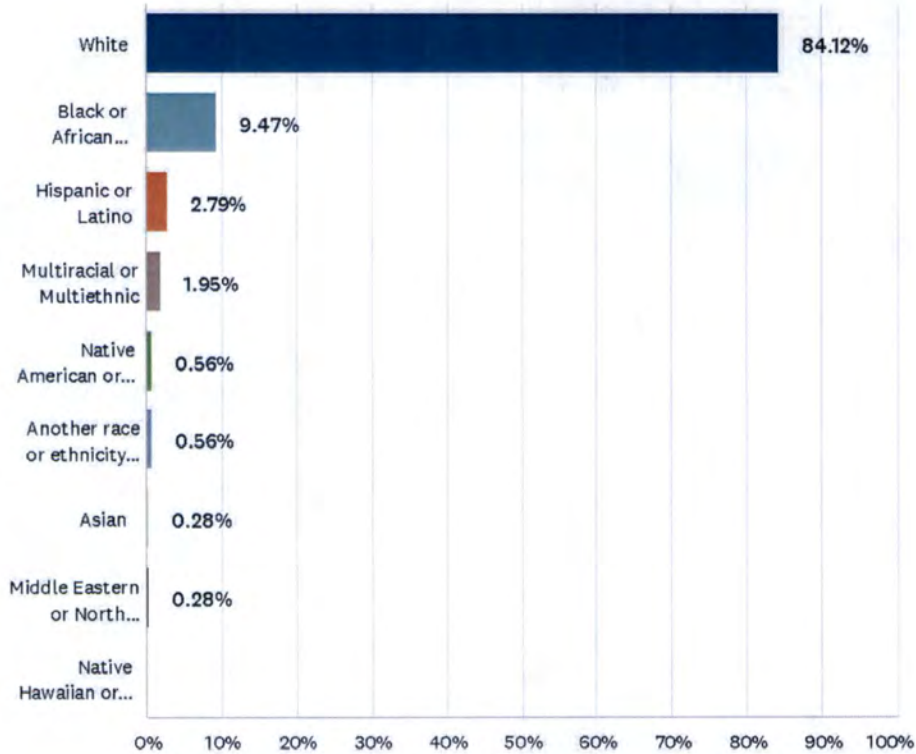
Answered: 363 Skipped: 4



ANSWER CHOICES	RESPONSES	
Female	71.35%	259
Male	28.37%	103
Other:	0.28%	1
TOTAL		363

Q3 What is your race or ethnicity?

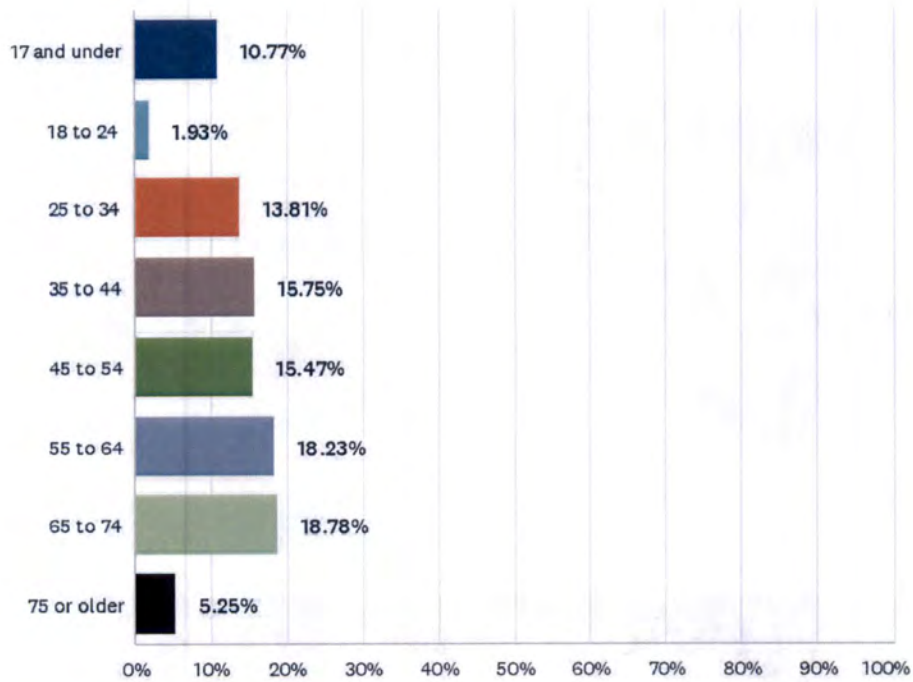
Answered: 359 Skipped: 8



ANSWER CHOICES	RESPONSES	
White	84.12%	302
Black or African American	9.47%	34
Hispanic or Latino	2.79%	10
Multiracial or Multiethnic	1.95%	7
Native American or Alaska Native	0.56%	2
Another race or ethnicity, please describe below	0.56%	2
Asian	0.28%	1
Middle Eastern or North African	0.28%	1
Native Hawaiian or other Pacific Islander	0.00%	0
TOTAL		359

Q4 What is your age?

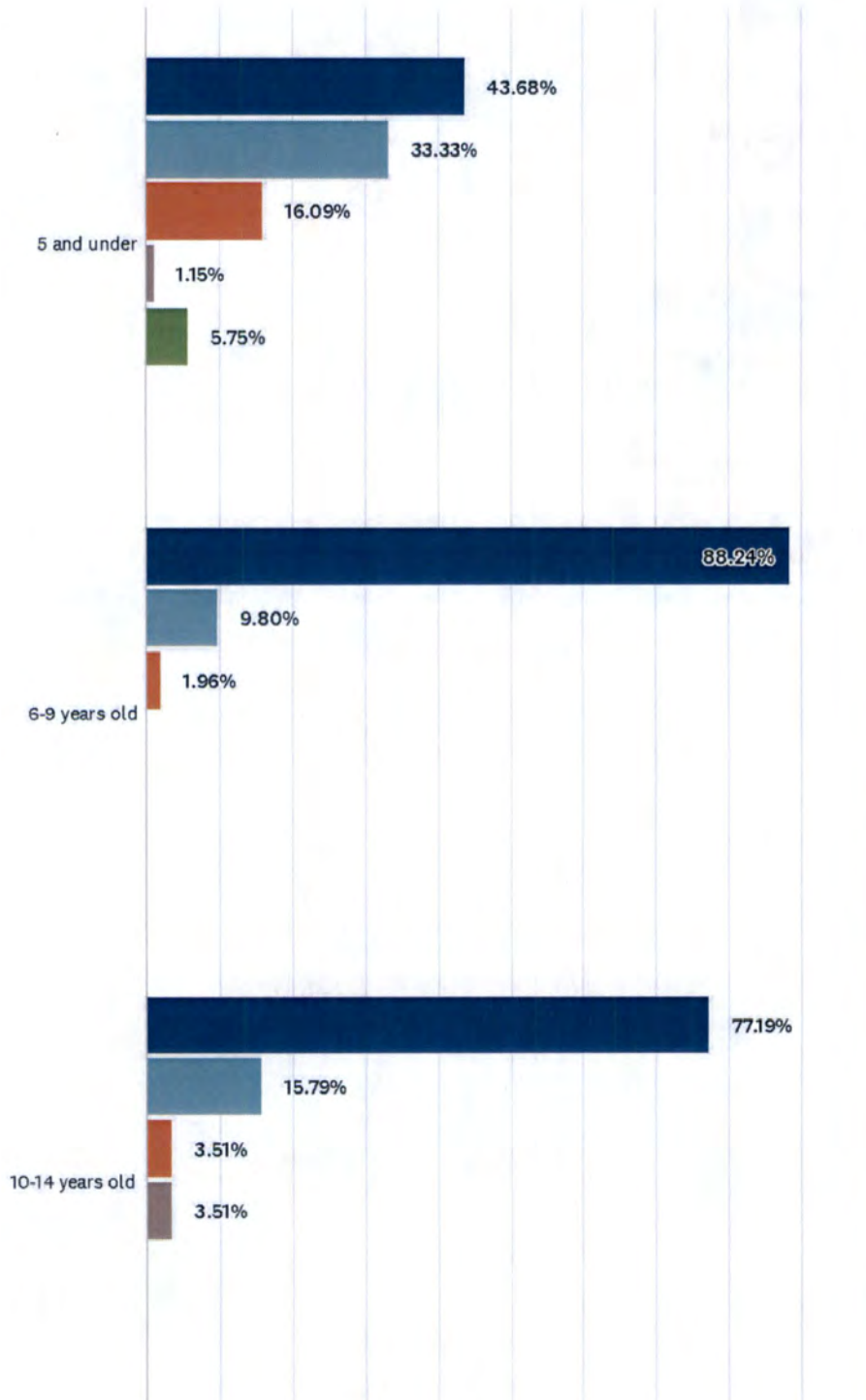
Answered: 362 Skipped: 5



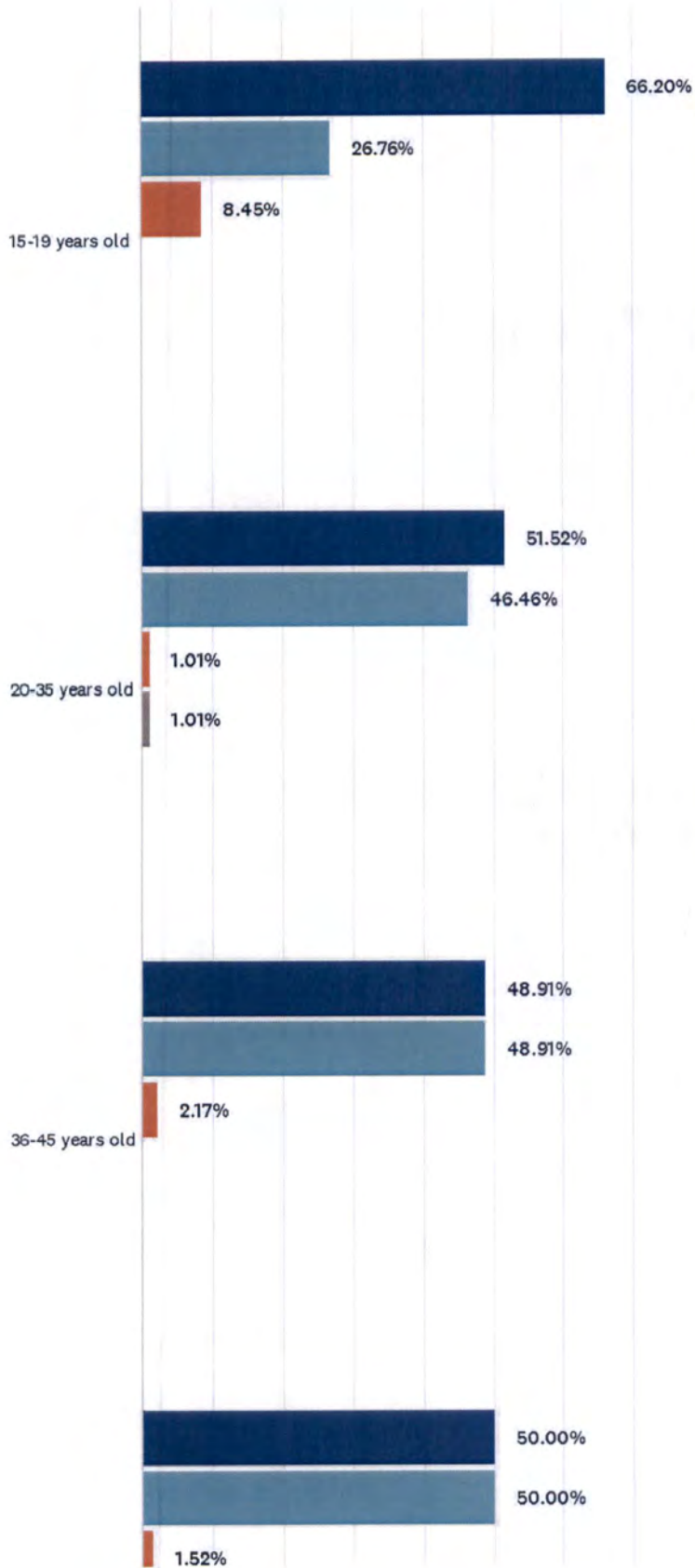
ANSWER CHOICES	RESPONSES	
17 and under	10.77%	39
18 to 24	1.93%	7
25 to 34	13.81%	50
35 to 44	15.75%	57
45 to 54	15.47%	56
55 to 64	18.23%	66
65 to 74	18.78%	68
75 or older	5.25%	19
TOTAL		362

Q5 Select the number of persons in your household including yourself who are in the age brackets below:

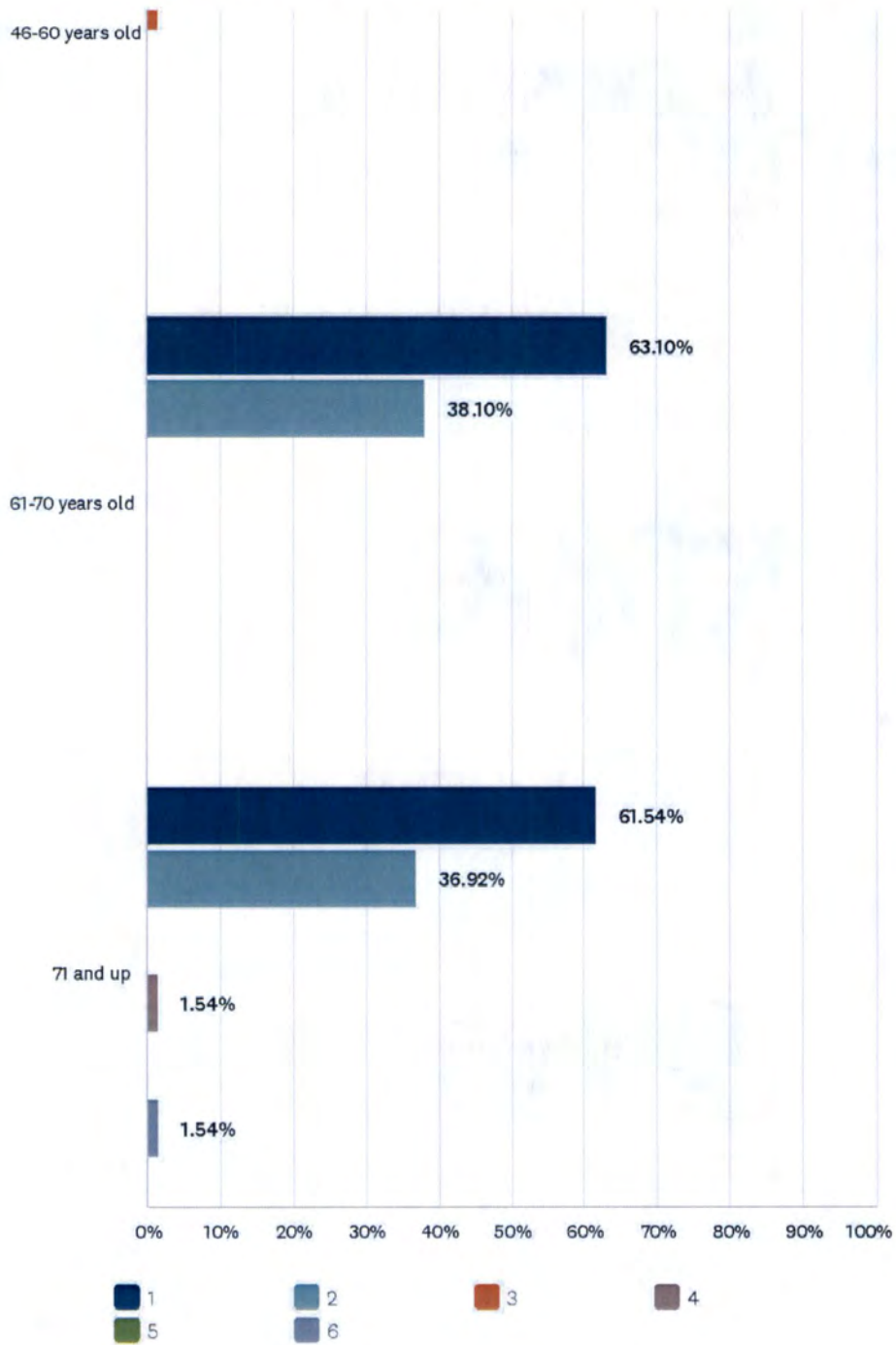
Answered: 360 Skipped: 7



City of New Bern, Parks & Recreation Master Plan Public Survey



City of New Bern, Parks & Recreation Master Plan Public Survey

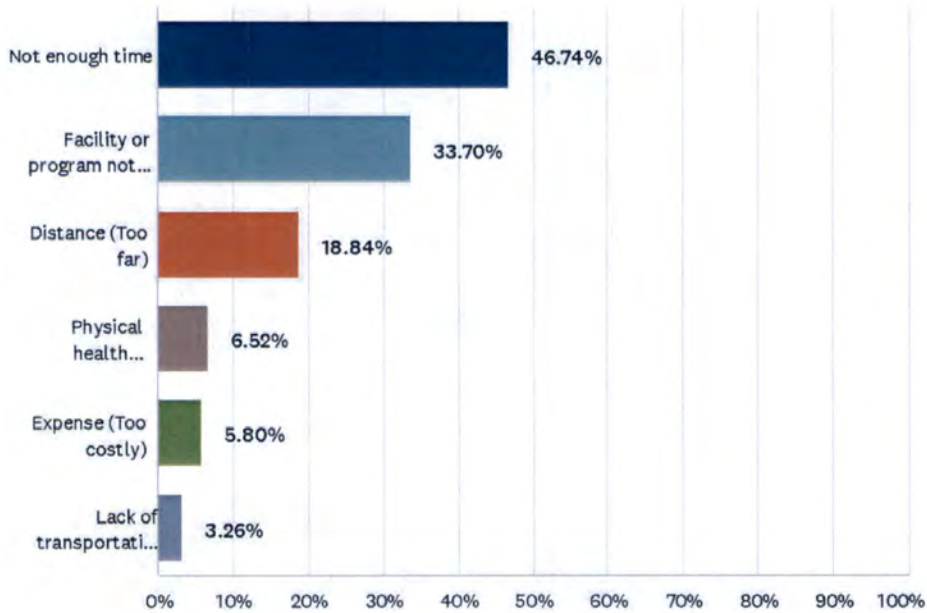


City of New Bern, Parks & Recreation Master Plan Public Survey

	1	2	3	4	5	6	TOTAL RESPONDENTS
5 and under	43.68% 38	33.33% 29	16.09% 14	1.15% 1	5.75% 5	0.00% 0	87
6-9 years old	88.24% 45	9.80% 5	1.96% 1	0.00% 0	0.00% 0	0.00% 0	51
10-14 years old	77.19% 44	15.79% 9	3.51% 2	3.51% 2	0.00% 0	0.00% 0	57
15-19 years old	66.20% 47	26.76% 19	8.45% 6	0.00% 0	0.00% 0	0.00% 0	71
20-35 years old	51.52% 51	46.46% 46	1.01% 1	1.01% 1	0.00% 0	0.00% 0	99
36-45 years old	48.91% 45	48.91% 45	2.17% 2	0.00% 0	0.00% 0	0.00% 0	92
46-60 years old	50.00% 66	50.00% 66	1.52% 2	0.00% 0	0.00% 0	0.00% 0	132
61-70 years old	63.10% 53	38.10% 32	0.00% 0	0.00% 0	0.00% 0	0.00% 0	84
71 and up	61.54% 40	36.92% 24	0.00% 0	1.54% 1	0.00% 0	1.54% 1	65

Q6 What is the greatest barrier to your household's regular use of public parks or recreational facilities?

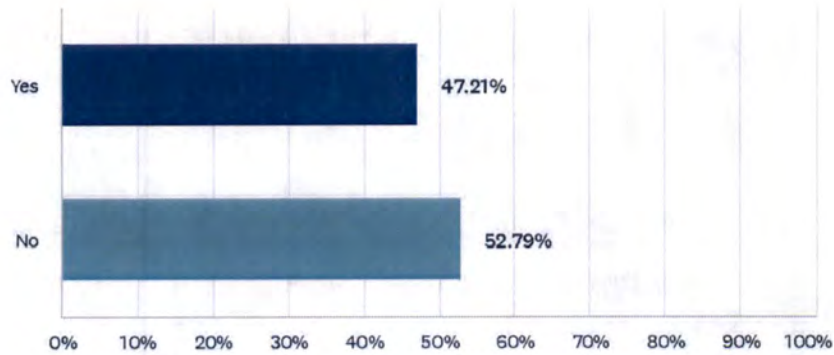
Answered: 276 Skipped: 91



ANSWER CHOICES	RESPONSES	
Not enough time	46.74%	129
Facility or program not offered	33.70%	93
Distance (Too far)	18.84%	52
Physical health limitations	6.52%	18
Expense (Too costly)	5.80%	16
Lack of transportation to and from a facility	3.26%	9
Total Respondents: 276		

Q7 Within the last year have you traveled out of the City of New Bern to use a recreation facility or program?

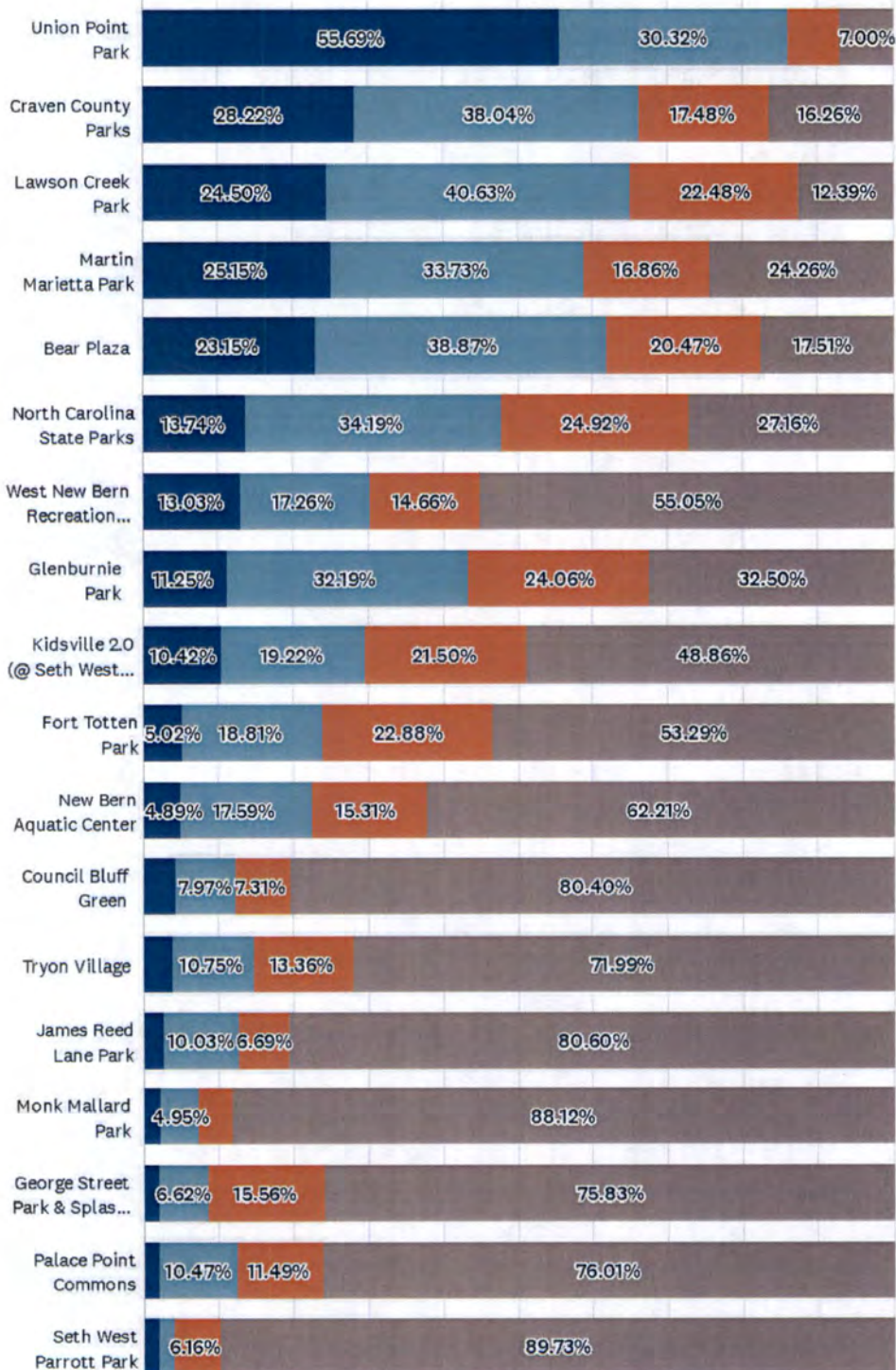
Answered: 358 Skipped: 9



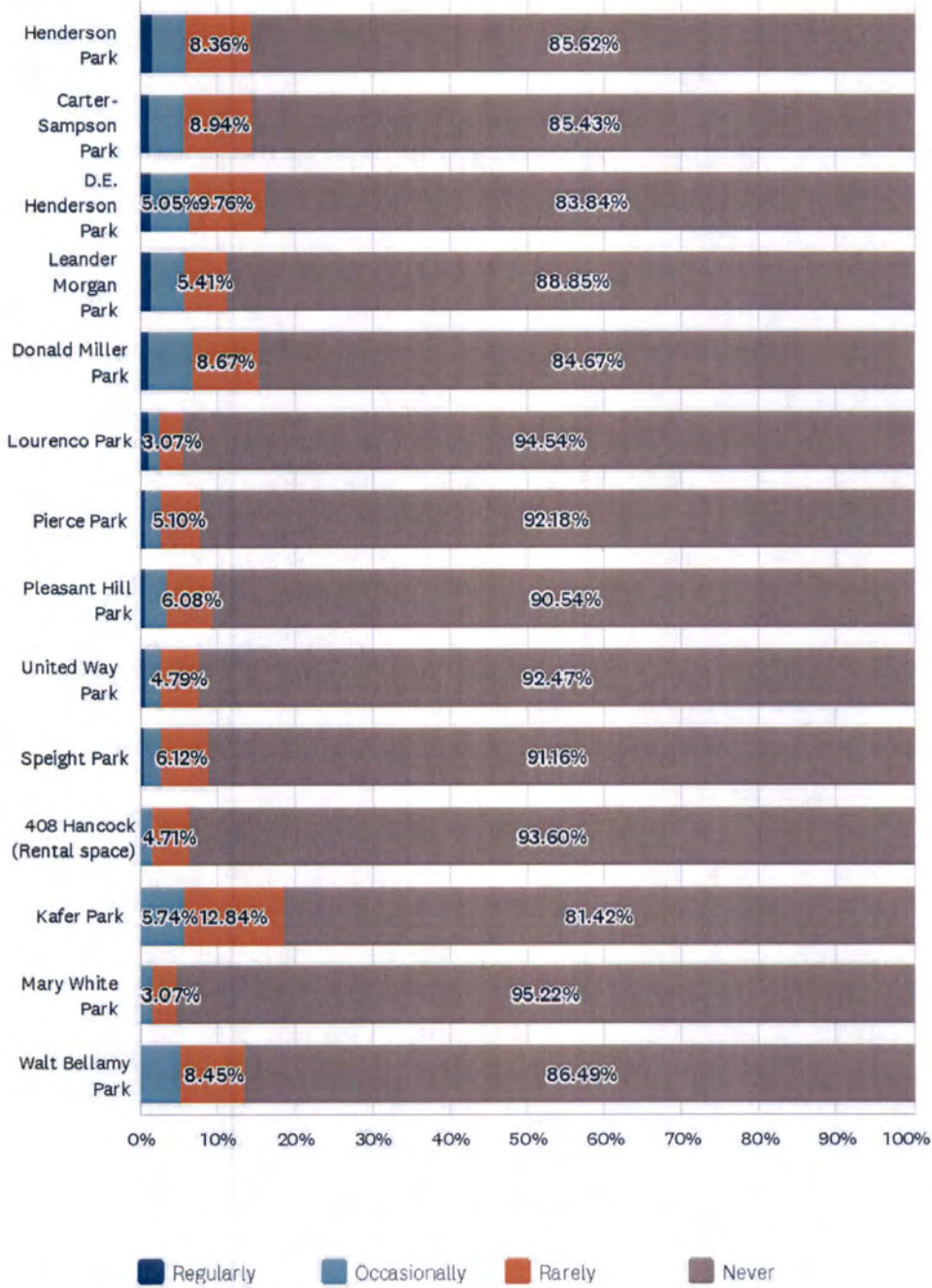
ANSWER CHOICES	RESPONSES	
Yes	47.21%	169
No	52.79%	189
Total Respondents: 358		

Q8 Check below how frequently you or others in your household have visited the following facilities in the past year.

Answered: 363 Skipped: 4



City of New Bern, Parks & Recreation Master Plan Public Survey



City of New Bern, Parks & Recreation Master Plan Public Survey

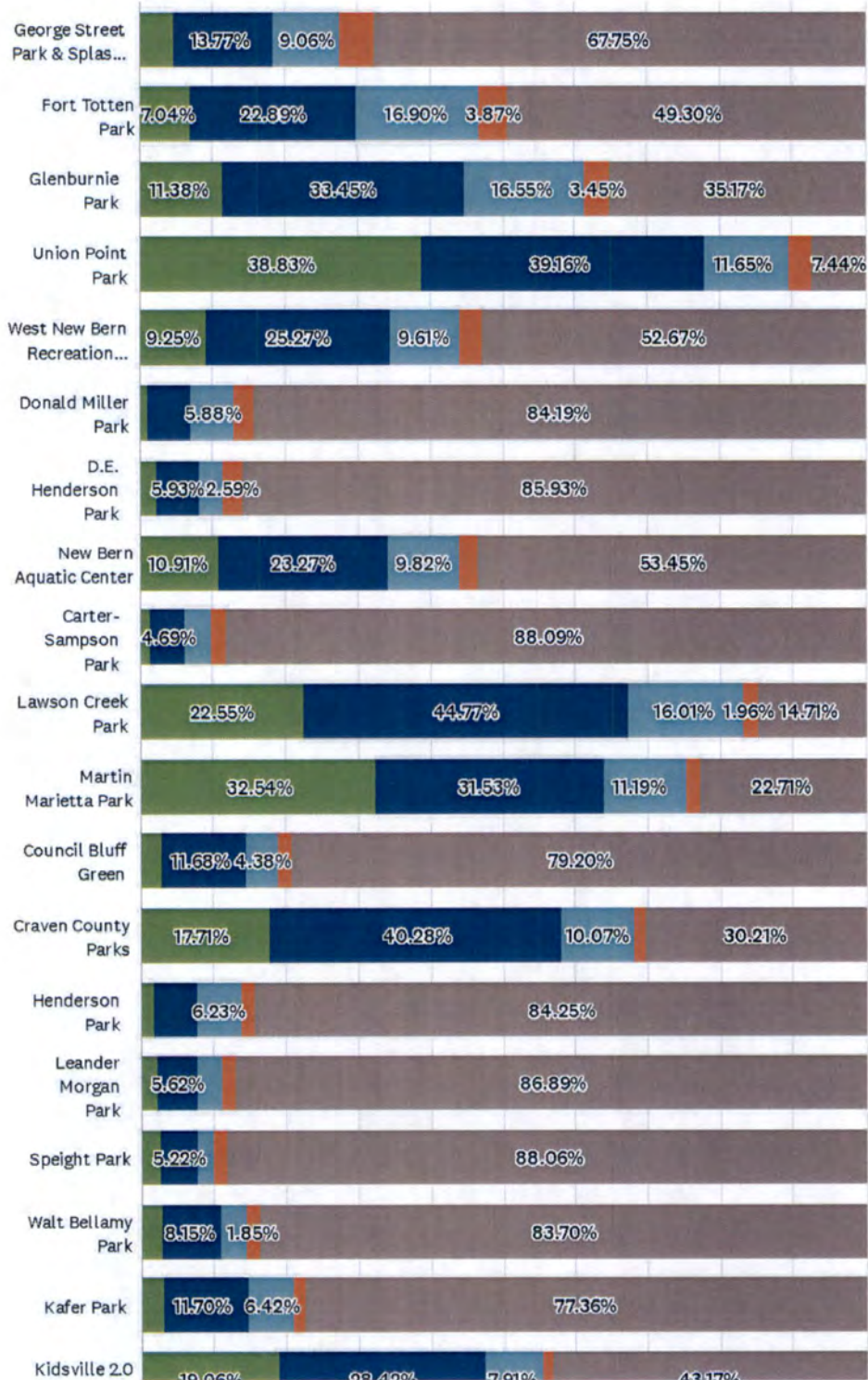
	REGULARLY	OCCASIONALLY	RARELY	NEVER	TOTAL	WEIGHTED AVERAGE
Union Point Park	55.69% 191	30.32% 104	7.00% 24	7.00% 24	343	1.65
Craven County Parks	28.22% 92	38.04% 124	17.48% 57	16.26% 53	326	2.22
Lawson Creek Park	24.50% 85	40.63% 141	22.48% 78	12.39% 43	347	2.23
Martin Marietta Park	25.15% 85	33.73% 114	16.86% 57	24.26% 82	338	2.40
Bear Plaza	23.15% 78	38.87% 131	20.47% 69	17.51% 59	337	2.32
North Carolina State Parks	13.74% 43	34.19% 107	24.92% 78	27.16% 85	313	2.65
West New Bern Recreation Center (@ Seth West Parrott Park)	13.03% 40	17.26% 53	14.66% 45	55.05% 169	307	3.12
Glenburnie Park	11.25% 36	32.19% 103	24.06% 77	32.50% 104	320	2.78
Kidsville 2.0 (@ Seth West Parrott Park)	10.42% 32	19.22% 59	21.50% 66	48.86% 150	307	3.09
Fort Totten Park	5.02% 16	18.81% 60	22.88% 73	53.29% 170	319	3.24
New Bern Aquatic Center	4.89% 15	17.59% 54	15.31% 47	62.21% 191	307	3.35
Council Bluff Green	4.32% 13	7.97% 24	7.31% 22	80.40% 242	301	3.64
Tryon Village	3.91% 12	10.75% 33	13.36% 41	71.99% 221	307	3.53
James Reed Lane Park	2.68% 8	10.03% 30	6.69% 20	80.60% 241	299	3.65
Monk Mallard Park	2.31% 7	4.95% 15	4.62% 14	88.12% 267	303	3.79
George Street Park & Splash Pad	1.99% 6	6.62% 20	15.56% 47	75.83% 229	302	3.65
Palace Point Commons	2.03% 6	10.47% 31	11.49% 34	76.01% 225	296	3.61
Seth West Parrott Park	2.05% 6	2.05% 6	6.16% 18	89.73% 262	292	3.84
Henderson Park	1.67% 5	4.35% 13	8.36% 25	85.62% 256	299	3.78
Carter-Sampson Park	1.32% 4	4.30% 13	8.94% 27	85.43% 258	302	3.78
D.E. Henderson Park	1.35% 4	5.05% 15	9.76% 29	83.84% 249	297	3.76
Leander Morgan Park	1.35% 4	4.39% 13	5.41% 16	88.85% 263	296	3.82
Donald Miller Park	1.00% 3	5.67% 17	8.67% 26	84.67% 254	300	3.77

City of New Bern, Parks & Recreation Master Plan Public Survey

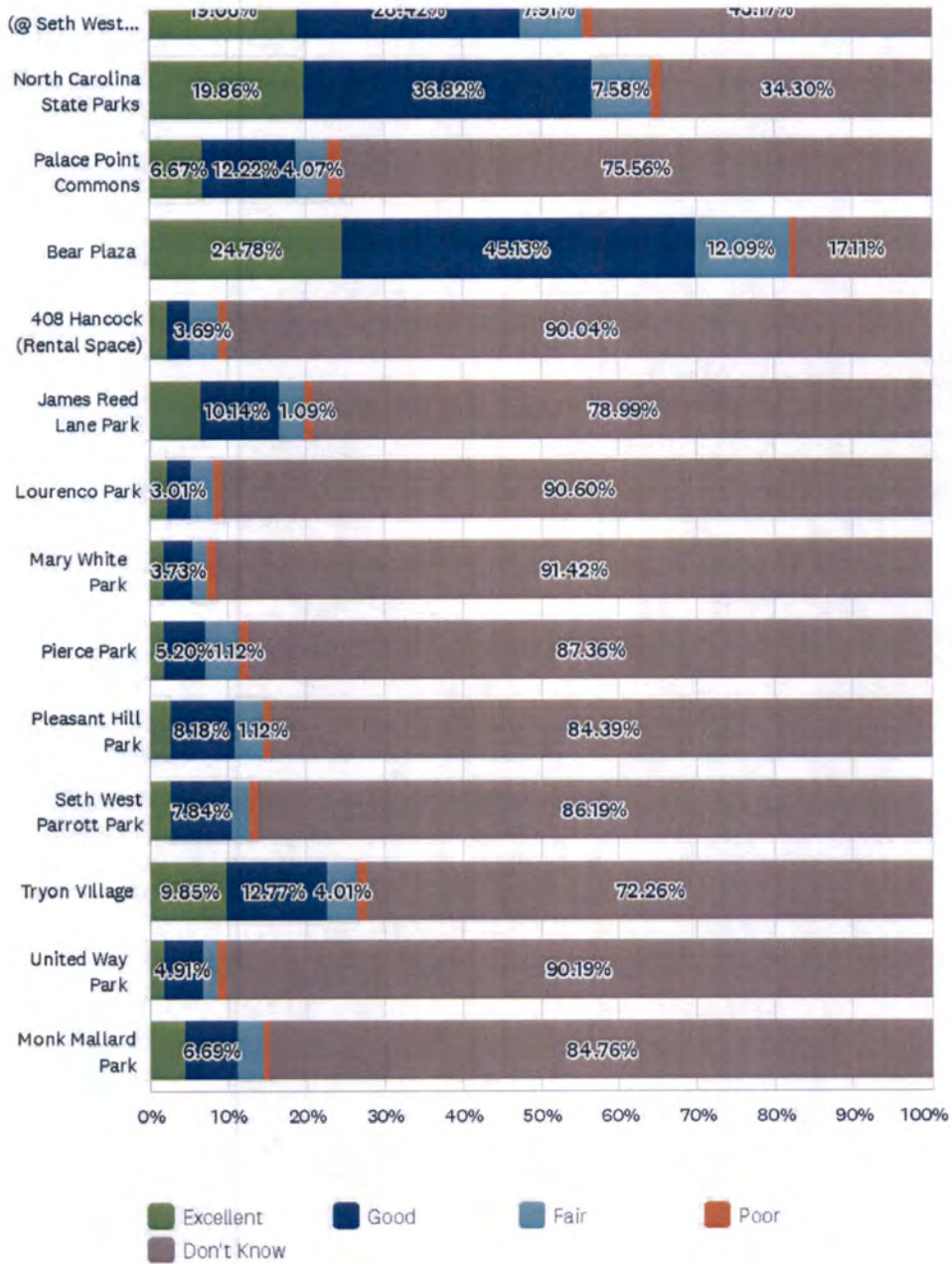
Lourenco Park	1.02% 3	1.37% 4	3.07% 9	94.54% 277	293	3.91
Pierce Park	0.68% 2	2.04% 6	5.10% 15	92.18% 271	294	3.89
Pleasant Hill Park	0.68% 2	2.70% 8	6.08% 18	90.54% 268	296	3.86
United Way Park	0.68% 2	2.05% 6	4.79% 14	92.47% 270	292	3.89
Speight Park	0.34% 1	2.38% 7	6.12% 18	91.16% 268	294	3.88
408 Hancock (Rental space)	0.00% 0	1.68% 5	4.71% 14	93.60% 278	297	3.92
Kafer Park	0.00% 0	5.74% 17	12.84% 38	81.42% 241	296	3.76
Mary White Park	0.00% 0	1.71% 5	3.07% 9	95.22% 279	293	3.94
Walt Bellamy Park	0.00% 0	5.07% 15	8.45% 25	86.49% 256	296	3.81

Q9 Overall, how would you rate the existing parks?

Answered: 355 Skipped: 12



City of New Bern, Parks & Recreation Master Plan Public Survey



City of New Bern, Parks & Recreation Master Plan Public Survey

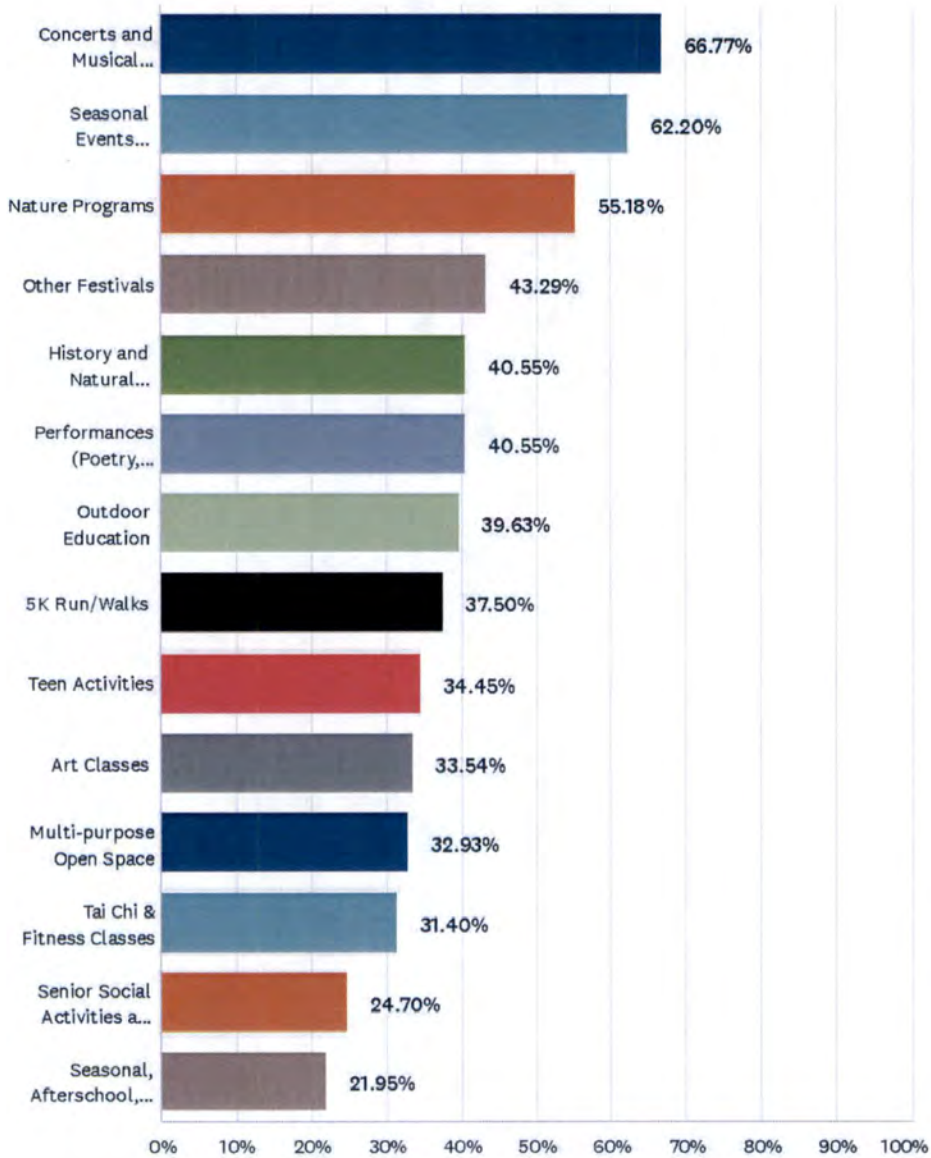
	EXCELLENT	GOOD	FAIR	POOR	DON'T KNOW	TOTAL	WEIGHTED AVERAGE
George Street Park & Splash Pad	4.71% 13	13.77% 38	9.06% 25	4.71% 13	67.75% 187	276	2.43
Fort Totten Park	7.04% 20	22.89% 65	16.90% 48	3.87% 11	49.30% 140	284	2.35
Glenburnie Park	11.38% 33	33.45% 97	16.55% 48	3.45% 10	35.17% 102	290	2.19
Union Point Park	38.83% 120	39.16% 121	11.65% 36	2.91% 9	7.44% 23	309	1.77
West New Bern Recreation Center (@ Seth West Parrott Park)	9.25% 26	25.27% 71	9.61% 27	3.20% 9	52.67% 148	281	2.14
Donald Miller Park	1.10% 3	5.88% 16	5.88% 16	2.94% 8	84.19% 229	272	2.67
D.E. Henderson Park	2.22% 6	5.93% 16	3.33% 9	2.59% 7	85.93% 232	270	2.45
New Bern Aquatic Center	10.91% 30	23.27% 64	9.82% 27	2.55% 7	53.45% 147	275	2.09
Carter-Sampson Park	1.44% 4	4.69% 13	3.61% 10	2.17% 6	88.09% 244	277	2.55
Lawson Creek Park	22.55% 69	44.77% 137	16.01% 49	1.96% 6	14.71% 45	306	1.97
Martin Marietta Park	32.54% 96	31.53% 93	11.19% 33	2.03% 6	22.71% 67	295	1.78
Council Bluff Green	2.92% 8	11.68% 32	4.38% 12	1.82% 5	79.20% 217	274	2.25
Craven County Parks	17.71% 51	40.28% 116	10.07% 29	1.74% 5	30.21% 87	288	1.94
Henderson Park	1.83% 5	5.86% 16	6.23% 17	1.83% 5	84.25% 230	273	2.51
Leander Morgan Park	2.25% 6	5.62% 15	3.37% 9	1.87% 5	86.89% 232	267	2.37
Speight Park	2.61% 7	5.22% 14	2.24% 6	1.87% 5	88.06% 236	268	2.28
Walt Bellamy Park	2.96% 8	8.15% 22	3.33% 9	1.85% 5	83.70% 226	270	2.25
Kafer Park	3.02% 8	11.70% 31	6.42% 17	1.51% 4	77.36% 205	265	2.28
Kidsville 2.0 (@ Seth West Parrot Park)	19.06% 53	28.42% 79	7.91% 22	1.44% 4	43.17% 120	278	1.85
North Carolina State Parks	19.86% 55	36.82% 102	7.58% 21	1.44% 4	34.30% 95	277	1.86
Palace Point Commons	6.67% 18	12.22% 33	4.07% 11	1.48% 4	75.56% 204	270	2.02
Bear Plaza	24.78% 84	45.13% 153	12.09% 41	0.88% 3	17.11% 58	339	1.87
408 Hancock (Rental Space)	2.21% 6	2.95% 8	3.69% 10	1.11% 3	90.04% 244	271	2.37

City of New Bern, Parks & Recreation Master Plan Public Survey

James Reed Lane Park	6.52% 18	10.14% 28	3.26% 9	1.09% 3	78.99% 218	276	1.95
Lourenco Park	2.26% 6	3.01% 8	3.01% 8	1.13% 3	90.60% 241	266	2.32
Mary White Park	1.87% 5	3.73% 10	1.87% 5	1.12% 3	91.42% 245	268	2.26
Pierce Park	1.86% 5	5.20% 14	4.46% 12	1.12% 3	87.36% 235	269	2.38
Pleasant Hill Park	2.60% 7	8.18% 22	3.72% 10	1.12% 3	84.39% 227	269	2.21
Seth West Parrott Park	2.61% 7	7.84% 21	2.24% 6	1.12% 3	86.19% 231	268	2.14
Tryon Village	9.85% 27	12.77% 35	4.01% 11	1.09% 3	72.26% 198	274	1.87
United Way Park	1.89% 5	4.91% 13	1.89% 5	1.13% 3	90.19% 239	265	2.23
Monk Mallard Park	4.46% 12	6.69% 18	3.35% 9	0.74% 2	84.76% 228	269	2.02

Q10 In which of the following recreation programs and special events would you or others in your household like to see offered in New Bern?

Answered: 328 Skipped: 39

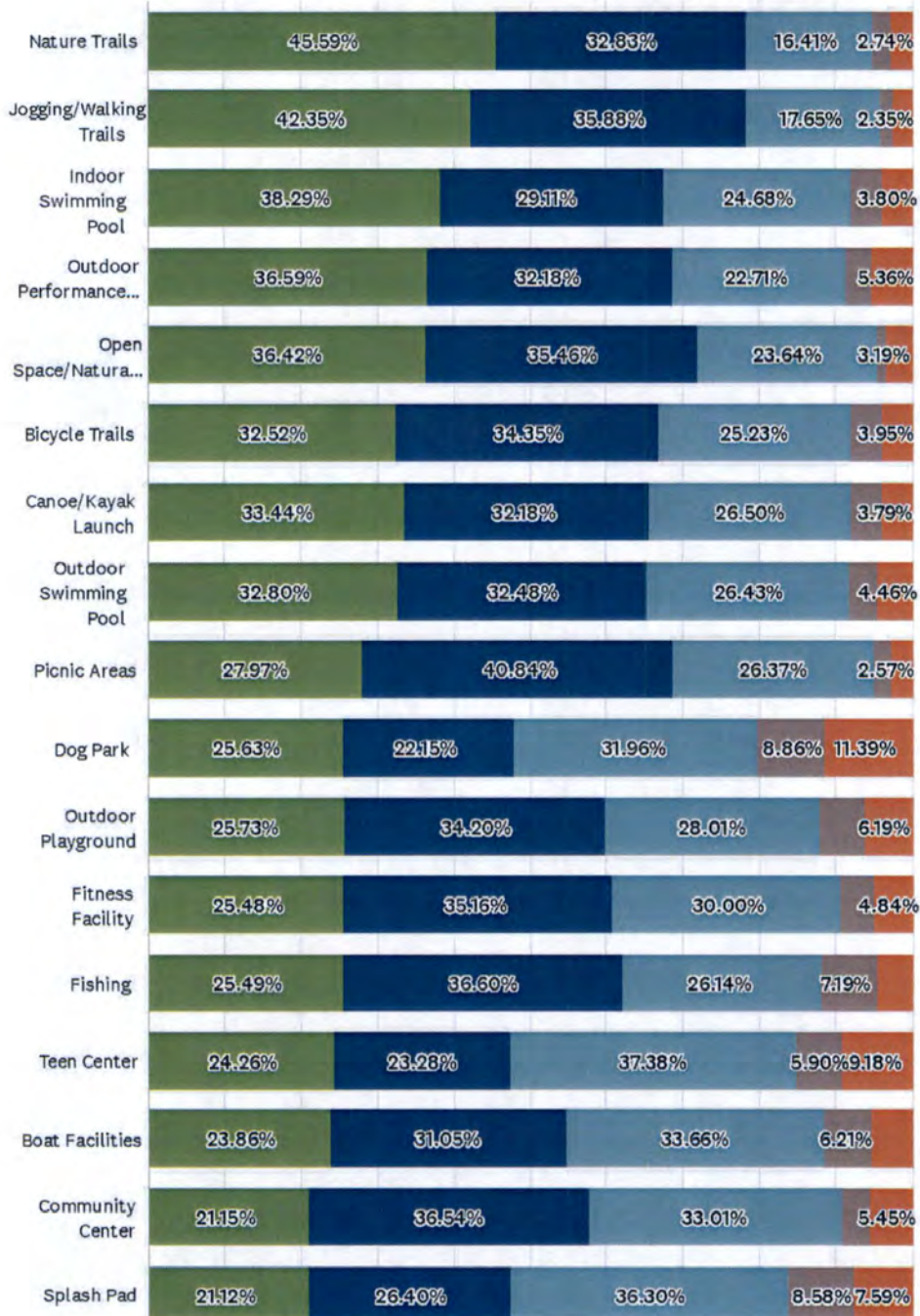


City of New Bern, Parks & Recreation Master Plan Public Survey

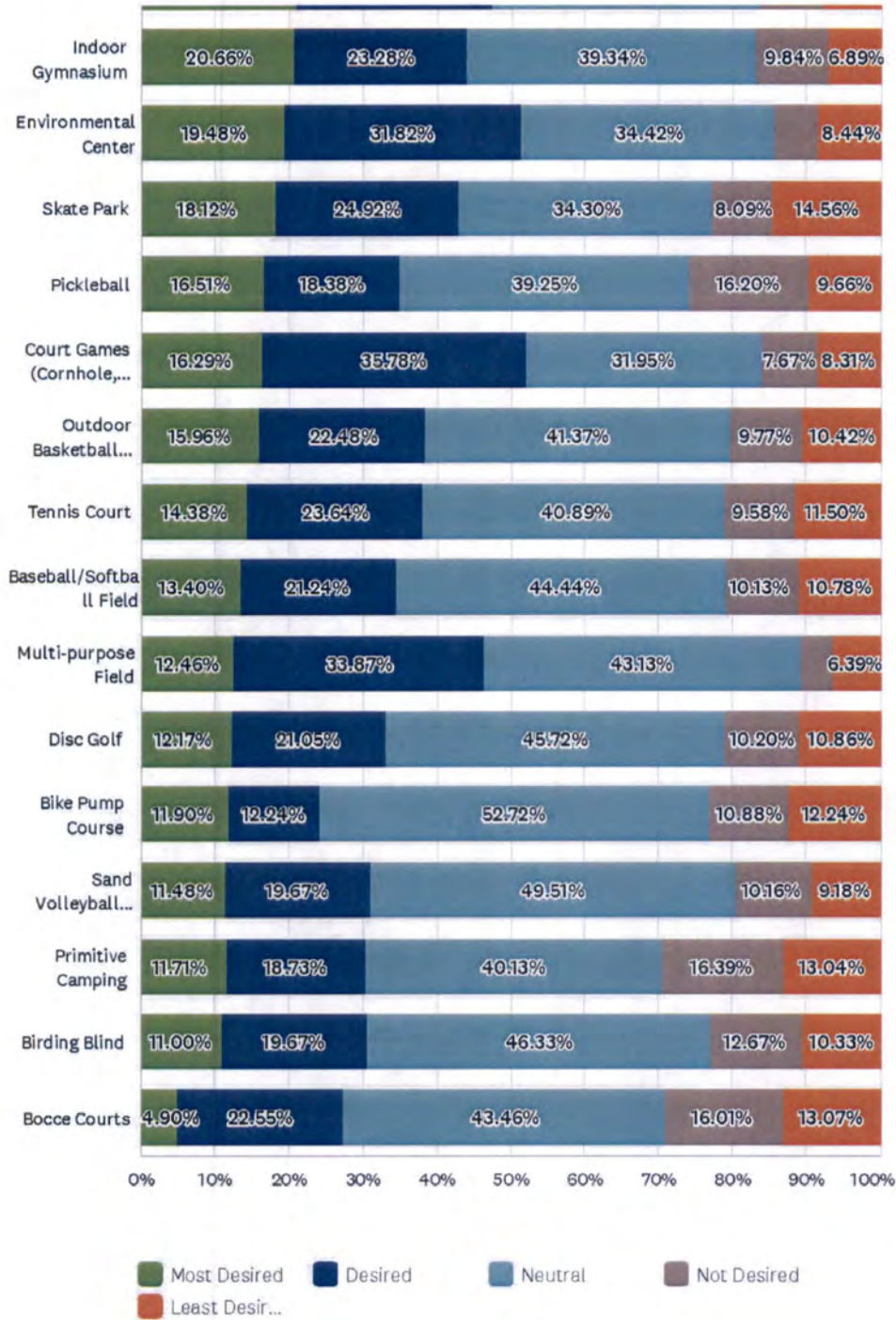
ANSWER CHOICES	RESPONSES	
Concerts and Musical Performances	66.77%	219
Seasonal Events (Christmas, Easter, Halloween, Spring/Fall, etc.)	62.20%	204
Nature Programs	55.18%	181
Other Festivals	43.29%	142
History and Natural Sciences Talks	40.55%	133
Performances (Poetry, theatrical/plays, dance)	40.55%	133
Outdoor Education	39.63%	130
5K Run/Walks	37.50%	123
Teen Activities	34.45%	113
Art Classes	33.54%	110
Multi-purpose Open Space	32.93%	108
Tai Chi & Fitness Classes	31.40%	103
Senior Social Activities and Field Trips	24.70%	81
Seasonal, Afterschool, or Day camps	21.95%	72
Total Respondents: 328		

Q11 The following is a list of recreation activities/facilities that could be offered at a public park or recreation facility. Rate the importance of each activity from most to least desired. Please consider other members of your household.

Answered: 357 Skipped: 10



City of New Bern, Parks & Recreation Master Plan Public Survey



City of New Bern, Parks & Recreation Master Plan Public Survey

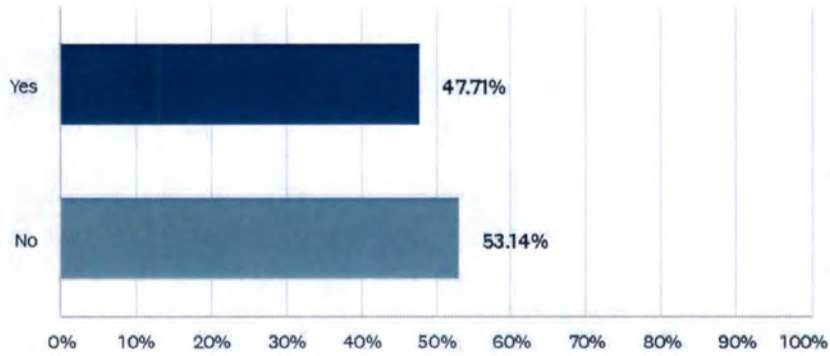
	MOST DESIRED	DESIRED	NEUTRAL	NOT DESIRED	LEAST DESIRED	TOTAL
Nature Trails	45.59% 150	32.83% 108	16.41% 54	2.43% 8	2.74% 9	329
Jogging/Walking Trails	42.35% 144	35.88% 122	17.65% 60	1.76% 6	2.35% 8	340
Indoor Swimming Pool	38.29% 121	29.11% 92	24.68% 78	4.11% 13	3.80% 12	316
Outdoor Performance Area	36.59% 116	32.18% 102	22.71% 72	3.15% 10	5.36% 17	317
Open Space/Natural Areas	36.42% 114	35.46% 111	23.64% 74	1.28% 4	3.19% 10	313
Bicycle Trails	32.52% 107	34.35% 113	25.23% 83	3.95% 13	3.95% 13	329
Canoe/Kayak Launch	33.44% 106	32.18% 102	26.50% 84	4.10% 13	3.79% 12	317
Outdoor Swimming Pool	32.80% 103	32.48% 102	26.43% 83	3.82% 12	4.46% 14	314
Picnic Areas	27.97% 87	40.84% 127	26.37% 82	2.25% 7	2.57% 8	311
Dog Park	25.63% 81	22.15% 70	31.96% 101	8.86% 28	11.39% 36	316
Outdoor Playground	25.73% 79	34.20% 105	28.01% 86	5.86% 18	6.19% 19	307
Fitness Facility	25.48% 79	35.16% 109	30.00% 93	4.52% 14	4.84% 15	310
Fishing	25.49% 78	36.60% 112	26.14% 80	7.19% 22	4.58% 14	306
Teen Center	24.26% 74	23.28% 71	37.38% 114	5.90% 18	9.18% 28	305
Boat Facilities	23.86% 73	31.05% 95	33.66% 103	6.21% 19	5.23% 16	306
Community Center	21.15% 66	36.54% 114	33.01% 103	3.85% 12	5.45% 17	312
Splash Pad	21.12% 64	26.40% 80	36.30% 110	8.58% 26	7.59% 23	303
Indoor Gymnasium	20.66% 63	23.28% 71	39.34% 120	9.84% 30	6.89% 21	305
Environmental Center	19.48% 60	31.82% 98	34.42% 106	5.84% 18	8.44% 26	308
Skate Park	18.12% 56	24.92% 77	34.30% 106	8.09% 25	14.56% 45	309
Pickleball	16.51% 53	18.38% 59	39.25% 126	16.20% 52	9.66% 31	321
Court Games (Cornhole, Horseshoe Pits, Shuffleboard, etc.)	16.29% 51	35.78% 112	31.95% 100	7.67% 24	8.31% 26	313
Outdoor Basketball Court	15.96% 49	22.48% 69	41.37% 127	9.77% 30	10.42% 32	307

City of New Bern, Parks & Recreation Master Plan Public Survey

Tennis Court	14.38% 45	23.64% 74	40.89% 128	9.58% 30	11.50% 36	313
Baseball/Softball Field	13.40% 41	21.24% 65	44.44% 136	10.13% 31	10.78% 33	306
Multi-purpose Field	12.46% 39	33.87% 106	43.13% 135	4.15% 13	6.39% 20	313
Disc Golf	12.17% 37	21.05% 64	45.72% 139	10.20% 31	10.86% 33	304
Bike Pump Course	11.90% 35	12.24% 36	52.72% 155	10.88% 32	12.24% 36	294
Sand Volleyball Court	11.48% 35	19.67% 60	49.51% 151	10.16% 31	9.18% 28	305
Primitive Camping	11.71% 35	18.73% 56	40.13% 120	16.39% 49	13.04% 39	299
Birding Blind	11.00% 33	19.67% 59	46.33% 139	12.67% 38	10.33% 31	300
Bocce Courts	4.90% 15	22.55% 69	43.46% 133	16.01% 49	13.07% 40	306

Q12 Do you use any school or private facilities (YMCA, private fitness clubs) for recreation or leisure activities?

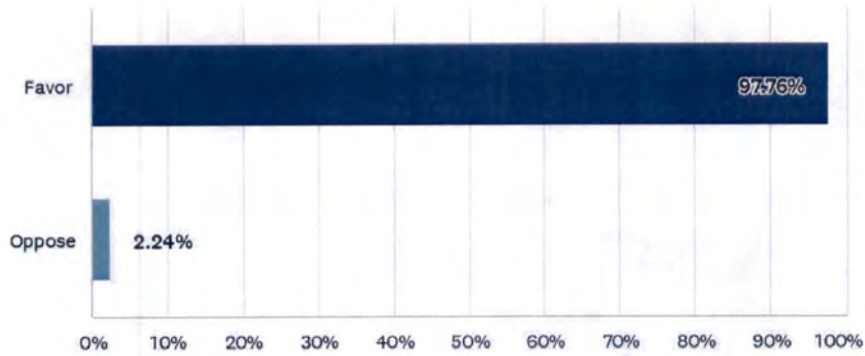
Answered: 350 Skipped: 17



ANSWER CHOICES	RESPONSES	
Yes	47.71%	167
No	53.14%	186
Total Respondents: 350		

Q13 Would you favor or oppose expanding recreational opportunities in New Bern?

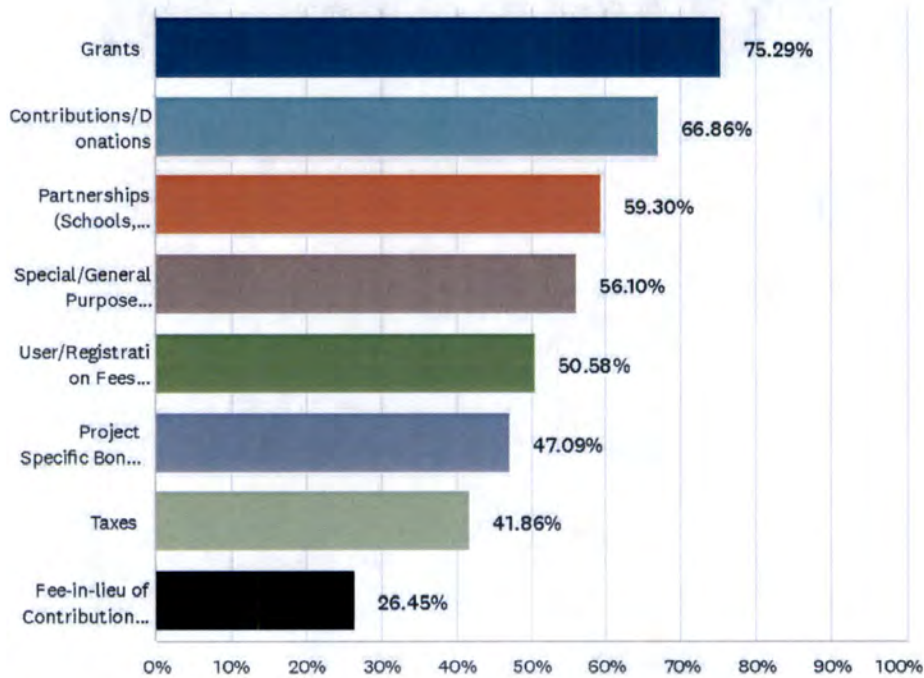
Answered: 357 Skipped: 10



ANSWER CHOICES	RESPONSES	
Favor	97.76%	349
Oppose	2.24%	8
TOTAL		357

Q14 What, if any, sources of funding are you willing to support in order to make improvements, build new facilities, and create programs? Check all that apply.

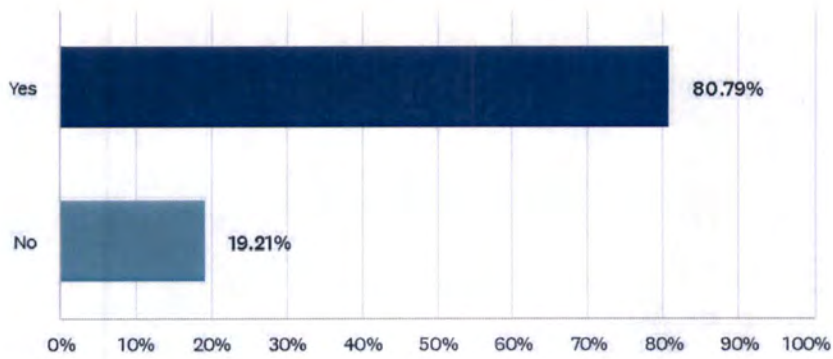
Answered: 344 Skipped: 23



ANSWER CHOICES	RESPONSES	
Grants	75.29%	259
Contributions/Donations	66.86%	230
Partnerships (Schools, organizations, state or local agencies)	59.30%	204
Special/General Purpose Foundations (example: Parks and Recreation Foundation)	56.10%	193
User/Registration Fees (Program fees)	50.58%	174
Project Specific Bond Referendums (example: Future recreational facility)	47.09%	162
Taxes	41.86%	144
Fee-in-lieu of Contribution (example: Land from new subdivision)	26.45%	91
Total Respondents: 344		

Q15 Would you be willing to pay a nominal fee to attend an event or use a special facility?

Answered: 354 Skipped: 13



ANSWER CHOICES	RESPONSES	
Yes	80.79%	286
No	19.21%	68
TOTAL		354

AGENDA ITEM COVER SHEET

Agenda Item Title:

Conduct a Public Hearing and Consider Adopting an Ordinance to Annex 1955 Old Airport Road

Date of Meeting: 1/9/2024	Ward # if applicable: 3
Department: City Clerk	Person Submitting Item: Brenda Blanco
Call for Public Hearing: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Date of Public Hearing:

Explanation of Item:	The Estate of Elisabeth S. Rabeler seeks to annex 1955 Old Airport Road, two parcels consisting of 53.58+/- acres. After conducting a public hearing, the Board is to consider the request for annexation.
Actions Needed by Board:	Consider adopting ordinance to annex property
Backup Attached:	Memo, ordinance, and map of property
Is item time sensitive? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Cost of Agenda Item:
If this requires an expenditure, has it been budgeted and are funds available and certified by the Finance Director? <input type="checkbox"/> Yes <input type="checkbox"/> No

Additional Notes:



NEW BERN
CITY OF NEW BERN

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

Aldermen

Rick Prill
Hazel Royal
Robert V. Aster
Johnnie Ray Kinsey
Barbara J. Best
Robert Brinson, Jr.

Jeffrey T. Odham
Mayor

Foster Hughes
City Manager
Brenda E. Blanco
City Clerk
Kimberly A. Ostrom
Director of Finance

TO: Mayor and Board of Aldermen
FROM: Brenda E. Blanco, City Clerk
DATE: December 28, 2023
SUBJECT: Public Hearing and Consideration of Annexing 1955 Old Airport Road

Background

The Estate of Elisabeth S. Rabeler petitioned the City to annex 1955 Old Airport Road, two vacant parcels totaling approximately 53.58 acres and identified as PID 7-103-089 and 7-103-8005. In September, the Board approved a water and sewer use agreement for the property, and the request for annexation followed as required by that agreement.

After conducting a public hearing, the Board is asked to consider the request for annexation.

Recommendation

Consider adopting an ordinance to annex 1955 Old Airport Road, also known as PID 7-103-089 and 7-103-8005.

Ordinance No. _____

Prepared by and return to:

Jaimee Bullock Mosley
DAVIS HARTMAN WRIGHT LLP
209 Pollock Street
New Bern, NC 28560

AN ORDINANCE ANNEXING TO THE CITY OF NEW BERN PROPERTY OF THE ESTATE OF ELISABETH S. RABELER, CONSISTING OF 53.58 ACRES, MORE OR LESS, LOCATED AT 1955 OLD AIRPORT ROAD IN NUMBER 7 TOWNSHIP

THAT WHEREAS, the Estate of Elisabeth S. Rabeler filed a petition requesting the annexation to the City of New Bern of property they own, which is more particularly described on Exhibit A attached hereto and incorporated herein by reference, consisting of 53.58 acres, more or less, which said parcels are located at 1955 Old Airport Road in Number 7 Township, Craven County, North Carolina, and being further identified as Craven County tax parcel numbers 7-103-089 and 7-103-8005, the boundaries of which are illustrated on the annexation map prepared by the City of New Bern Development Services staff, which is attached hereto as Exhibit B, and incorporated herein by reference; and

WHEREAS, said petition was referred to the City Clerk for an investigation as to the sufficiency thereof; and

WHEREAS, the City Clerk certified the sufficiency of the petition in writing to the Board of Aldermen; and

WHEREAS, the Board of Aldermen called for a public hearing on the question of annexation of said territory; and

WHEREAS, pursuant thereto, notice of a public hearing to be held at 6:00 p.m. on January 9, 2024, in the City Hall Courtroom was duly caused to be published as required by law in the *Sun Journal*, a newspaper having general circulation in the City; and

WHEREAS, on January 9, 2024, at 6:00 p.m., a public hearing on the question of annexation of the subject area was held by the Board of Aldermen of the City of New Bern, at

which time all interested parties were given an opportunity to be heard; and

WHEREAS, it was then determined by the Board of Aldermen that the petition filed met the requirements of the General Statutes of North Carolina, and that the area described in the petition should be annexed; and

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF NEW BERN:

Section 1. That the subject petition meets the requirements of §160A-31 of the General Statutes of North Carolina.

Section 2. That the property owned by the Estate of Elisabeth S. Rabeler, the boundaries of which are more particularly described on Exhibit A attached hereto and incorporated herein by reference, consisting of 53.58 acres, more or less, which said parcels are located at 1955 Old Airport Road, in Number 7 Township, Craven County, North Carolina, and being further identified as Craven County tax parcel numbers 7-103-089 and 7-103-8005, be and the same is hereby annexed to the City of New Bern. A survey of the property being annexed is attached hereto as Exhibit C, and incorporated herein by reference.

Section 3. That the effective date of annexation shall be midnight on January 9, 2024.

Section 4. That the area to be annexed be and the same is hereby made a part of Ward 3 of the City of New Bern.

Section 5. That this ordinance shall be recorded forthwith in the Office of the Register of Deeds of Craven County.

ADOPTED THIS 9th DAY OF JANUARY, 2024.

JEFFREY T. ODHAM, MAYOR

BRENDA E. BLANCO, CITY CLERK

EXHIBIT A

Tract 1: Tax Parcel ID: 7-103-8005

Being all of that certain 26.51 acres tract of land lying in Township # 7, Craven County North Carolina; and bounded by natural boundaries and/or lands owned by and/or in possession of persons, as follows: on the north by Craven County, on the east by the area of land previously annexed by the City of New Bern, owned by Frederick A.S. Rabeler and W. Lawson S. Rabeler, (Co-Executors of the Estate of Elisabeth S. Rabeler) and having a Craven County PIN# 7-103-8004 , on the south by Creekside Village Subdivision (section two), TRB Rentals, LLC, and on the west by the waters of Brices Creek; said tract being particularly described by courses (according to the North Carolina Grid system) and distances according to a boundary survey and existing conditions map prepared by FEI under the seal of Tommy W. Wright Professional Land Surveyor No. L-5262, dated November, 17, 2023, job file 08028.008, to which reference is hereby made, as follows:

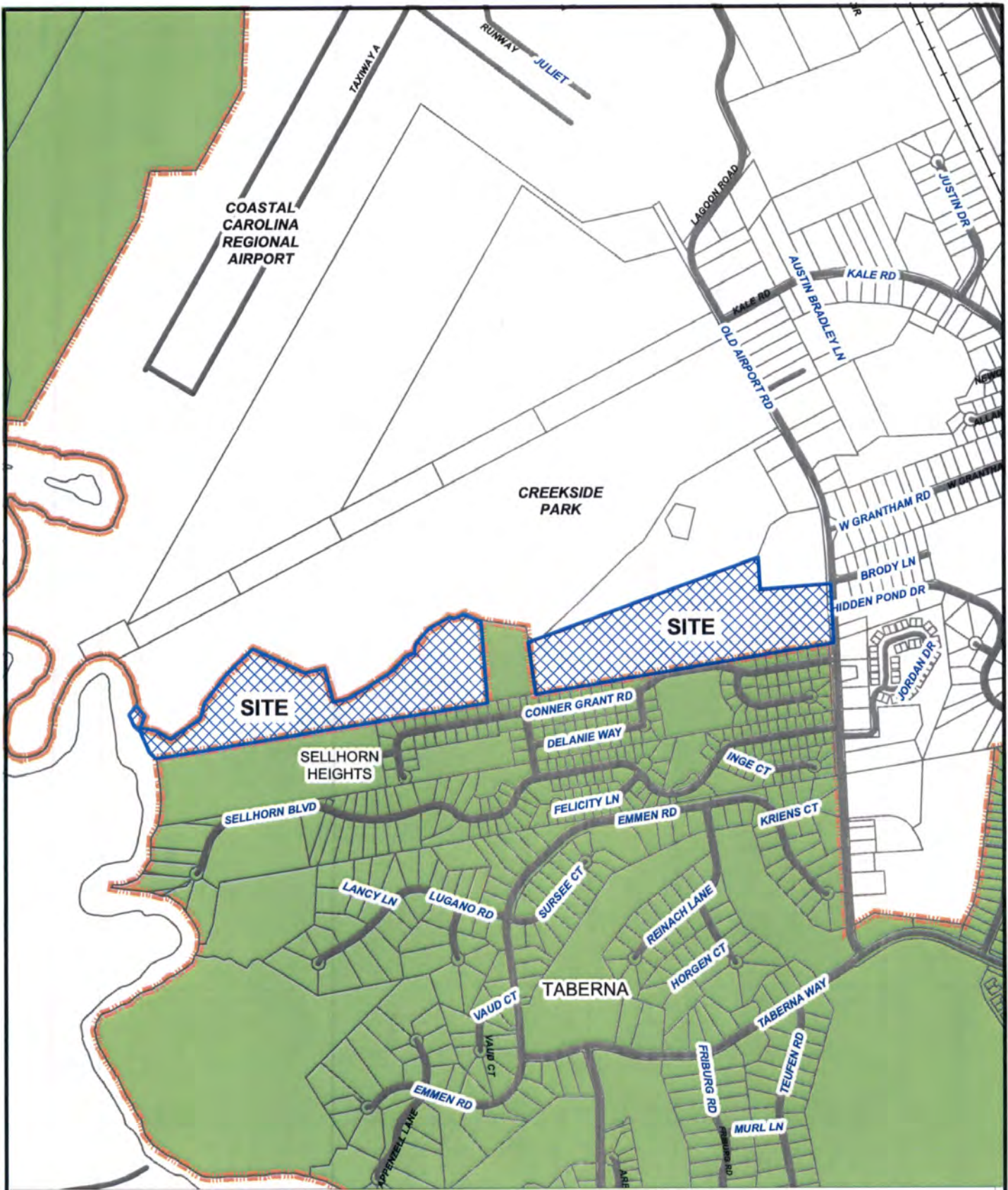
Commencing at a 5/8" set rebar on the northern line of James Joseph Smith & Melody Ann Smith as described in deed book (D.B.) 3705 page (Pg.) 325, said rebar having North Carolina grid coordinates NAD83(2011) of northing: 482053.80 easting: 2586918.68 thence S 80°25'08" W a distance of 356.36' to THE TRUE POINT OF BEGINNING said point being a 5/8" set rebar on the northern line of Branson T. Caward & Adrianna R. Caward as described in D.B. 3618 Pg. 1232 and at the southwest corner of the area of land previously annexed by the City of New Bern as described in D.B. 2211 Pg. 570 having a Craven County PIN # 7-103-8004 owned by Frederick A.S. Rabeler and W. Lawson S. Rabeler, (Co-Executors of the Estate of Elisabeth S. Rabeler) having North Carolina state plane grid coordinates NAD83(2011) of northing: 481994.48 easting: 2586567.29; thence S 80°25'08" W 552.67' passing a 5/8" set rebar, thence 321.15' passing a 1/2" found iron rod (0.29' north of line), said iron rod being at the northwest corner of Creekside Village subdivision (section two) as described in Plat Cabinet H Slide 33-A and at the northeast corner of TRB Rentals, LLC as described in D.B. 3237 Pg. 138, thence 378.85' passing a 1" found iron pipe (0.22' south of line), thence 274.17' passing a 1" found pinched top iron pipe, thence 325.30' passing a 1" found pinched top iron pipe, thence 499.54' passing a 1" found pinched top iron pipe, thence 236.38, for a total distance of 2588.06' to a point in Brices Creek; thence along Brices Creek for the following courses and distances N 22°17'53" W a distance of 235.45' to a point; thence N 37°29'53" W a distance of 65.52' to a point; thence N 21°46'03" W a distance of 97.40' to a point; thence N 48°43'07" E a distance of 77.70' to a point; thence leaving Brices Creek and entering Holstein Branch S 31°56'33" E a distance of 96.79' to a point on the southern line of Craven County as described in D.B. 1483 Pg.47; thence along the lines of said Craven County for the following courses and distances S 19°04'17" W a distance of 82.78' to a point; thence S 74°25'13" E a distance of 119.60' to a point; thence S 63°10'03" E a distance of 141.82' to a point; thence N 51°40'57" E a distance of 278.48' to a point; thence N 14°24'47" E a distance of 107.42' to a point; thence N 39°29'57" E a distance of 259.34' to a point; thence N 45°29'57" E a distance of 293.80' to a point; thence S 65°22'33" E a distance of 433.59' to a point; thence N 76°59'37" E a distance of 136.13' to a point; thence S 17°24'03" E a distance of 260.44' to a point; thence N 80°13'07" E a distance of 77.95' to a point; thence N 61°32'37" E a distance of 212.00' to a point; thence N 56°31'57" E a distance of 193.81' to a point; thence N 44°41'27" E a distance of 184.74' to a point; thence N 74°21'57" E a distance of 60.62' to a point; thence N 16°07'27" E a distance of 55.28' to a point; thence N 36°00'37" E a distance of 134.90' to a point; thence N 57°36'47" E a

distance of 191.42' to a point; thence S 84°50'23" E a distance of 52.12' to a point; thence N 61°04'57" E a distance of 74.72' to a point; thence S 64°45'43" E a distance of 131.10' to a point on the southern line of said Craven County; thence S 05°50'30" E a distance of 620.81' to the point of beginning.

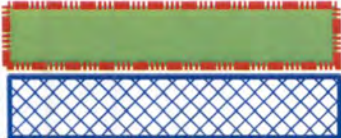
Tract 2: Tax Parcel ID: 7-103-089

Being all of that certain 28.66 acres tract of land lying in Township # 7, Craven County, North Carolina; and bounded by natural boundaries and/or lands owned by and/or in possession of persons, as follows: on the north by Craven County, Harvey W. Wright & Ida M. Wright, Fredrick A. S. Rabeler & Debra S. Rabeler, on the east by Old Airport Road (SR 1111), on the south by Creekside Village Subdivision (sections one A & B), and on the west by the area of land previously annexed by the city of New Bern, owned by Frederick A.S. Rabeler and W. Lawson S. Rabeler, (Co-Executors of the Estate of Elisabeth S. Rabeler) and having a Craven County PIN# 7-103-8004; said tract being particularly described by courses (according to the North Carolina Grid system) and distances according to a boundary survey and existing conditions map prepared by FEI under the seal of Tommy W. Wright Professional Land Surveyor No. L-5262, dated November, 17, 2023, job file 08028.008, to which reference is hereby made, as follows:

Commencing at NGS monument "NCRR CR E62 3", said monument having North Carolina Grid Coordinates NAD83(2011) of northing: 484786.55, easting: 2590805.86; thence S 52°17'32" W a distance of 2787.50' to THE TRUE POINT OF BEGINNING, said point being a 5/8" set rebar having North Carolina Grid Coordinates NAD83(2011) of northing: 483081.62, easting: 2588600.56, on the southern line of Harvey W. Wright & Ida M. Wright as described in Deed Book(D.B.) 1913 Page(Pg.) 705 and at the northwest corner of Fredrick A. S Rabeler & Debra S. Rabeler as described in D.B 3016 Pg. 636; thence along the lines of said Rabeler for the following courses and distances S 06°21'19" E a distance of 248.05' to a 5/8" set rebar; thence N 83°42'18" E a distance of 281.54' to a 5/8" set rebar; thence N 83°42'18" E, passing a 5/8" rebar set on the western right of way (R/W) of Old Airport Road, at a distance of 217.55' for a total distance of 247.60' to a point in Old Airport Road; thence S 03°10'49" E a distance of 458.40' to a point in Old Airport Road; thence S 80°25'08" W, passing a 5/8" rebar set on the western R/W of Old Airport Road at a distance of 30.79' said rebar being at the northeast corner of Creekside Village subdivision (section one A) as described in Plat Cabinet H Slide 8-A, thence 905.71' passing a 5/8" set rebar, thence 1356.20' for a total distance of 2292.70' to a 5/8" set rebar on the northern line of James Joseph Smith & Melody Ann Smith as described in D.B. 3705 Pg. 325 and at the southeast corner of the area of land previously annexed by the city of New Bern as described in D.B. 2211 Pg. 570 having a Craven County PIN # 7-103-8004 owned by Frederick A.S. Rabeler and W. Lawson S. Rabeler, (Co-Executors of the Estate of Elisabeth S. Rabeler) ; thence N 07°21'25" W a distance of 448.14' to a point in Holstein Branch on the southern line of Craven County as described in D.B. 1483 Pg. 47; thence along the southern line of said Craven County S 44°45'53" E a distance of 47.62' to a point; thence N 74°22'56" E, passing a 1" found iron pipe at a distance of 100.45' at the southwest corner of said Wright (1.75' north of line) for a total distance of 225.67' to a point; thence N 69°30'07" E a distance of 1589.00' to the point of beginning.



Proposed Annexation: Riverside Charter School - Old Airport Rd - 53.567 Acres: Tax ID's PIDs 7-103-8005, and 089



Existing New Bern Limits
Proposed Annexation Area



Scale: 1 = 200 ft



EXHIBIT B

ADJOINING PROPERTY INFORMATION

1 SHAY LORRA & LAURIE R. LORRA P.O. BOX 338 DR 3000 PG 726	4 MARK D. SILVERSTEIN P.O. BOX 230 DR 3001 PG 1022	11 BRANDON T. GANNON A. KATHARINA GANNON P.O. BOX 120 DR 3004 PG 1022	18 HUT TAY TRAY TRUSTEE P.O. BOX 120 DR 3003 PG 37	25 COURTNEY LORRA HOFFER P.O. BOX 120 DR 3004 PG 407	32 SYLVA BALUCH & ALYCE FURBER P.O. BOX 120 DR 3005 PG 1022
2 MICHAEL SLODARSKI P.O. BOX 120 DR 3002 PG 381	7 TAD TRAW P.O. BOX 120 DR 3003 PG 889	12 DORIAN S. SPONGER P.O. BOX 120 DR 3004 PG 722	19 KEVIN RICHARD MULLER & ANDREA MULLER P.O. BOX 120 DR 3005 PG 1022	26 TERESA DANNA GREENE & BRYAN GREENE P.O. BOX 120 DR 3007 PG 481	33 NICK LAMAR AUSTI NABER & BRYAN NABER P.O. BOX 120 DR 3006 PG 218
3 RYAN JAMES HANDELSON & ERICA JEAN HANDELSON P.O. BOX 120 DR 3002 PG 218	5 KEVIN S. HANDELSON P.O. BOX 120 DR 3003 PG 218	13 VAREY S. HANDELSON TRUSTEE P.O. BOX 120 DR 3004 PG 576	16 JOSHUA R. MURPHY TRUSTEE P.O. BOX 120 DR 3005 PG 1022	21 CONROY HOWARTH P.O. BOX 120 DR 3006 PG 1022	28 VALERIE T. WEST & ROBERT T. WEST P.O. BOX 120 DR 3007 PG 2122
6 DANIEL S. BOOD & MARVIN P. BOOD P.O. BOX 120 DR 3007 PG 888	8 WAFY D. BOOD & BRUCE H. SHAWNEY P.O. BOX 120 DR 3003 PG 1487	14 JAMES JOSEPH SMITH & MILDRED ANNE SMITH P.O. BOX 120 DR 3005 PG 328	17 NICHOLAS A. WENDON P.O. BOX 120 DR 3008 PG 86	24 LANCE A. LADDEN P.O. BOX 120 DR 3007 PG 514	31 DAVID ROBERT FLANKHOFF & KELLY FLANKHOFF P.O. BOX 120 DR 3008 PG 921
9 CARLYTTA G. OSWERY & LARRENDA MORTON GANNON P.O. BOX 120 DR 3004 PG 482	10 DAVID L. SMITH & MONICA J. SMITH P.O. BOX 120 DR 3004 PG 82	15 JAMES F. MCGRODERTY JR. P.O. BOX 120 DR 3007 PG 81	20 MARSHALL GUNAWARDEN & MARIE L. GUNAWARDEN P.O. BOX 120 DR 3001 PG 1022	23 KEVIN P. SWAFFITT & KRISTINA P. SWAFFITT P.O. BOX 120 DR 3008 PG 888	30 WAFY ALDAMARA GREGORY P.O. BOX 120 DR 3005 PG 888
					34 JAMES J. CLARK & RANDI J. CLARK P.O. BOX 120 DR 3009 PG 718

LIST TABLE

NO.	DESCRIPTION	DATE
1	PLAN	07/08/2023
2	FIELD NOTES	07/08/2023
3	RAW DATA	07/08/2023
4	ADJUSTED DATA	07/08/2023
5	FINAL PLAN	07/08/2023
6	AS-BUILT	07/08/2023

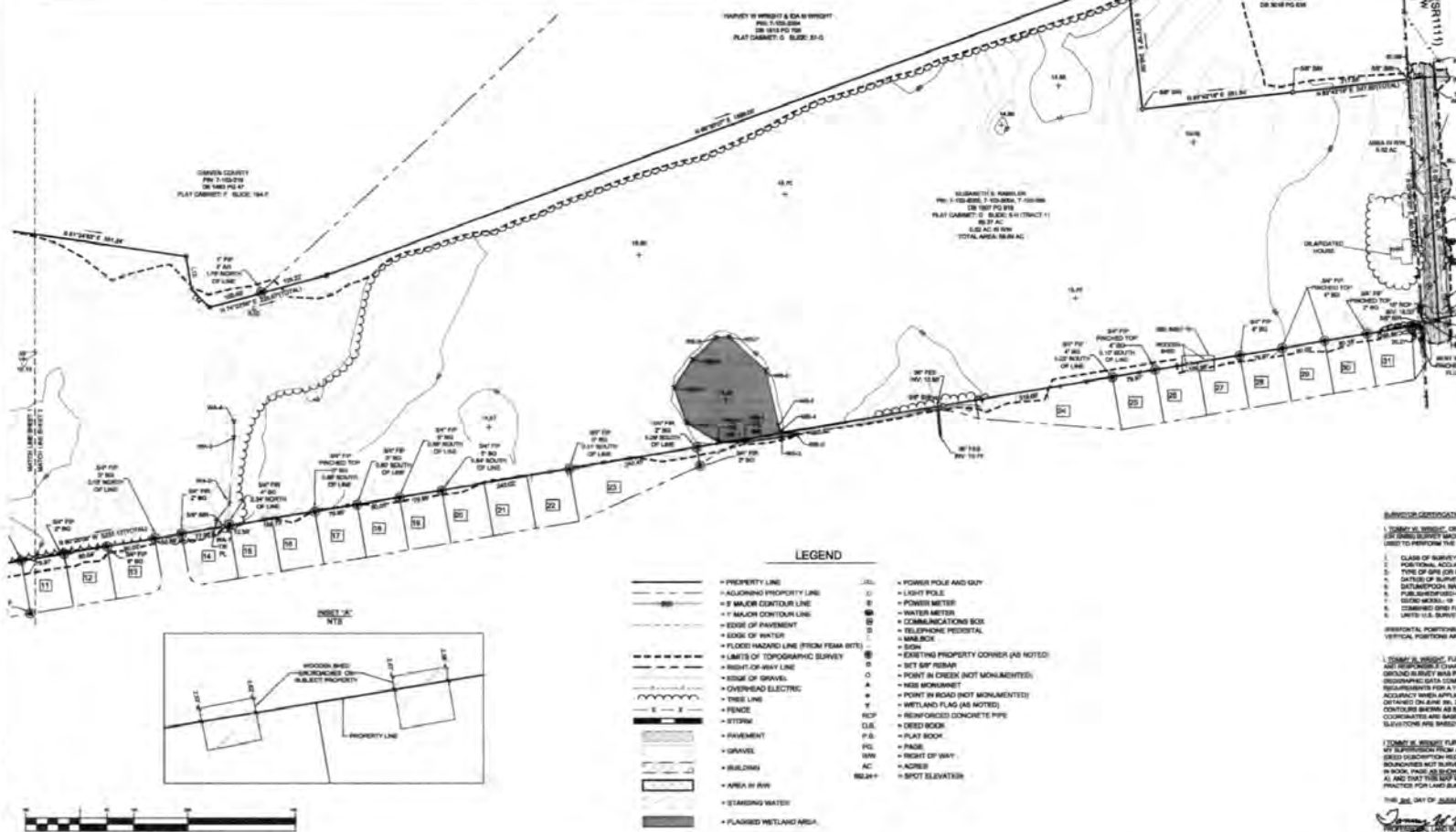
- ### ASSUMPTIONS
1. AREA DETERMINED UTILIZING COMPUTER SOFTWARE.
 2. AREA TO BE COMPARISON BASED ON MONUMENTATION AND DATA AS SHOWN. ALL DISTANCES ARE IN FEET UNLESS OTHERWISE NOTED.
 3. MONUMENTATION LOCATIONS WERE PROVIDED BY ADJOINING PROPERTY OWNERS ONLY. UNLESS OTHERWISE NOTED.
 4. UTILITY LOCATIONS WERE SHOWN HEREIN WERE PROVIDED BY NORTH CAROLINA UTILITIES SERVICE, LLC.
 5. THE PROPERTY IS SUBJECT TO ANY EASEMENTS, ENCUMBRANCES OR RIGHTS OF WAY RECORDED HEREIN TO THE DATE OF THIS SURVEY WHICH WERE NOT VISIBLE AT THE TIME OF INSPECTION.
 6. THIS MAP DOES NOT MEET U.S. AND MEET FOR RECORDS OF CONVEYANCE.
 7. THE CLASSIFICATION OF THIS SURVEY IS NORTH CAROLINA CLASS A.
 8. A HORIZONTAL DATUM IS INDICATED.
 9. A VERTICAL DATUM IS INDICATED.
 10. A PORTION OF THIS PROPERTY IS ILLUSTRATED AS FLOODED ZONE AS THE FLOOD ZONE AS AREA THAT PRESENTLY IS AN UNLAWFUL ZONE OF FLOODING AND A PORTION OF THE PROPERTY IS LOCATED WITHIN FLOODED ZONE AS INDICATED ON THE FLOOD INSURANCE RATE MAP DATED 07/08/2023.



VICINITY MAP
1" = 2000'

SITE DATA

CLASSED BY: CLASS A
 DATE: 07/08/2023
 PROJECT NO.: 1905 OLD AIRPORT RD
 SCALE: 1" = 100'
 TOTAL AREA: 38.86 ACRES
 TOTAL AREA: 38.86 ACRES
 TOTAL AREA: 38.86 ACRES



LEGEND

- | | |
|--|---|
| <ul style="list-style-type: none"> - PROPERTY LINE - ADJOINING PROPERTY LINE - MAJOR CENTERLINE - MINOR CENTERLINE - EDGE OF PAVEMENT - EDGE OF WATER - FLOODED HAZARD LINE (FROM FEMA DTG) - LINES OF TOPOGRAPHIC SURVEY - RIGHT-OF-WAY LINE - RIGHT OF GRAVE - OVERHEAD ELECTRIC - TIE LINE - FENCE - STATION - PAVEMENT - GRAVEL - BUILDING - AREA IN R/W - STANDING WATER - FLOODED WETLAND AREA | <ul style="list-style-type: none"> ○ POWER POLE AND GUY ○ LIGHT POLE ○ POWER METER ○ WATER METER ○ COMMUNICATIONS BOX ○ TELEPHONE CISTERN ○ MANHOLE ○ BORN - EXISTING PROPERTY CORNER (AS NOTED) ○ SET OFF POINT ○ POINT IN CHAIN (NOT MONUMENTED) ○ HUB MONUMENT ○ POINT IN ROAD (NOT MONUMENTED) ○ WETLAND FLAG (AS NOTED) ○ REINFORCED CONCRETE PIPE ○ DRED BOOK ○ PLAT BOOK ○ PAVE ○ W/W ○ RIGHT OF WAY ○ AC ○ ADJACENT ○ BENT ELEVATION |
|--|---|

REVISIONS/NOTES

1. VERIFY ALL SUBJECT PROPERTY THAT THE CONTROLS FOR THIS SURVEY IS FROM AN ACTUAL SURVEY SURVEY GAUGE UNDER MY SUPERVISION AND THE FIELD SURVEY INFORMATION WAS USED TO PERFORM THE SURVEY.
2. CLASS OF SURVEY - CLASS A
3. PORTION OF SURVEY - 100%
4. TYPE OF SURVEY - FIELD PROCEDURE, USE BENCH MARK, BOX & METERS NUMBER.
5. DATE OF SURVEY - 07/08/2023
6. METHODOLOGY - INSTRUMENT (S) USED (S)
7. PUBLIC RECORDS - CONTROL, USE (S) NETWORK
8. METERS - 100'
9. CLASSED BY FACTOR - CLASSIFIED BY (S)
10. METERS - 100' SURVEY FOOT

INSTRUMENT POSITIONING ARE REFERENCED TO NAD83 (2011)
 VERTICAL POSITIONS ARE REFERENCED TO NAVD 83 (2011)

1. VERIFY ALL SUBJECT, FURTHER CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY DIRECT AND SUPERVISED CHARGE FROM AN ACTUAL SURVEY UNDER MY SUPERVISION THAT THE SURVEY IS SUBJECT AND PERFORMED AT THE APPLICABLE CONFIDENCE LEVEL. TO MEET FEDERAL, STATE AND LOCAL REGULATORY REQUIREMENTS THAT THE SURVEY WAS PERFORMED TO MEET THE REQUIREMENTS FOR A TOPOGRAPHIC SURVEY TO THE ACCURACY OF CLASS A AND VERTICAL ACCURACY APPLICABLE TO THE CLASS A STANDARD, AND THAT THE ORIGINAL DATA WAS OBTAINED IN THE FIELD. THAT THE SURVEY WAS COMPLETED ON 07/08/2023. THAT THE CONTROLS WERE AS SHOWN (LINES) MAY NOT MEET THE STATE STANDARD AND ALL COORDINATES AND HEIGHTS (IN HAD BORN) WERE RECALCULATED TO MEET THE STATE AND ALL ELEVATIONS ARE BASED ON NAVD 83.

I, **James M. Smith**, SURVEYOR
 STATE OF NORTH CAROLINA
 LICENSE NO. 14582

Old Engineers and Land Surveyors
 1514 Triller Drive, Coles, NC 27235
 www.old-engineers.com
 (336) 852-2977
 License No. C-6560

1905 OLD AIRPORT RD EXISTING CONDITIONS SURVEY

DATE: 07/08/2023
 PROJECT NO.: 1905 OLD AIRPORT RD
 SCALE: 1" = 100'

DATE: _____

DRAWN BY: JWB
 CHECKED BY: TWV

PROJECT NO.: 1905 OLD AIRPORT RD
 SCALE: 1" = 100'

STATE OF NORTH CAROLINA
 SURVEYOR
 JAMES M. SMITH
 LICENSE NO. 14582

SHEET
 2 OF 2

AGENDA ITEM COVER SHEET

Agenda Item Title:

Conduct a Public Hearing and Consider Adopting an Ordinance to Annex 684 West Thurman Road

Date of Meeting: 1/9/2024	Ward # if applicable: 3
Department: City Clerk	Person Submitting Item: Brenda Blanco
Call for Public Hearing: <input type="checkbox"/> Yes <input type="checkbox"/> No	Date of Public Hearing:

Explanation of Item:	Real Dogtors, LLC seeks to annex 684 W. Thurman Road, a parcel consisting of 6.10 acres. After conducting a public hearing, the Board is asked to consider the annexation request.
Actions Needed by Board:	Consider adopting an ordinance to annex the property
Backup Attached:	Memo, ordinance, and map of property
Is item time sensitive? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Cost of Agenda Item:
If this requires an expenditure, has it been budgeted and are funds available and certified by the Finance Director? <input type="checkbox"/> Yes <input type="checkbox"/> No

Additional Notes:



NEW BERN
CITY OF NEW BERN

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

Aldermen

Rick Prill
Hazel Royal
Robert V. Aster
Johnnie Ray Kinsey
Barbara J. Best
Robert Brinson, Jr.

Jeffrey T. Odham
Mayor

Foster Hughes
City Manager

Brenda E. Blanco
City Clerk

Kimberly A. Ostrom
Director of Finance

TO: Mayor and Board of Aldermen

FROM: Brenda E. Blanco, City Clerk

DATE: December 28, 2023

SUBJECT: Conduct a Public Hearing and Consider Annexing 684 W. Thurman Road

Background

Real Dogtors, LLC petitioned the City to annex 684 W. Thurman Road, a vacant parcel totaling approximately 6.10 acres. In December, the Board approved a sewer use agreement for the property, and the request for annexation followed pursuant to that agreement.

After conducting a public hearing, the Board is asked to consider the request for annexation.

Recommendation

Consider adopting an ordinance to annex 684 W. Thurman Road.

Ordinance No. _____

Prepared by and return to:

Jaimee Bullock Mosley
DAVIS HARTMAN WRIGHT LLP
209 Pollock Street
New Bern, NC 28560

AN ORDINANCE ANNEXING TO THE CITY OF NEW BERN PROPERTY OF REAL DOGTORS LLC, CONSISTING OF 6.10 ACRES, MORE OR LESS, LOCATED AT 684 WEST THURMAN ROAD IN NUMBER 7 TOWNSHIP

THAT WHEREAS, Real Dogtors LLC filed a petition requesting the annexation to the City of New Bern of property it owns, which is more particularly described on Exhibit A attached hereto and incorporated herein by reference, consisting of 6.10 acres, more or less, which said parcel is located at 684 West Thurman Road in Number 7 Township, Craven County, North Carolina, the boundaries of which are illustrated on the annexation map prepared by the City of New Bern Development Services staff, which is attached hereto as Exhibit B, and incorporated herein by reference; and

WHEREAS, said petition was referred to the City Clerk for an investigation as to the sufficiency thereof; and

WHEREAS, the City Clerk certified the sufficiency of the petition in writing to the Board of Aldermen; and

WHEREAS, the Board of Aldermen called for a public hearing on the question of annexation of said territory; and

WHEREAS, pursuant thereto, notice of a public hearing to be held at 6:00 p.m. on January 9, 2024, in the City Hall Courtroom was duly caused to be published as required by law in the *Sun Journal*, a newspaper having general circulation in the City; and

WHEREAS, on January 9, 2024, at 6:00 p.m., a public hearing on the question of annexation of the subject area was held by the Board of Aldermen of the City of New Bern, at which time all interested parties were given an opportunity to be heard; and

WHEREAS, it was then determined by the Board of Aldermen that the petition filed met the requirements of the General Statutes of North Carolina, and that the area described in the petition should be annexed; and

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF NEW BERN:

Section 1. That the subject petition meets the requirements of §160A-31 of the General Statutes of North Carolina.

Section 2. That the property owned by Real Dogtors LLC, the boundaries of which are more particularly described on Exhibit A attached hereto and incorporated herein by reference, consisting of 6.10 acres, more or less, which said parcel is located at 684 West Thurman Road, in Number 7 Township, Craven County, North Carolina, be and the same is hereby annexed to the City of New Bern. A survey of the property being annexed appears of record in Plat Book H at Page 181F of the Craven County Registry.

Section 3. That the effective date of annexation shall be midnight on January 9, 2024.

Section 4. That the area to be annexed be and the same is hereby made a part of Ward 3 of the City of New Bern.

Section 5. That this ordinance shall be recorded forthwith in the Office of the Register of Deeds of Craven County.

ADOPTED THIS 9th DAY OF JANUARY, 2024.

JEFFREY T. ODHAM, MAYOR

BRENDA E. BLANCO, CITY CLERK

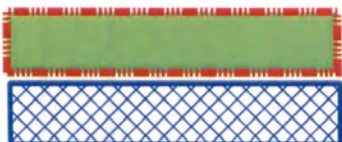
EXHIBIT A

All that certain tract or parcel of land lying and being in Number Seven Township, Craven County, North Carolina, and being described as follows:

Lot 1 (6.10 acres +/-) as depicted on a plat entitled "Survey and Division for the Estate of Sandra S. Buick", dated November 23, 2010 and prepared by James C. Simmons, Jr., PLS, as recorded in Plat Cabinet H, Slide 181 F in the Office of the Register of Deeds of Craven County, said survey incorporated herein by reference for a more accurate, detailed and precise description of the aforesaid property.



Proposed Annexation: 684 W. Thurman Road - 6.10 Acres+-: Tax ID's PID: 7-109-017



Existing New Bern Limits
Proposed Annexation Area



1 inch = 600 feet

EXHIBIT B



AGENDA ITEM COVER SHEET

Agenda Item Title:

Conduct a Public Hearing and Consider Adopting an Ordinance to Apply Initial Zoning to 3277 Old Airport Road, New Bern, NC 28562.

Date of Meeting: 1/9/2024	Ward # if applicable: Ward 3
Department: Development Services	Person Submitting Item: Robert Gough, Assistant Director of Development Services
Call for Public Hearing: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Date of Public Hearing: 1/9/2024

Explanation of Item:	Michael and Rose Miller requested and were granted annexation into the City's Municipal Boundary. The subject property will require initial zoning to be applied. The Planning and Zoning Board recommended approval on November 7, 2023, for the application of R-8 zoning.
Actions Needed by Board:	Conduct Public Hearing and Adopt Ordinance
Backup Attached:	Memo, Ordinance/Consistency Statement, Staff Report, P&Z Consistency Statement, Map
Is item time sensitive? <input type="checkbox"/> Yes <input type="checkbox"/> No	

Cost of Agenda Item:
If this requires an expenditure, has it been budgeted and are funds available and certified by the Finance Director? <input type="checkbox"/> Yes <input type="checkbox"/> No

Additional Notes:



NEW BERN

NORTH CAROLINA

300 Pollock Street, P.O. Box 1129

New Bern, NC 28563

(252)636-4000

MEMORANDUM

TO: Mayor Jeffrey Odham, City of New Bern Board of Aldermen

FROM: Robert Gough, Assistant Director of Development Services

DATE: January 9, 2023

SUBJECT: Conduct a Public Hearing and Consider Adopting an Ordinance to Apply Zoning to 3277 Old Airport Road.

The Board of Aldermen is requested to conduct a public hearing and to consider adopting an ordinance applying zoning of Residential R-8 to 3277 Old Airport Road, which is currently not zoned. This parcel was approved for annexation on October 10, 2023, by the Board of Aldermen.

Staff notified all impacted property owners by mail on October 27, 2023, that this process was being initiated and invited them to contact Development Services with questions. No phone calls were received.

The application of Residential R-8 zoning district as proposed was unanimously recommended for approval by the Planning & Zoning Board at its meeting on November 7, 2023.

Parcel Information:

Address: 3277 Old Airport Road, New Bern, NC 28562

Parcel ID: 7-105-1000

Please contact Robert Gough at 252-639-7585, should you have questions or need additional information.

AN ORDINANCE TO ASSIGN THE ZONING CLASSIFICATION R-8 RESIDENTIAL DISTRICT TO PROPERTY OWNED BY ROSE MARIE MILLER AND MICHAEL J. MILLER, SR. CONSISTING OF APPROXIMATELY 0.89 ACRES, MORE OR LESS, LOCATED AT 3277 OLD AIRPORT ROAD

THAT WHEREAS, Rose Marie Miller and Michael J. Miller, Sr. own approximately 0.89 acres, more or less, located at 3277 Old Airport Road in the City of New Bern, and an application has been made requesting that the zoning classification of R-8 Residential District be assigned to the said property, which is more particularly identified on the attached map entitled, "Initial Zoning Case: 3277 Old Airport Rd.- Appr. 0.89 Acres +/-; PID: 7-105-1000" prepared by the City of New Bern Development Services staff, a copy of which is attached hereto and incorporated herein by reference; and

WHEREAS, the Planning and Zoning Board unanimously recommended said request be approved; and

WHEREAS, the Board of Aldermen of the City of New Bern conducted a duly advertised public hearing with respect to the proposed zoning classification on January 9, 2024, at which time all interested parties were given an opportunity to be heard; and

WHEREAS, the Board of Aldermen of the City of New Bern deems it advisable and in the public interest to assign said zoning classification, as the requested R-8 Residential District classification is consistent with the City Land Use Plans and nearby land uses.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF NEW BERN:

Section 1. That the Board of Aldermen of the City of New Bern hereby finds the assignment of the proposed zoning classification to be reasonable and in the public interest, and consistent with City Land Use Plans and nearby land uses based upon the information presented at the public hearing, the recommendations and detailed information developed by staff and/or the Planning and Zoning Board contained in the staff report, and the considerations of the Land Use Ordinance of the City of New Bern.

Section 2. That the Board deems it in the public interest to assign said zoning classification as the requested R-8 Residential District classification is consistent with the City Land Use Plans and nearby land uses.

Section 3. That the zoning classification of R-8 Residential District be assigned to the property owned by Rose Marie Miller and Michael J. Miller, Sr. consisting of approximately 0.89 acres, more or less, said property being located at 3277 Old Airport Road, and being more particularly identified on the map entitled "Initial Zoning Case: 3277 Old Airport Rd.- Appr. 0.89 Acres +/-: PID: 7-105-1000" prepared by the City of New Bern Development Services staff, a copy of which is attached hereto and incorporated herein by reference.

Section 4. That this ordinance shall be in full force and effect from and after its adoption and publication as required by law.

ADOPTED THIS 9th DAY OF JANUARY, 2024.

JEFFREY T. ODHAM, MAYOR

BRENDA E. BLANCO, CITY CLERK



DEVELOPMENT SERVICES

January 9, 2024

1

Public Hearing
MAPA-002795-2023
3277 Old Airport Road

NEW BERN
NORTH CAROLINA

2

Request Summary

- Applicant: City of New Bern
- Owner(s): Michael & Rose Miller
- Parcel ID: 7-105-1000
- Location: 3277 Old Airport Road, New Bern, NC
- Zoning Proposed: Residential 8 (R-8)
- Size: 0.89 +/- acres

NEW BERN
NORTH CAROLINA

3

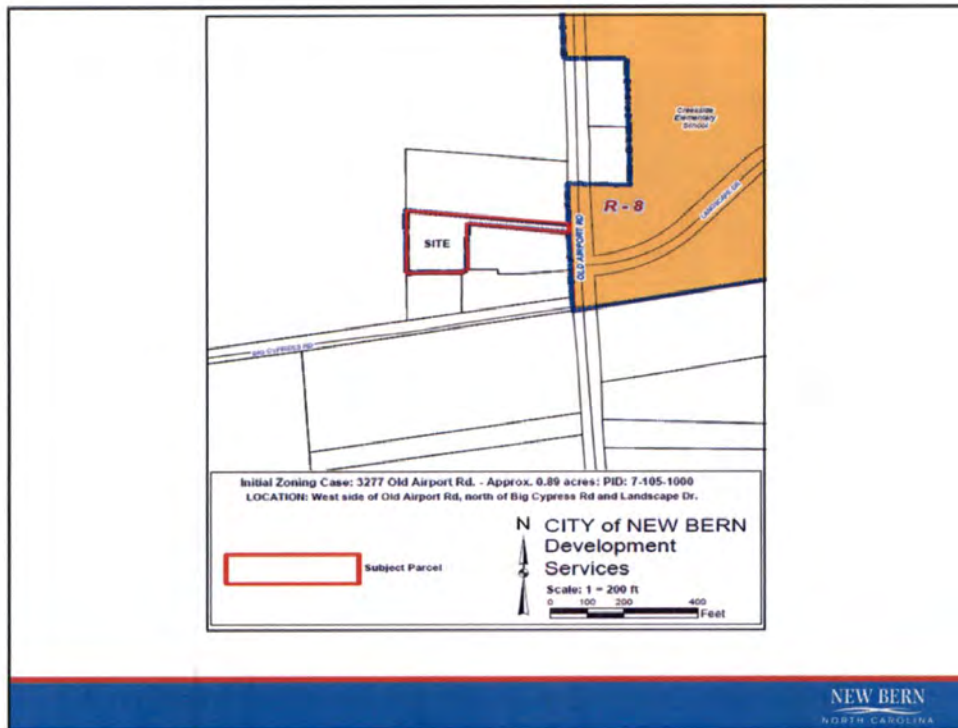
R-8 Residential Zoning District

The R-8 residential district is designed to accommodate single family and multifamily dwellings with a minimum 8,000 square feet lot for one unit and 4,000 square feet for each additional unit. For the R-8 residential district, in promoting the general purposes of this ordinance, the specific intent of this district is:

- (a) To encourage the continued use of the land for residential purposes;
- (b) To prohibit commercial and industrial use of the land and to prohibit any other use which would substantially interfere with development or continuation of residential uses in the district;
- (c) To encourage the discontinuance of existing uses that would not be permitted as new uses in this district;
- (d) To discourage any use which would generate traffic on minor streets other than normal traffic to serve residences on those streets; and
- (e) To discourage any use which because of its character or size would create requirements and costs for public services such as police and fire protection, water supply and sewerage, substantially in excess of such requirements and costs if the district were developed solely for residential purposes.

NEW BERN
NORTH CAROLINA

4

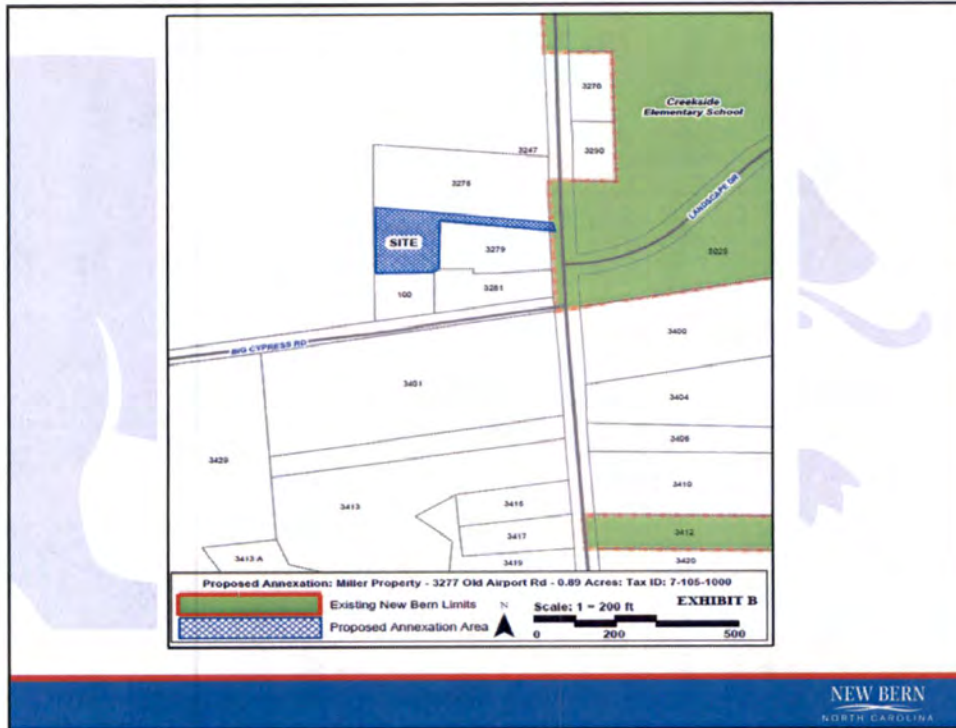


5

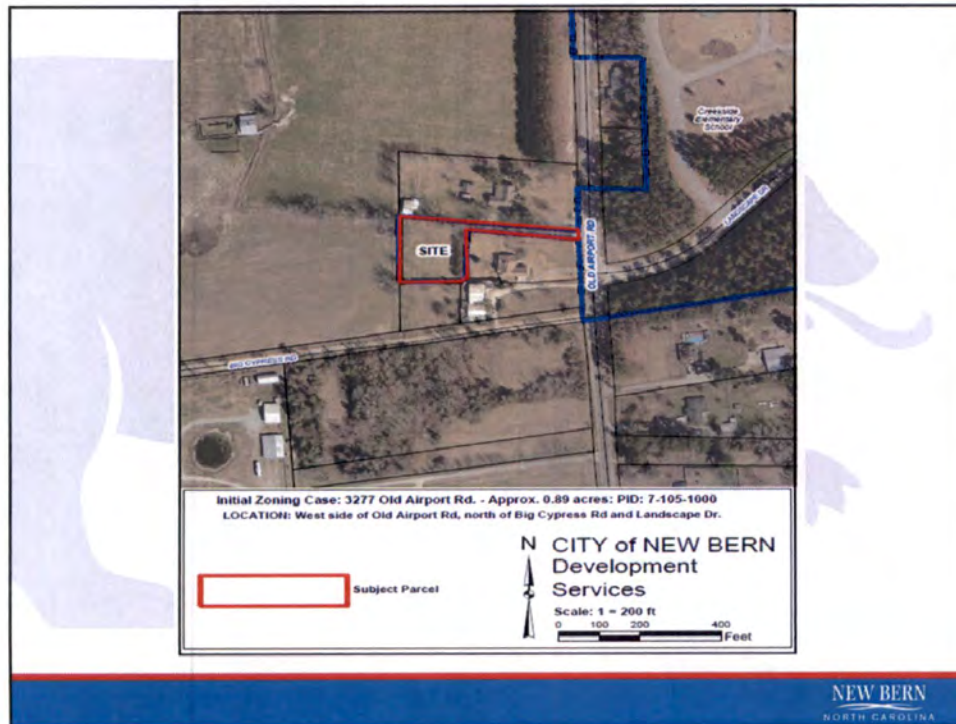
Consideration

- Michael and Rose Miller requested to be annexed into the City's municipal boundary.
- At its meeting, held on October 10, 2023, the Board of Alderman approved the request for consideration into the City's municipal boundary.
- At its meeting, held on November 7, 2023, the Planning and Zoning Board recommended approval of the proposed initial zoning

6



7



8

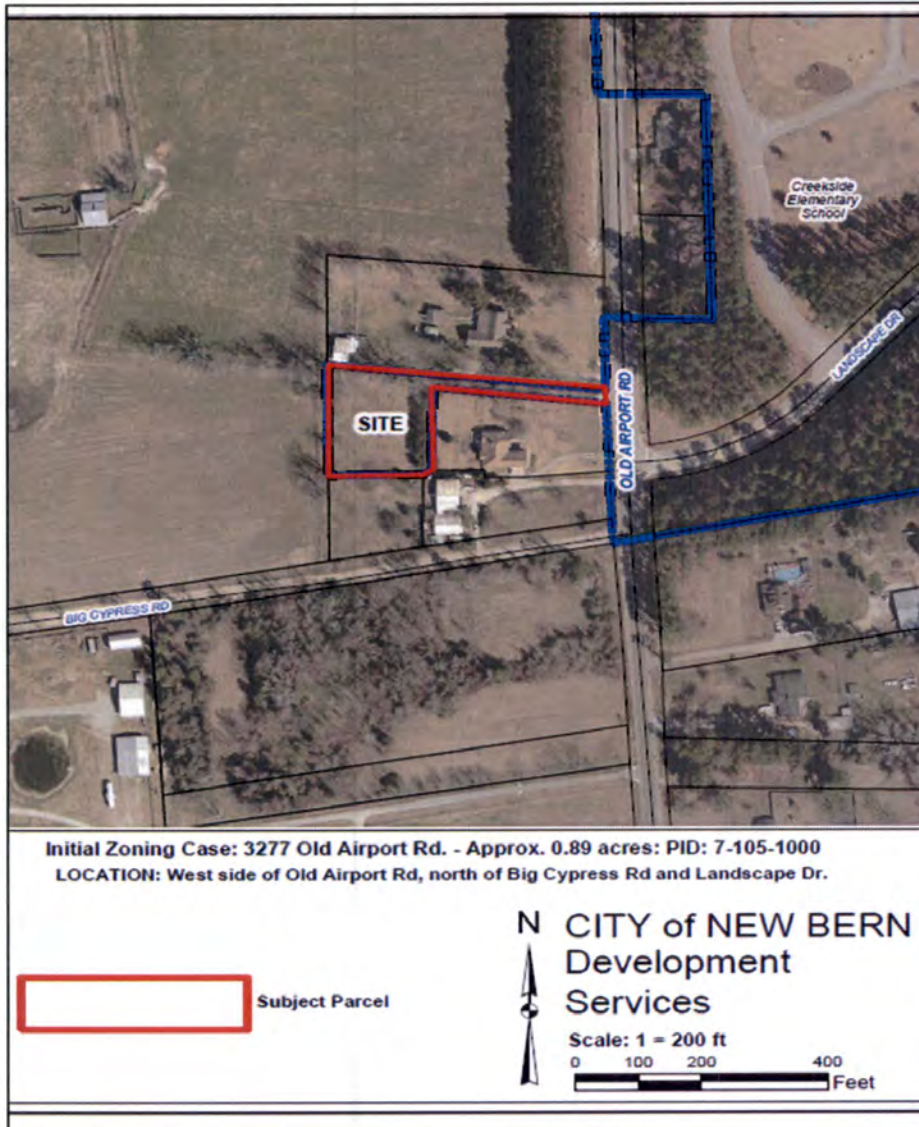

NEW BERN
NORTH CAROLINA



STAFF REPORT

DEVELOPMENT SERVICES

MAPA-002795-2023, Initial Zoning



Address/Location

3277 Old Airport Road,
New Bern, NC

Map Number

7-105-1000

Parcel Size

0.89 Acres

Current Use

Undeveloped

Current Zoning

N/A

Proposed Zoning

Residential 8 (R-8)

Summary of Proposal

The subject property was recently annexed into the City of New Bern. This necessitates the designation of a zoning district on the subject property. The parcel is located on the west side of Old Airport Road, is 0.89 acres in size, and is also known as Tax Parcel 7-105-1000. Staff propose designating the subject parcel as Residential 8 (R-8). The City of New Bern’s Planning and Zoning Board reviewed the requested rezoning at their November 7, 2023, regular meeting and recommended approval.

Basis for Application

Pursuant to NCGS 160D-202(g) Transfer of Jurisdiction, Craven County development regulations and powers of enforcement shall remain in effect until (i) the city has adopted development regulations or (ii) a period of 60 days has elapsed following the annexation.

Synopsis of Site and Surrounding Area

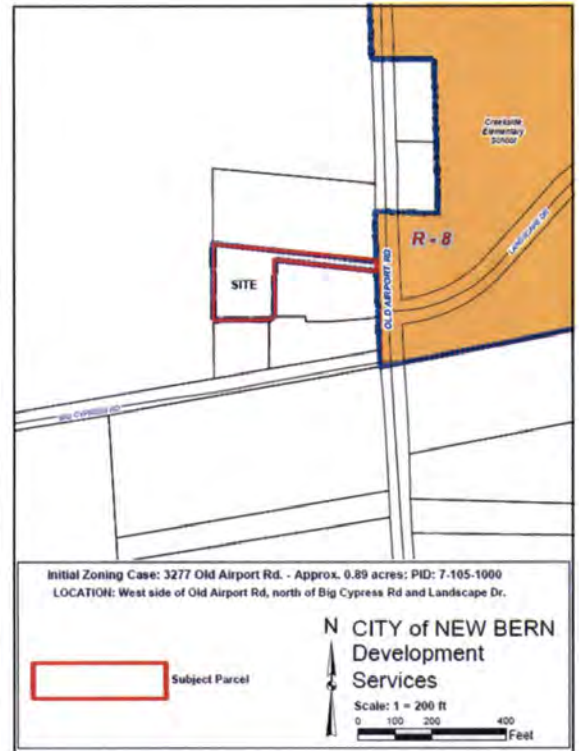
The parcel is 0.89 acres and is located at 3277 Old Airport Road, New Bern, NC.

Within a half mile of the site, there are residential homes, a school, and undeveloped property.

Zoning District Summary

The R-8 residential district is designed to accommodate single family and multifamily dwellings with a minimum 8,000 square feet lot for one unit and 4,000 square feet for each additional unit. For the R-8 residential district, in promoting the general purposes of this ordinance, the specific intent of this district is:

- (a) To encourage the continued use of the land for residential purposes;
- (b) To prohibit commercial and industrial use of the land and to prohibit any other use which would substantially interfere with development or continuation of residential uses in the district;
- (c) To encourage the discontinuance of existing uses that would not be permitted as new uses in this district;
- (d) To discourage any use which would generate traffic on minor streets other than normal traffic to serve residences on those streets; and
- (e) To discourage any use which because of its character or size would create requirements and costs for public services such as police and fire protection, water supply and sewerage, substantially in excess of such requirements and costs if the district were developed solely for residential purposes.



Attachment One





NEW BERN

CITY OF NEW BERN

303 First Street, P.O. Box 1129

New Bern, NC 28563-1129

(252) 639-7582

PLANNING & ZONING BOARD CONSISTENCY STATEMENT MAPA-002795-2023

Whereas, the City of New Bern Planning and Zoning Board has reviewed a petition to consider implementing initial zoning and finds the proposed zoning map amendment to be consistent with the 2022 Land Use Plan Update and 2010 Land Use Plan;

NOW, THEREFORE BE IT RESOLVED, by the City of New Bern Planning and Zoning Board that the proposed amendment to the City of New Bern's Official Zoning Map and presented documentation are found to be consistent with the City's 2022 Land Use Plan Update and 2010 Land Use Plan; and are determined to be reasonable and in the public interest.

Adopted this the 7th day of November, 2023

Brad Jefferson, Chairman

Kendrick Stanton, Secretary to the Board

AGENDA ITEM COVER SHEET

Agenda Item Title:

Consider Adopting a Resolution for Street Lighting Request for Center Avenue

Date of Meeting: January 9, 2024	Ward # if applicable: 2
Department: Public Utilities	Person Submitting Item: Charles Bauschard
Call for Public Hearing: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Date of Public Hearing: N/A

Explanation of Item:	Customer has requested streetlights on Center Avenue near Crayton Building.
Actions Needed by Board:	Approval of Request
Backup Attached:	Memo, Resolution, Street Lighting Request Form, and location map
Is item time sensitive? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Cost of Agenda Item: Electric \$1,108.21; Public Works \$8.44/month
If this requires an expenditure, has it been budgeted and are funds available and certified by the Finance Director? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Additional Notes: N/A



NEW BERN
CITY OF NEW BERN

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

Aldermen

Rick Prill
Hazel B. Royal
Robert V. Aster
Johnnie Ray Kinsey
Barbara J. Best
Robert Brinson, Jr.

Jeffrey T. Odham
Mayor
Foster Hughes
City Manager
Brenda E. Blanco
City Clerk
Kimberly A. Ostrom
Director of Finance

TO: Foster Hughes, City Manager
FROM: Charles Bauschard, Director of Public Utilities
DATE: December 28, 2023
SUBJECT: Request for Additional Street Lighting from Resident

Background Information:

In August of 2010, the Board of Aldermen adopted a procedure for addressing requests for additional street lighting from residents. This procedure requires Electric Utilities to evaluate the area of the request. The existing lighting must also comply with or be brought up to the American National Standard Practice for Roadway Lighting.

The Department of Public Utilities has received a request from a resident for additional street lighting infrastructures in the area of Center Avenue. This area was evaluated, and it was determined that it does not meet the City's light standard. The recommendation and cost estimate is included.

Recommendation:

Upon completion of the staff's evaluation, I recommend the Board of Aldermen approve the resolution for the addition of a streetlight on Center Avenue.

RESOLUTION

THAT WHEREAS, the City of New Bern has adopted the American National Standard Practice for Roadway Lighting as the design standard for new street lighting installations within the City of New Bern; and

WHEREAS, the standard outlines the level of lighting necessary for the safe interaction of pedestrians and vehicles along municipal roadways; and

THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF NEW BERN:

That the Mayor and the City Clerk be and they are hereby authorized and directed to accept the installation and costs to the Department of Public Utilities and Public Works for additional street lighting infrastructures on Center Avenue.

ADOPTED THIS 9th DAY OF JANUARY, 2024.

JEFFREY T. ODHAM, MAYOR

BRENDA E. BLANCO, CITY CLERK

Street Lighting Request Form

REQ #

Customer Name:

Customer Address:

Phone Number of Requestor:

Area of Request:

(Street address, intersection, general description, etc)

Pole # (if known):

Sent to Police Department Date:

Police Recommendations:

All items below this must be filled out by an Electric Department Engineer

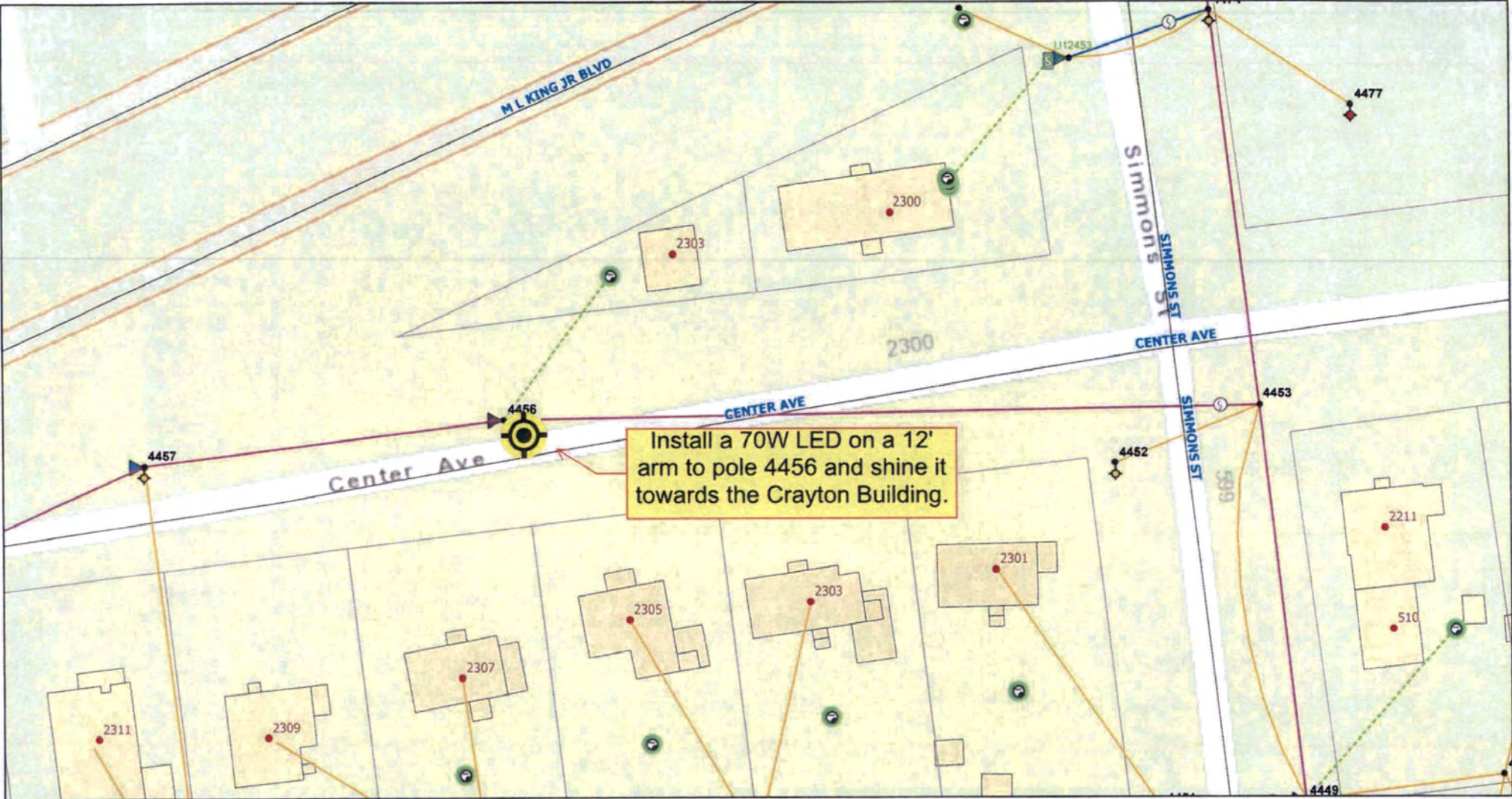
Electric Department Engineer:

Evaluations Results/Recommendation:

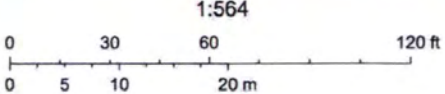
Estimated Cost to Electric Department:

Estimated Cost to Public Works:

Pole 4456 Light Install



11/20/2023, 11:01:27 AM



State of North Carolina DOT, Esri, HERE, Garmin, INCREMENT P, NGA, USGS

AGENDA ITEM COVER SHEET

Agenda Item Title:

Consider Adopting a Resolution for Street Lighting Request for Intersection of Colony Drive & Neuse Blvd.

Date of Meeting: January 9, 2024	Ward # if applicable: 4
Department: Public Utilities	Person Submitting Item: Charles Bauschard
Call for Public Hearing: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Date of Public Hearing: N/A

Explanation of Item:	Customer has requested streetlights at the intersection of Colony Drive and Neuse Boulevard.
Actions Needed by Board:	Approval of Request
Backup Attached:	Memo, Resolution, Street Lighting Request Form, and location map
Is item time sensitive? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Cost of Agenda Item: Electric \$1,108.21; Public Works \$8.44/month
If this requires an expenditure, has it been budgeted and are funds available and certified by the Finance Director? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Additional Notes: N/A



NEW BERN
CITY OF NEW BERN

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

Aldermen

Rick Prill
Hazel B. Royal
Robert V. Aster
Johnnie Ray Kinsey
Barbara J. Best
Robert Brinson, Jr.

Jeffrey T. Odham
Mayor

Foster Hughes
City Manager
Brenda E. Blanco
City Clerk
Kimberly A. Ostrom
Director of Finance

TO: Foster Hughes, City Manager
FROM: Charles Bauschard, Director of Public Utilities
DATE: December 28, 2023
SUBJECT: Request for Additional Street Lighting from Resident

Background Information:

In August of 2010, the Board of Aldermen adopted a procedure for addressing requests for additional street lighting from residents. This procedure requires Electric Utilities to evaluate the area of the request. The existing lighting must also comply with or be brought up to the American National Standard Practice for Roadway Lighting.

The Department of Public Utilities has received a request from a resident for additional street lighting infrastructures at the intersection of Colony Drive and Neuse Boulevard. This area was evaluated, and it was determined that it does not meet the City's light standard. The recommendation and cost estimate is included.

Recommendation:

Upon completion of the staff's evaluation, I recommend the Board of Aldermen approve the resolution for the addition of a streetlight on Colony Drive and Neuse Boulevard.

RESOLUTION

THAT WHEREAS, the City of New Bern has adopted the American National Standard Practice for Roadway Lighting as the design standard for new street lighting installations within the City of New Bern; and

WHEREAS, the standard outlines the level of lighting necessary for the safe interaction of pedestrians and vehicles along municipal roadways; and

THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF NEW BERN:

That the Mayor and the City Clerk be and they are hereby authorized and directed to accept the installation and costs to the Department of Public Utilities and Public Works for additional street lighting infrastructures at the intersection of Colony Drive and Neuse Boulevard.

ADOPTED THIS 9th DAY OF JANUARY, 2024.

JEFFREY T. ODHAM, MAYOR

BRENDA E. BLANCO, CITY CLERK

Street Lighting Request Form

REQ #

Customer Name:

Customer Address:

Phone Number of Requestor:

Area of Request:

(Street address, intersection, general description, etc)

Pole # (if known):

Sent to Police Department Date:

Police Recommendations:

All items below this must be filled out by an Electric Department Engineer

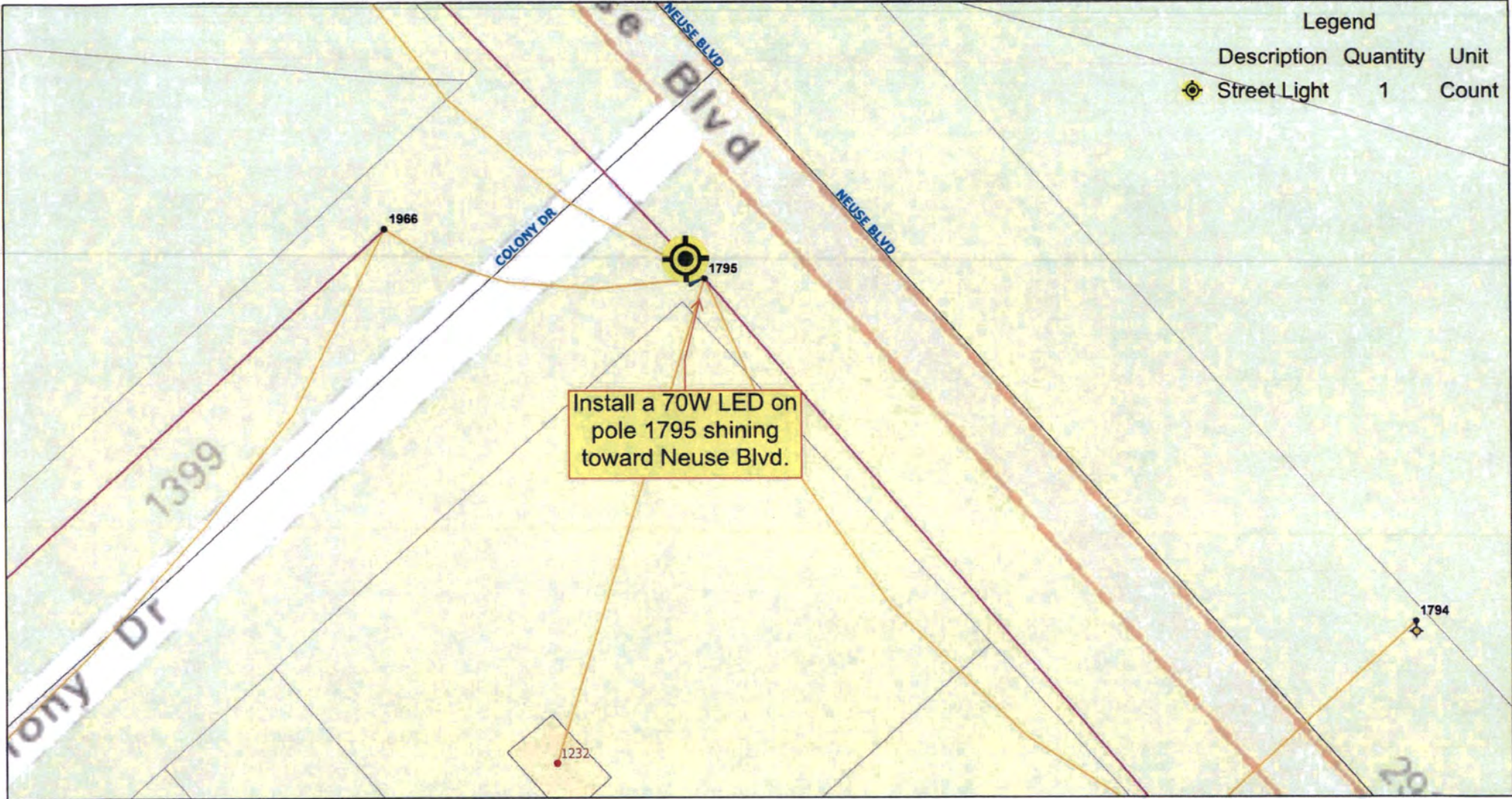
Electric Department Engineer:

Evaluations Results/Recommendation:

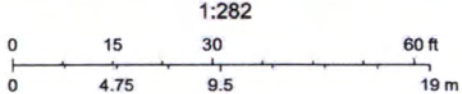
Estimated Cost to Electric Department:

Estimated Cost to Public Works:

Pole 1795 Light Install



11/2/2023, 4:11:17 PM



State of North Carolina DOT, Esri, HERE, Garmin, INCREMENT P, NGA, USGS

AGENDA ITEM COVER SHEET

Agenda Item Title:

Consider Adopting a Resolution to Sell 817 Murray Street

Date of Meeting: 1/9/2024	Ward # if applicable: 5
Department: City Clerk	Person Submitting Item: Brenda Blanco
Call for Public Hearing: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Date of Public Hearing: N/A

Explanation of Item:	After advertising a bid of \$3,900 for the purchase of 817 Murray Street, no upset bids were received. The Board is asked to consider the sale of the property. The property is owned jointly with Craven County.
Actions Needed by Board:	Consider adopting the resolution
Backup Attached:	Memo, resolution, quitclaim deed, offer to purchase, map and pictures of the property
Is item time sensitive? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Cost of Agenda Item:
If this requires an expenditure, has it been budgeted and are funds available and certified by the Finance Director? <input type="checkbox"/> Yes <input type="checkbox"/> No

Additional Notes:

Aldermen

Rick Prill
Hazel B. Royal
Robert V. Aster
Johnnie Ray Kinsey
Barbara J. Best
Robert Brinson, Jr.



NEW BERN
CITY OF NEW BERN

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

Jeffrey T. Odham
Mayor

Foster Hughes
City Manager
Brenda E. Blanco
City Clerk
Kimberly A. Ostrom
Director of Finance

MEMO TO: Mayor and Board of Aldermen
FROM: Brenda Blanco, City Clerk
DATE: December 28, 2023
SUBJECT: Sale of 817 Murray Street

After receiving a bid of \$3,900 from Justin Elijah Beck for the purchase of 817 Murray Street, the Board adopted a resolution on September 26, 2023 to initiate the upset bid process. The bid was advertised, but no upset bids were received. The property is a vacant 0.224-acre parcel with a tax value of \$7,800. It was acquired jointly by the City and County in November of 2017 through tax foreclosure.

If the property is sold, the City is estimated to receive \$775.77 plus the cost of advertising the bid, and the County is estimated to receive \$3,124.23 from the proceeds. The final distribution is pending approval from the County Attorney's office.

/beb

RESOLUTION

THAT WHEREAS, the City of New Bern and Craven County have received an offer to purchase a parcel of property owned by the City and County located at 817 Murray Street, and being more particularly described herein; and

WHEREAS, the City owns a eighty-five percent (85%) undivided interest in the subject property, and Craven County owns a fifteen percent (15%) undivided interest; and

WHEREAS, the Board of Aldermen is authorized to sell the City's interest in the property pursuant to North Carolina General Statute §160A-269; and

WHEREAS, the offer to purchase was in the sum of \$3,900.00 by Justin Elijah Beck of 901 Shipyard Point, New Bern, North Carolina 28560; that no increased bids were received, and the Board of Aldermen deemed it advisable and in the best interest of the City to sell its interest in the subject property to the successful bidder for eighty-five percent (85%) of the bid amount of \$3,900.00, and to convey its interest in said property by quitclaim deed.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF NEW BERN:

Section 1. That the bid of Justin Elijah Beck in the sum of \$3,900.00 for said parcel bearing the postal enumeration for the City of New Bern of 817 Murray Street, and being more particularly described herein, be and the same is hereby accepted as to the City's interest in said property, and the Mayor and the City Clerk be and they are hereby authorized and directed to execute a quitclaim deed for the City's interest in said property to the purchaser.

Section 2. That a copy of said quitclaim deed is attached hereto and incorporated herein by reference, and the original deed shall be delivered to said purchaser once the same has

been executed on behalf of the City and County, upon payment of the balance due on the purchase price.

Section 3. That the subject property is more particularly described as follows:

All those certain lots or parcels of land in New Bern, Craven County, North Carolina, bounded as follows: All those certain lots of land in Farmville adjoining the City of New Bern and known in the plan of said Farmville as lots Nos. 166 and 167 situate on the Western side of Murray Street bounded on the East by Murray Street, on the South by lot No. 168, on the West by lots Nos. 174 and 175, on the North by lot No. 165 each of the said lots nos. 166 and 167 fronts 52 feet on Murray Street and runs West 102 feet to lots Nos. 174 and 175. It being the same lots conveyed and described in deed from Isaac H. Smith to J. M. Harrison, dated March 26, 1914, recorded in Book 202 page 89 office of the Register of Deeds of Craven County. This being the same property described in a deed from W. H. Lee, Commissioner to John Goulding, which said deed is recorded in Book 348 page 190 office of the Register of Deeds of Craven County.

This property is also commonly referred to by its tax parcel identification number which is 8-007-150.

ADOPTED THIS 9th DAY OF JANUARY, 2024.

JEFFREY T. ODHAM, MAYOR

BRENDA E. BLANCO, CITY CLERK

Prepared by and return to:

Jaimee Bullock Mosley
DAVIS HARTMAN WRIGHT LLP
209 Pollock Street
New Bern, NC 28560

PARCEL NO. 8-007-150
REVENUE STAMPS: \$0.00

STATE OF NORTH CAROLINA

COUNTY OF CRAVEN

QUITCLAIM DEED

THIS QUITCLAIM DEED, made and entered into this 9th day of January, 2024, by and between the CITY OF NEW BERN, a municipal corporation of the State of North Carolina, and CRAVEN COUNTY, a body politic and corporate of the State of North Carolina (“Grantors”); to JUSTIN ELIJAH BECK, whose mailing address is 901 Shipyard Point, New Bern, North Carolina 28560, (“Grantee”);

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to Grantors paid by the Grantee, the receipt of which is hereby acknowledged, have remised and release, and by these presents do remise, release and forever quitclaim unto the Grantee, Grantee’s heir and assigns, the following described property, to wit:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

The property herein conveyed does not include the primary residence of a Grantor.

DAVIS HARTMAN WRIGHT LLP
Attorneys at Law
209 Pollock Street
New Bern, NC 28560

TO HAVE AND TO HOLD the above described lot or parcel of land and all privileges and appurtenances thereunto belonging to the Grantee, Grantee's heirs and assigns, free and discharged from all right, title, claim or interest of the said Grantors or anyone claiming by, through or under the Grantors.

IN TESTIMONY WHEREOF, the CITY OF NEW BERN has caused this instrument to be executed as its act and deed by its Mayor, attested by its City Clerk, and its seal to be hereunto affixed, all by the authority of its Board of Aldermen, and CRAVEN COUNTY has caused this instrument to be executed as its act and deed by the Chairman of its Board of Commissioners, attested by its Clerk, and its seal to be hereunto affixed, all by the authority of its Board of Commissioners, as of the day and year first above written.

CITY OF NEW BERN

(SEAL)

By: _____
JEFFRY T. ODHAM, MAYOR

ATTEST:

BRENDA E. BLANCO, CITY CLERK

STATE OF NORTH CAROLINA

COUNTY OF CRAVEN

I, _____, Notary Public in and for said County and State, do hereby certify that on the ____ day of January, 2024 before me personally appeared JEFFREY T. ODHAM, with whom I am personally acquainted, who, being by me duly sworn, says that he is the Mayor and that BRENDA E. BLANCO is the City Clerk for the City of New Bern, the municipal corporation described in and which executed the foregoing instrument; that he knows the common seal of said municipal corporation; that the seal affixed to the foregoing instrument is said common seal; that the name of the municipal corporation was subscribed thereto by the said Mayor; that the said common seal was affixed, all by order of the Board of Aldermen of said municipal corporation and that the said instrument is the act and deed of said municipal corporation.

WITNESS my hand and official seal this the ____ day of January, 2024,

Notary Public

My Commission Expires:

CRAVEN COUNTY

(SEAL)

By: _____
Chairman, Craven County Board of
Commissioners

ATTEST:

Clerk, Craven County Board of
Commissioners

STATE OF NORTH CAROLINA

COUNTY OF CRAVEN

I, _____, Notary Public in and for said County and State do hereby certify that on the ____ day of January, 2024, before me personally appeared JASON R. JONES with whom I am personally acquainted, who, being by me duly sworn, says that he is the Chairman of the Board of Commissioners for Craven County, and that NAN HOLTON is the Clerk of the Board of Commissioners for Craven County, the body politic and corporate describe in and which executed the foregoing instrument; that he knows the common seal of said body politic and corporate; that the seal affixed to the foregoing instrument is said common seal; that the name of the body politic and corporate was subscribed thereto by the said Chairman; that the said common seal was affixed, all by order of the Board of Commissioners of said body politic and corporate; and that the said instrument is the act and deed of said body politic and corporate.

WITNESS my hand and official seal this the ____ day of January, 2024.

Notary Public

My Commission Expires:

EXHIBIT A

All that certain tract or parcel of land lying and being situate in Number Eight (8) Township, Craven County, North Carolina, and being more particularly described as follows:

All those certain lots or parcels of land in New Bern, Craven County, North Carolina, bounded as follows: All those certain lots of land in Farmville adjoining the City of New Bern and known in the plan of said Farmville as lots Nos. 166 and 167 situate on the Western side of Murray Street bounded on the East by Murray Street, on the South by lot No. 168, on the West by lots Nos. 174 and 175, on the North by lot No. 165 each of the said lots nos. 166 and 167 fronts 52 feet on Murray Street and runs West 102 feet to lots Nos. 174 and 175. It being the same lots conveyed and described in deed from Isaac H. Smith to J. M. Harrison, dated March 26, 1914, recorded in Book 202 page 89 office of the Register of Deeds of Craven County. This being the same property described in a deed from W. H. Lee, Commissioner to John Goulding, which said deed is recorded in Book 348 page 190 office of the Register of Deeds of Craven County.

This property is also commonly referred to by its tax parcel identification number which is 8-007-150.

NORTH CAROLINA

OFFER TO PURCHASE AND CONTRACT

CRAVEN COUNTY

JUSTIN ELIJAH BECK, as Buyer, hereby offers to purchase and CRAVEN COUNTY and the CITY OF NEW BERN, collectively as Seller, upon acceptance of said offer, agrees to sell and convey, all of that plot, piece or parcel of land described below (hereafter referred to as the "Property"), upon the following terms and conditions:

1. **REAL PROPERTY:** Located in or near the City of New Bern, Craven County, North Carolina, being known as and more particularly described as:

Street Address: 817 MURRAY ST

Subdivision Name: NONE

Tax Parcel ID No.: B-007-150

Plat Reference: 20475

Being all of that property more particularly described in Deed Book 3518, Page 1565 in the Craven County Registry.

2. **PURCHASE PRICE:** The purchase price is \$ 39,000 and shall be paid as follows:

(a) \$ ~~50,000~~ 20,000, EARNEST MONEY DEPOSIT with this offer by cash bank check certified check to be held by Seller until the sale is closed, at which time it will be credited to Buyer, or until this contract is otherwise properly terminated. In the event this offer is not accepted, then all earnest monies shall be refunded to Buyer. In the event of breach of this contract by Seller, all earnest monies shall be refunded to Buyer upon Buyer's request. In the event of breach of this contract by Buyer, then all earnest monies shall be forfeited to Seller upon Seller's request, but such forfeiture shall not affect any other remedies available to Seller for such breach.

(b) \$ ~~50,000~~ 37,000, BALANCE of the purchase price in cash or readily available funds at Closing.

3. **CONDITIONS:**

(a) This contract is not subject to Buyer obtaining financing.

(b) The Property must be in substantially the same or better condition at Closing as on the date of this offer, reasonable wear and tear excepted.

(c) The Property is being sold subject to all liens and encumbrances of record, if any.

(d) Other than as provided herein, the Property is being conveyed "as is".

(e) This contract is subject to the provisions of G.S. §160A-269. Buyer acknowledges that this contract is subject to certain notice provisions and the rights in others to submit upset bids in accordance therewith.

(f) Title shall be delivered at Closing by QUITCLAIM DEED

4. **SPECIAL ASSESSMENTS:** Seller makes no warranty or representation as to any pending or confirmed governmental special assessments for sidewalk, paving, water, sewer, or other improvements on or adjoining the Property, or pending or confirmed owners' association special assessments. Buyer shall take title subject to all pending assessments, if any.

5. **PAYMENT OF TAXES:** Any ad valorem taxes to which the Property is subject shall be paid in their entirety by Buyer.

6. **EXPENSES:** Buyer shall be responsible for all costs with respect to any title search, title insurance, recording of the deed, and its legal fees. Seller shall pay for preparation of a deed and all other documents necessary to perform Seller's obligations under this agreement, and for any excise tax (revenue stamps) required by law.

7. **EVIDENCE OF TITLE:** Not Applicable.

8. **CLOSING:** Closing shall be defined as the date and time of recording of the deed. All parties agree to execute any and all documents and papers necessary in connection with Closing and transfer of title within thirty (30) days of the granting of final approval of the sale by Craven County's Board of Commissioners and the City of New Bern's Board of Aldermen pursuant to G.S. §160A-269. The deed is to be made to JUSTIN ELIJAH BECK.

9. **POSSESSION:** Unless otherwise provided herein, possession shall be delivered at Closing.

10. **PROPERTY INSPECTION, APPRAISAL, INVESTIGATION:**

(a) This contract is not subject to inspection, appraisal or investigation, as the Property is being bought "as is." Seller makes no representation as to water, sewer, conditions, title, access, or fitness for any intended use.

(b) **CLOSING SHALL CONSTITUTE ACCEPTANCE OF THE PROPERTY IN ITS THEN EXISTING CONDITION.**

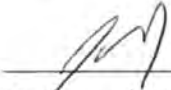
11. **RIGHT OF ENTRY, RESTORATION AND INDEMNITY:** Buyer and Buyer's agents and contractors shall not have the right to enter upon the Property for any purpose without advance written permission of the Seller. If such permission is given, Buyer will indemnify and hold Seller harmless from all loss, damage, claims, suits or costs, which shall arise out of any contract, agreement, or injury to any person or property as a result of any activities of Buyer and Buyer's agents and contractors relating to the Property. This indemnity shall survive this contract and any termination hereof.

12. **OTHER PROVISIONS AND CONDITIONS:** (ITEMIZE ALL ADDENDA TO THIS CONTRACT AND ATTACH HERETO.): None.

Buyer Initials JB Seller Initials _____

- 13. **RISK OF LOSS:** The risk of loss or damage by fire or other casualty prior to Closing shall be upon Seller.
- 14. **ASSIGNMENTS:** This contract may not be assigned without the written consent of all parties, but if assigned by agreement, then this contract shall be binding on the assignee and the assignee's heirs, successors or assigns (as the case may be).
- 15. **PARTIES:** This contract shall be binding upon and shall inure to the benefit of the parties, i.e., Buyer and Seller and their heirs, successors and assigns. As used herein, words in the singular include the plural and the masculine includes the feminine and neuter genders, as appropriate.
- 16. **SURVIVAL:** If any provision herein contained which by its nature and effect is required to be observed, kept or performed after the Closing, it shall survive the Closing and remain binding upon and for the benefit of the parties hereto until fully observed, kept or performed.
- 17. **ENTIRE AGREEMENT:** This contract contains the entire agreement of the parties and there are no representations, inducements or other provisions other than those expressed herein. All changes, additions or deletions hereto must be in writing and signed by all parties.
- 18. **NOTICE AND EXECUTION:** Any notice or communication to be given to a party herein may be given to the party or to such party's agent. This offer shall become a binding contract (the "Effective Date") when signed by both Buyer and Seller and such signing is communicated to the offering party. This contract is executed under seal in signed multiple originals, all of which together constitute one and the same instrument, with a signed original being retained by each party, and the parties adopt the word "SEAL" beside their signatures below.

BUYER:
(If an individual)

 _____ (SEAL)
 Name: JUSTIN ELIAH BECK
 Date: 12 JUL 2023
 Address: 901 SHIPYARD PT
NEW BERN, NC 28560
 Phone: 336 877-4341
BECK.J18@gmail.com

(If a business entity)

By: _____ (SEAL)
 Its: _____
 Date: _____
 Address: _____
 Phone: _____

SELLER
CRAVEN COUNTY

By: _____ (SEAL)
 Its: _____
 Date: _____

CITY OF NEW BERN

By: _____ (SEAL)
 Its: _____
 Date: _____

Buyer Initials Jeb — Seller Initials _____

Craven County Geographic Information System



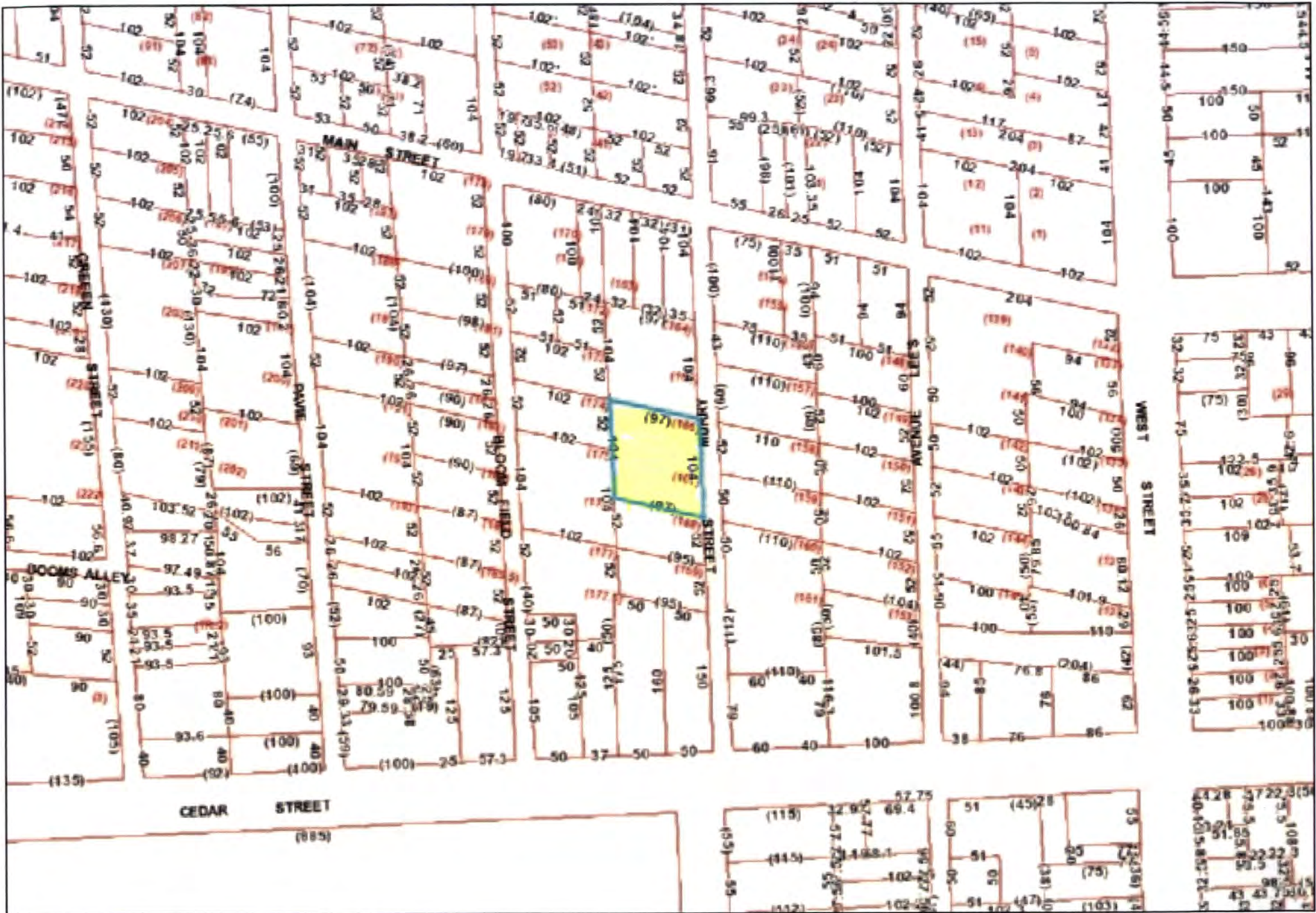
Craven County does NOT warrant the information shown on this page and should be used ONLY for tax assessments purposes. Page generated on 7/13/2023 at 8:45:08 AM
PARCEL ID : 8-007 -150

Owner :	CRAVEN COUNTY & NEW BERN-CITY		
Mailing Address :	406 CRAVEN ST NEW BERN, NC 28560		
Address of Property :	817 MURRAY ST		
Subdivision :			
Property Description :	LOT 166 & 167 PAVIETOWN		
Assessed Acreage :	0.224		
Deed Book Page :	3518 1565	Deed Recording Date :	11 6 2017
Land Value :	\$7,800	Recorded Survey :	
Total Improvement(s) Value :	\$0	Life Estate Deed :	
Total Assessed Value :	\$7,800	Estate File Year-E-Folder :	
Number of Improvements:	0	Tax Exempt :	Yes
City Name :	NEW BERN	Fire Tax District :	
Drainage District :		Lot Dimension :	
Special District :		Land Use :	VACANT - RESIDENTIAL TRACT

Recent Sales Information

Sale Date Deed	Seller Name	Buyer Name	Type of Sale	Sale Price
11/6/2017 3518-1565	NIXON, WILLIAM A HRS	CRAVEN COUNTY & NEW BERN-CITY	STRAIGHT TRANSFER	\$4,500

Buildings or improvements where not found on this parcel.



Craven County GIS PID 8-007-150

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1 inch = 131 feet



817 Murray Street



DRAFT - FINAL OF DIVISION OF PROCEEDS

Property: 817 Murray Street, PID: 8-007-150			
Offer Amount			\$ 3,900.00
Less: Reimb to City for publication of notice of offer (approx)			
Balance			\$ 3,900.00
County cost reimbursement		\$ 2,991.92	
City cost reimbursement		\$ -	\$ 2,991.92
Remaining Balance			\$ 908.08
County Taxes at Foreclosure	\$ 243.35	14.570%	\$ 132.31
City Taxes/Priority Liens at Foreclosure	\$ 1,426.87	85.430%	\$ 775.77
Total Taxes	\$ 1,670.22		
County Total	\$ 3,124.23		
City Total	\$ 775.77		

AGENDA ITEM COVER SHEET

Agenda Item Title:

Consider Adopting a Resolution to Sell 607 Bern Street

Date of Meeting: 1/9/2024	Ward # if applicable: 1
Department: City Clerk	Person Submitting Item: Brenda Blanco
Call for Public Hearing: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Date of Public Hearing: N/A

Explanation of Item:	After advertising a bid of \$4,375 for the purchase of 607 Bern Street, no upset bids were received. The Board is asked to consider the sale of the property.
Actions Needed by Board:	Consider adopting the resolution
Backup Attached:	Memo, resolution, quitclaim deed, offer to purchase, map and pictures of the property
Is item time sensitive? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Cost of Agenda Item:
If this requires an expenditure, has it been budgeted and are funds available and certified by the Finance Director? <input type="checkbox"/> Yes <input type="checkbox"/> No

Additional Notes:

Aldermen

Rick Prill
Hazel B. Royal
Robert V. Aster
Johnnie Ray Kinsey
Barbara J. Best
Robert Brinson, Jr.



Jeffrey T. Odham
Mayor
Foster Hughes
City Manager
Brenda E. Blanco
City Clerk
Kimberly A. Ostrom
Director of Finance

MEMO TO: Mayor and Board of Aldermen
FROM: Brenda Blanco, City Clerk
DATE: December 28, 2023
SUBJECT: Sale of 607 Bern Street

After receiving a bid of \$4,375 from Philip Hedrick for the purchase of 607 Bern Street, the Board adopted a resolution on November 14, 2023 to initiate the upset bid process. The bid was advertised, but no upset bids were received. The property is a vacant 0.068-acre parcel with a tax value of \$8,750. It was acquired jointly by the City and County in April of 2014 through tax foreclosure. At that time, the property included a house that was in disrepair. Since the City bore the full cost of demolition, in May 2015 the County transferred to the City its interest in the property. Thus, the City will receive all proceeds from the sale.

/beb

RESOLUTION

THAT WHEREAS, the City of New Bern has received an offer to purchase a parcel of property owned by the City identified as 607 Bern Street, and being more particularly described herein; and

WHEREAS, the Board of Aldermen is authorized to sell the property pursuant to North Carolina General Statute §160A-269; and

WHEREAS, the offer to purchase was advertised as required by said statute; and

WHEREAS, the offer to purchase was in the sum of \$4,375.00 by Philip Hedrick; that no increased bids were received; and

WHEREAS, the Board of Aldermen deems it advisable and in the best interest of the City to sell the subject property to the successful bidder and to convey the said property by quitclaim deed.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF NEW BERN:

Section 1. That the last and highest bid of Philip Hedrick in the sum of \$4,375.00 for said parcel identified as 607 Bern Street, and being more particularly described herein, be and the same is hereby accepted, and the Mayor and the City Clerk be and they are hereby authorized and directed to execute a quitclaim deed to Philip Hedrick for the said property.

Section 2. That a copy of said quitclaim deed is attached hereto and incorporated herein by reference, and the original deed shall be delivered to said purchaser once the same has been executed on behalf of the City, upon payment of the balance due on the purchase price.

Section 3. That the subject property is more particularly described as follows:

All that certain lot or parcel of land lying and being situate in Number Eight (8) Township, Craven County, North Carolina, and being more particularly described as follows:

Being a part of Lot No. 46 on the west side of Bern Street in the City of New Bern, North Carolina, fronting 36 feet on the said Bern Street and running westwardly 80 feet, being the same land conveyed by J. W. Stewart and wife to Aninias Fonville by deed dated March 9, 1909, and recorded in the Office of the Register of Deeds in Book 164, Page 422; and being the same land conveyed by the said Aninias Fonville dated May 17, 1913, and recorded in the Office of the Register of Deeds in Book 198, Page 102, Craven County Registry.

Being also that same property conveyed to Craven County and the City of New Bern by Commissioner's Deed dated April 14, 2014, recorded in Book 3271 at Page 922 of Craven County Registry.

Subject to restrictive covenants and easements of record.

ADOPTED THIS 9th DAY OF JANUARY, 2024.

JEFFREY T. ODHAM, MAYOR

BRENDA E. BLANCO, CITY CLERK

Prepared by and return to:

Jaimee Bullock Mosley
DAVIS HARTMAN WRIGHT LLP
209 Pollock Street
New Bern, NC 28560

PARCEL NO. 8-007-276
REVENUE STAMPS: \$0.00

STATE OF NORTH CAROLINA

COUNTY OF CRAVEN

QUITCLAIM DEED

THIS QUITCLAIM DEED, made and entered into this 9th day of January, 2024, by and between the **CITY OF NEW BERN**, a municipal corporation of the State of North Carolina (“Grantor”); to **PHILIP HEDRICK**, whose mailing address is 1506 Trent Boulevard, New Bern, North Carolina 28560, (“Grantee”);

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to Grantor paid by the Grantee, the receipt of which is hereby acknowledged, have remised and release, and by these presents do remise, release and forever quitclaim unto the Grantee, Grantee’s heir and assigns, the following described property, to wit:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

The property herein conveyed does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD the above described lot or parcel of land and all privileges and appurtenances thereunto belonging to the Grantee, Grantee’s heirs and assigns, free and

DAVIS HARTMAN WRIGHT LLP
Attorneys at Law
209 Pollock Street
New Bern, NC 28560

discharged from all right, title, claim or interest of the said Grantors or anyone claiming by, through or under the Grantors.

IN TESTIMONY WHEREOF, the **CITY OF NEW BERN** has caused this instrument to be executed as its act and deed by its Mayor, attested by its City Clerk, and its seal to be hereunto affixed, all by the authority of its Board of Aldermen, as of the day and year first above written.

CITY OF NEW BERN

(SEAL)

By: _____
JEFFREY T. ODHAM, MAYOR

ATTEST:

BRENDA E. BLANCO, CITY CLERK

STATE OF NORTH CAROLINA

COUNTY OF CRAVEN

I, _____, Notary Public in and for said County and State, do hereby certify that on the ____ day of January, 2024 before me personally appeared JEFFREY T. ODHAM, with whom I am personally acquainted, who, being by me duly sworn, says that he is the Mayor and that BRENDA E. BLANCO is the City Clerk for the City of New Bern, the municipal corporation described in and which executed the foregoing instrument; that he knows the common seal of said municipal corporation; that the seal affixed to the foregoing instrument is said common seal; that the name of the municipal corporation was subscribed thereto by the said Mayor; that the said common seal was affixed, all by order of the Board of Aldermen of said municipal corporation and that the said instrument is the act and deed of said municipal corporation.

WITNESS my hand and official seal this the ____ day of January, 2024.

Notary Public

My Commission Expires:

EXHIBIT A

All that certain lot or parcel of land lying and being situate in Number Eight (8) Township, Craven County, North Carolina, and being more particularly described as follows:

Being a part of Lot No. 46 on the west side of Bern Street in the City of New Bern, North Carolina, fronting 36 feet on the said Bern Street and running westwardly 80 feet, being the same land conveyed by J. W. Stewart and wife to Aninias Fonville by deed dated March 9, 1909, and recorded in the Office of the Register of Deeds in Book 164, Page 422; and being the same land conveyed by the said Aninias Fonville dated May 17, 1913, and recorded in the Office of the Register of Deeds in Book 198, Page 102, Craven County Registry.

Being also that same property conveyed to Craven County and the City of New Bern by Commissioner's Deed dated April 14, 2014, recorded in Book 3271 at Page 922 of Craven County Registry.

Subject to restrictive covenants and easements of record.

NORTH CAROLINA

OFFER TO PURCHASE AND CONTRACT

CRAVEN COUNTY

PHILIP HEDRICK, as Buyer, hereby offers to purchase and CITY OF NEW BERN, as Seller, upon acceptance of said offer, agrees to sell and convey, all of that plot, piece or parcel of land described below (hereafter referred to as the "Property"), upon the following terms and conditions:

1. REAL PROPERTY: Located in or near the City of New Bern, Craven County, North Carolina, being known as and more particularly described as:

Street Address: 607 BERN ST.
Subdivision Name: -
Tax Parcel ID No.: B-007-276
Plat Reference: -

Being all of that property more particularly described in Deed Book 3355, Page 628 in the Craven County Registry.

2. PURCHASE PRICE: The purchase price is \$ 4375 and shall be paid as follows:

- (a) \$ 218.75, EARNEST MONEY DEPOSIT with this offer by cash bank check certified check to be held by Seller until the sale is closed, at which time it will be credited to Buyer, or until this contract is otherwise properly terminated. In the event this offer is not accepted, then all earnest monies shall be refunded to Buyer. In the event of breach of this contract by Seller, all earnest monies shall be refunded to Buyer upon Buyer's request. In the event of breach of this contract by Buyer, then all earnest monies shall be forfeited to Seller upon Seller's request, but such forfeiture shall not affect any other remedies available to Seller for such breach.
- (b) \$ 4156.25, BALANCE of the purchase price in cash or readily available funds at Closing.

3. CONDITIONS:

- (a) This contract is not subject to Buyer obtaining financing.
- (b) The Property must be in substantially the same or better condition at Closing as on the date of this offer, reasonable wear and tear excepted.
- (c) The Property is being sold subject to all liens and encumbrances of record, if any.
- (d) Other than as provided herein, the Property is being conveyed "as is".
- (e) This contract is subject to the provisions of G.S. §160A-269. Buyer acknowledges that this contract is subject to certain notice provisions and the rights in others to submit upset bids in accordance therewith.
- (f) Title shall be delivered at Closing by QUITCLAIM DEED

4. SPECIAL ASSESSMENTS: Seller makes no warranty or representation as to any pending or confirmed governmental special assessments for sidewalk, paving, water, sewer, or other improvements on or adjoining the Property, or pending or confirmed owners' association special assessments. Buyer shall take title subject to all pending assessments, if any.

5. PAYMENT OF TAXES: Any ad valorem taxes to which the Property is subject shall be paid in their entirety by Buyer.

6. EXPENSES: Buyer shall be responsible for all costs with respect to any title search, title insurance, recording of the deed and its legal fees. Seller shall pay for preparation of a deed and all other documents necessary to perform Seller's obligations under this agreement, and for any excise tax (revenue stamps) required by law.

7. EVIDENCE OF TITLE: Not Applicable.

8. CLOSING: Closing shall be defined as the date and time of recording of the deed. All parties agree to execute any and all documents and papers necessary in connection with Closing and transfer of title within thirty (30) days of the granting of final approval of the sale by the City of New Bern's Board of Aldermen pursuant to G.S. §160A-269. The deed is to be made to

PHILIP HEDRICK

9. POSSESSION: Unless otherwise provided herein, possession shall be delivered at Closing.

10. PROPERTY INSPECTION, APPRAISAL, INVESTIGATION:

(a) This contract is not subject to inspection, appraisal or investigation, as the Property is being bought "as is." Seller makes no representation as to water, sewer, conditions, title, access, or fitness for any intended use.

(b) CLOSING SHALL CONSTITUTE ACCEPTANCE OF THE PROPERTY IN ITS THEN EXISTING CONDITION.

11. RIGHT OF ENTRY, RESTORATION AND INDEMNITY: Buyer and Buyer's agents and contractors shall not have the right to enter upon the Property for any purpose without advance written permission of the Seller. If such permission is given, Buyer will indemnify and hold Seller harmless from all loss, damage, claims, suits or costs, which shall arise out of any contract, agreement, or injury to any person or property as a result of any activities of Buyer and Buyer's agents and contractors relating to the Property. This indemnity shall survive this contract and any termination hereof.

12. OTHER PROVISIONS AND CONDITIONS: (ITEMIZE ALL ADDENDA TO THIS CONTRACT AND ATTACH HERETO.): None.

Buyer Initials PH Seller Initials _____

- 13. **RISK OF LOSS:** The risk of loss or damage by fire or other casualty prior to Closing shall be upon Seller.
- 14. **ASSIGNMENTS:** This contract may not be assigned without the written consent of all parties, but if assigned by agreement, then this contract shall be binding on the assignee and the assignee's heirs, successors or assigns (as the case may be).
- 15. **PARTIES:** This contract shall be binding upon and shall inure to the benefit of the parties, i.e., Buyer and Seller and their heirs, successors and assigns. As used herein, words in the singular include the plural and the masculine includes the feminine and neuter genders, as appropriate.
- 16. **SURVIVAL:** If any provision herein contained which by its nature and effect is required to be observed, kept or performed after the Closing, it shall survive the Closing and remain binding upon and for the benefit of the parties hereto until fully observed, kept or performed.
- 17. **ENTIRE AGREEMENT:** This contract contains the entire agreement of the parties and there are no representations, inducements or other provisions other than those expressed herein. All changes, additions or deletions hereto must be in writing and signed by all parties.
- 18. **NOTICE AND EXECUTION:** Any notice or communication to be given to a party herein may be given to the party or to such party's agent. This offer shall become a binding contract (the "Effective Date") when signed by both Buyer and Seller and such signing is communicated to the offering party. This contract is executed under seal in signed multiple originals, all of which together constitute one and the same instrument, with a signed original being retained by each party, and the parties adopt the word "SEAL" beside their signatures below.

BUYER:

(If an individual)

Philip Hedrick (SEAL)
 Name: PHILIP HEDRICK
 Date: 11-2-23
 Address: 1506 TRENT BLVD
NB, NC 28560
 Phone: 252-670-8600

(If a business entity)

By: _____ (SEAL)
 Its: _____
 Address: _____

 Phone: _____

SELLER

CITY OF NEW BERN

By: _____ (SEAL)
 Its: _____
 Date: _____

Buyer Initials *PH* Seller Initials _____

Craven County Geographic Information System



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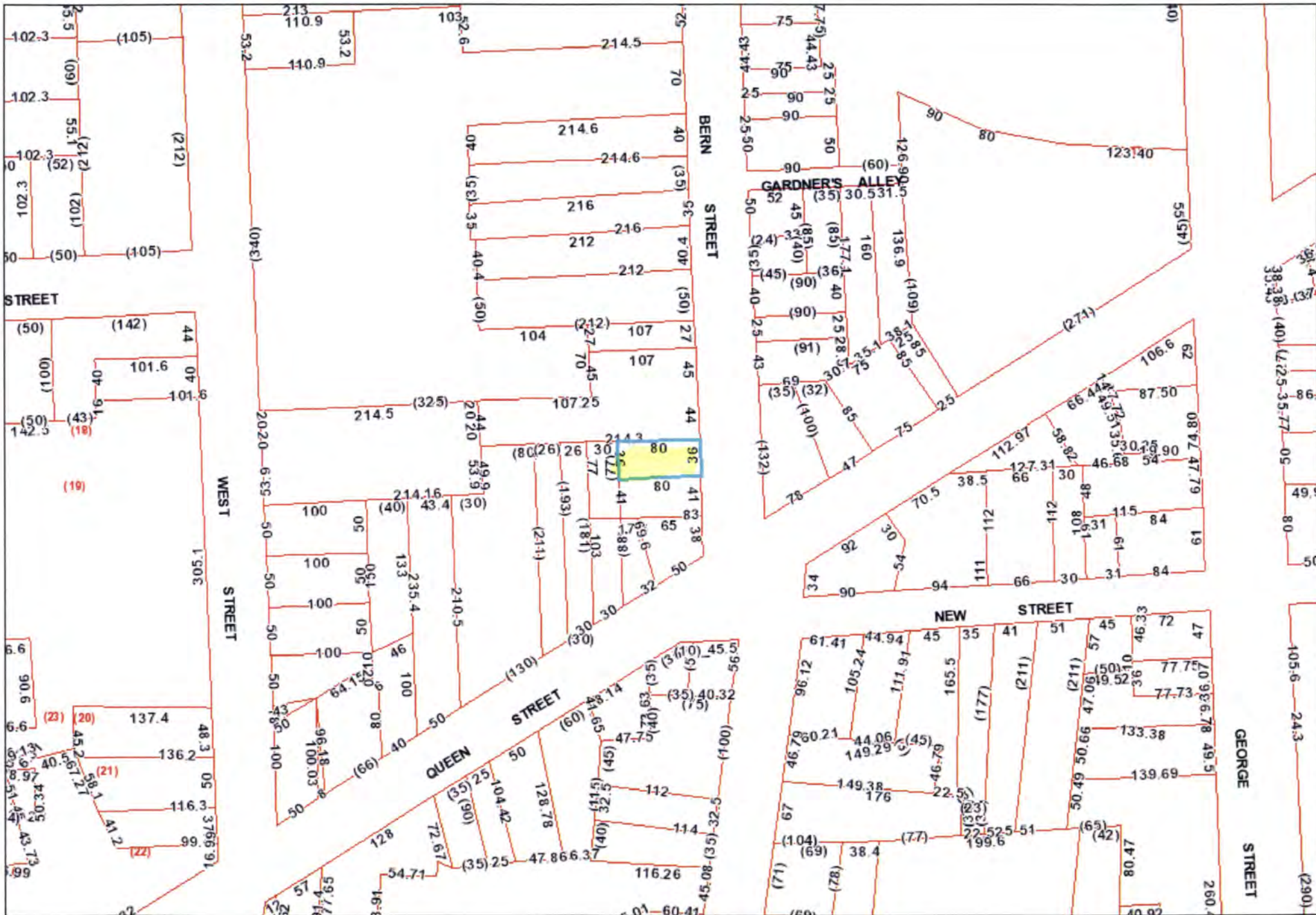
PARCEL ID : 8-007 -276

Owner :	NEW BERN-CITY OF		
Mailing Address :	PO BOX 1129 NEW BERN, NC 28563		
Address of Property :	607 BERN ST		
Subdivision :			
Property Description :	607 BERN ST		
Assessed Acreage :	0.068		
Deed Book Page :	3355 0628	Deed Recording Date :	5 14 2015
Land Value :	\$8,750	Recorded Survey :	
Total Improvement(s) Value :	\$0	Life Estate Deed :	
Total Assessed Value :	\$8,750	Estate File Year-E-Folder :	
Number of Improvements:	0	Tax Exempt :	Yes
City Name :	NEW BERN	Fire Tax District :	
Drainage District :		Lot Dimension :	
Special District :		Land Use :	SERVICE - GOVERNMENT OWNED - EXEMPT

Recent Sales Information

Sale Date Deed	Seller Name	Buyer Name	Type of Sale	Sale Price
5/14/2015 3355-0628	CRAVEN COUNTY & NEW BERN-CITY	NEW BERN-CITY OF	STRAIGHT TRANSFER	\$0
4/15/2014 3271-0922	GORHAM, THOMAS H HEIRS	CRAVEN COUNTY & NEW BERN-CITY	STRAIGHT TRANSFER	\$8,000
3/4/2009 2797-0439	GORHAM, THOMAS H HEIRS	GORHAM, CORNELIUS J	STRAIGHT TRANSFER	\$0
1/1/1978 0923-0088	GORHAM, CORNELIUS J	GORHAM, THOMAS H HEIRS	STRAIGHT TRANSFER	\$0

Buildings or improvements where not found on this parcel.



Craven County GIS 607 Bern St

1 inch = 123 feet



607 Bern Street



Front of lot



Rear of lot looking toward street

AGENDA ITEM COVER SHEET

Agenda Item Title:

Consider Adopting a Resolution to Sell 1022 K Street

Date of Meeting: 1/9/2024	Ward # if applicable: 5
Department: City Clerk	Person Submitting Item: Brenda Blanco
Call for Public Hearing: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Date of Public Hearing: N/A

Explanation of Item:	Lay Team and Remodelers LLC tendered an offer of \$2,700 for the purchase of 1022 K Street. The property is a vacant 0.086-acre residential lot that was acquired by the City and County in 2022 through tax foreclosure.
Actions Needed by Board:	Consider adopting the resolution
Backup Attached:	Memo, resolution, offer to purchase, map and pictures of the property
Is item time sensitive? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Cost of Agenda Item:
If this requires an expenditure, has it been budgeted and are funds available and certified by the Finance Director? <input type="checkbox"/> Yes <input type="checkbox"/> No

Additional Notes:

Aldermen

Rick Prill
Hazel B. Royal
Robert V. Aster
Johnnie Ray Kinsey
Barbara J. Best
Robert Brinson, Jr.



NEW BERN
CITY OF NEW BERN

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

Jeffrey T. Odham

Mayor

Foster Hughes

City Manager

Brenda E. Blanco

City Clerk

Kimberly A. Ostrom

Director of Finance

MEMO TO: Mayor and Board of Aldermen
FROM: Brenda Blanco, City Clerk
DATE: December 28, 2023
SUBJECT: Sale of 1022 K Street

Lay Team and Remodelers, LLC submitted a bid of \$2,700 for the purchase of 1022 K Street. The Board adopted a resolution on October 24, 2023 to initiate the upset bid process. The bid was advertised, but no upset bids were received. The property is a vacant 0.086-acre residential parcel with a tax value of \$5,400. It was acquired jointly by the City and County in June of 2022 through tax foreclosure.

If the property is sold for the bid, the City will receive \$763.78 and the County \$1,936.22 from the proceeds.

/beb

RESOLUTION

THAT WHEREAS, the City of New Bern has received an offer to purchase a parcel of property owned by the City and County located at 1022 K Street, and being more particularly described herein; and

WHEREAS, the City owns a thirty-seven percent (54%) undivided interest in the subject property, and Craven County owns a sixty-three percent (46%) undivided interest; and

WHEREAS, the Board of Aldermen is authorized to sell the City's interest in the property pursuant to North Carolina General Statute §160A-269; and

WHEREAS, the offer to purchase was in the sum of \$2,700.00 by Lay Team and Remodelers, LLC of 6103 Cardinal Drive, New Bern, North Carolina 28560; that no increased bids were received, and the Board of Aldermen deemed it advisable and in the best interest of the City to sell the subject property to the successful bidder for the bid amount of \$2,700.00, and to convey said property by quitclaim deed.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF NEW BERN:

Section 1. That the bid of Lay Team and Remodelers, LLC in the sum of \$2,700.00 for said parcel bearing the postal enumeration for the City of New Bern of 1022 K Street, and being more particularly described herein, be and the same is hereby accepted, and the Mayor and the City Clerk be and they are hereby authorized and directed to execute a quitclaim deed for the City's interest in said property to Lay Team and Remodelers, LLC.

Section 2. That a copy of said quitclaim deed is attached hereto and incorporated herein by reference, and the original deed shall be delivered to said purchaser once the same has been executed on behalf of the City upon payment of the balance due on the purchase price.

Section 3. That the subject property is more particularly described as follows:

All that certain lot or parcel of land lying and being situate in Number Eight (8) Township, Craven County, North Carolina, and being more particularly described as follows:

Being that lot or parcel of land located in No. 8 Township, Craven County, North Carolina, in the subdivision known and described as "Jerkeinstown", a map of which is duly recorded in the public records in the Office of the Register of Deeds of Craven County in Book 64, at Page 94, being Lot 39 in a southern subdivision of lots #34 and #39 in said Jerkeinstown above referred to, bounded and described as follows: BEGINNING at a point in the northern side of K Street 105 feet eastwardly from the northeast corner of the intersection of K and H Streets; running thence northwardly parallel with H Street 108 feet 6 inches to the southern line of Lot #40 of said subdivision; thence eastwardly parallel with K Street 35 feet; thence southwardly parallel with H Street 108 feet 6 inches; thence westwardly along with the northern line of said K Street 35 feet TO THE BEGINNING.

Subject to restrictive covenants and easements of record.

Parcel Number: 8 006 045

ADOPTED THIS 9th DAY OF JANUARY, 2024.

JEFFREY T. ODHAM, MAYOR

BRENDA E. BLANCO, CITY CLERK

Prepared by and return to:

Jaimee Bullock Mosley
DAVIS HARTMAN WRIGHT LLP
209 Pollock Street
New Bern, NC 28560

PARCEL NO. 8-006-045
REVENUE STAMPS: \$0.00

STATE OF NORTH CAROLINA

COUNTY OF CRAVEN

QUITCLAIM DEED

THIS QUITCLAIM DEED, made and entered into this 9th day of January, 2024, by and between the CITY OF NEW BERN, a municipal corporation of the State of North Carolina, and CRAVEN COUNTY, a body politic and corporate of the State of North Carolina (“Grantors”); to LAY TEAM AND REMODELERS, LLC, whose mailing address is 6103 Cardinal Drive, New Bern, North Carolina 28560, (“Grantee”);

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to Grantors paid by the Grantee, the receipt of which is hereby acknowledged, have remised and release, and by these presents do remise, release and forever quitclaim unto the Grantee, Grantee’s heir and assigns, the following described property, to wit:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

The property herein conveyed does not include the primary residence of a Grantor.

DAVIS HARTMAN WRIGHT LLP
Attorneys at Law
209 Pollock Street
New Bern, NC 28560

TO HAVE AND TO HOLD the above described lot or parcel of land and all privileges and appurtenances thereunto belonging to the Grantee, Grantee's heirs and assigns, free and discharged from all right, title, claim or interest of the said Grantors or anyone claiming by, through or under the Grantors.

IN TESTIMONY WHEREOF, the CITY OF NEW BERN has caused this instrument to be executed as its act and deed by its Mayor, attested by its City Clerk, and its seal to be hereunto affixed, all by the authority of its Board of Aldermen, and CRAVEN COUNTY has caused this instrument to be executed as its act and deed by the Chairman of its Board of Commissioners, attested by its Clerk, and its seal to be hereunto affixed, all by the authority of its Board of Commissioners, as of the day and year first above written.

CITY OF NEW BERN

(SEAL)

By: _____

JEFFRY T. ODHAM, MAYOR

ATTEST:

BRENDA E. BLANCO, CITY CLERK

STATE OF NORTH CAROLINA

COUNTY OF CRAVEN

I, _____, Notary Public in and for said County and State, do hereby certify that on the ____ day of January, 2024 before me personally appeared JEFFREY T. ODHAM, with whom I am personally acquainted, who, being by me duly sworn, says that he is the Mayor and that BRENDA E. BLANCO is the City Clerk for the City of New Bern, the municipal corporation described in and which executed the foregoing instrument; that he knows the common seal of said municipal corporation; that the seal affixed to the foregoing instrument is said common seal; that the name of the municipal corporation was subscribed thereto by the said Mayor; that the said common seal was affixed, all by order of the Board of Aldermen of said municipal corporation and that the said instrument is the act and deed of said municipal corporation.

WITNESS my hand and official seal this the ____ day of January, 2024.

Notary Public

My Commission Expires:

CRAVEN COUNTY

(SEAL)

By: _____
Chairman, Craven County Board of
Commissioners

ATTEST:

Clerk, Craven County Board of
Commissioners

STATE OF NORTH CAROLINA

COUNTY OF CRAVEN

I, _____, Notary Public in and for said County and State do hereby certify that on the ____ day of January, 2024, before me personally appeared JASON R. JONES with whom I am personally acquainted, who, being by me duly sworn, says that he is the Chairman of the Board of Commissioners for Craven County, and that NAN HOLTON is the Clerk of the Board of Commissioners for Craven County, the body politic and corporate describe in and which executed the foregoing instrument; that he knows the common seal of said body politic and corporate; that the seal affixed to the foregoing instrument is said common seal; that the name of the body politic and corporate was subscribed thereto by the said Chairman; that the said common seal was affixed, all by order of the Board of Commissioners of said body politic and corporate; and that the said instrument is the act and deed of said body politic and corporate.

WITNESS my hand and official seal this the ____ day of January, 2024.

Notary Public

My Commission Expires:

EXHIBIT A

All that certain tract or parcel of land lying and being situate in Number Eight (8) Township, Craven County, North Carolina, and being more particularly described as follows:

Being that lot or parcel of land located in No. 8 Township, Craven County, North Carolina, in the subdivision known and described as "Jerkeinstown", a map of which is duly recorded in the public records in the Office of the Register of Deeds of Craven County in Book 64, at Page 94, being Lot #9 in a southern subdivision of lots #34 and #39 in said Jerkeinstown above referred to, bounded and described as follows: BEGINNING at a point on the northern side of K Street 105 feet eastwardly from the northeast corner of the intersection of K and H Streets; running thence northwardly parallel with H Street 108 feet 6 inches to the southern line of Lot #40 of said subdivision; thence eastwardly parallel with K Street 35 feet; thence southwardly parallel with H Street 108 feet 6 inches; thence westwardly along the northern line of said K Street 35 feet TO THE BEGINNING.

Subject to restrictive covenants and easements of record.

Parcel Number: 8 006 045

NORTH CAROLINA

OFFER TO PURCHASE AND CONTRACT

CRAVEN COUNTY

Lay Team and Remodelers, LLC, as Buyer, hereby offers to purchase and CRAVEN COUNTY and the CITY OF NEW BERN, collectively as Seller, upon acceptance of said offer, agrees to sell and convey, all of that plot, piece or parcel of land described below (hereafter referred to as the "Property"), upon the following terms and conditions:

1. REAL PROPERTY: Located in or near the City of New Bern, Craven County, North Carolina, being known as and more particularly described as:

Street Address: 1022 Hstreet

Subdivision Name:

Tax Parcel ID No.: 8-006-045

Plat Reference:

Being all of that property more particularly described in Deed Book 3731, Page 1253 in the Craven County Registry.

2. PURCHASE PRICE: The purchase price is \$2,700.00 and shall be paid as follows:

(a) \$135.00, EARNEST MONEY DEPOSIT with this offer by [X] cash [] bank check [] certified check to be held by Seller until the sale is closed, at which time it will be credited to Buyer, or until this contract is otherwise properly terminated. In the event this offer is not accepted, then all earnest monies shall be refunded to Buyer. In the event of breach of this contract by Seller, all earnest monies shall be refunded to Buyer upon Buyer's request. In the event of breach of this contract by Buyer, then all earnest monies shall be forfeited to Seller upon Seller's request, but such forfeiture shall not affect any other remedies available to Seller for such breach.

(b) \$2,565.00, BALANCE of the purchase price in cash or readily available funds at Closing.

3. CONDITIONS:

(a) This contract is not subject to Buyer obtaining financing.

(b) The Property must be in substantially the same or better condition at Closing as on the date of this offer, reasonable wear and tear excepted.

(c) The Property is being sold subject to all liens and encumbrances of record, if any.

(d) Other than as provided herein, the Property is being conveyed "as is".

(e) This contract is subject to the provisions of G.S. §160A-269. Buyer acknowledges that this contract is subject to certain notice provisions and the rights in others to submit upset bids in accordance therewith.

(f) Title shall be delivered at Closing by QUITCLAIM DEED

4. SPECIAL ASSESSMENTS: Seller makes no warranty or representation as to any pending or confirmed governmental special assessments for sidewalk, paving, water, sewer, or other improvements on or adjoining the Property, or pending or confirmed owners' association special assessments. Buyer shall take title subject to all pending assessments, if any.

5. PAYMENT OF TAXES: Any ad valorem taxes to which the Property is subject shall be paid in their entirety by Buyer.

6. EXPENSES: Buyer shall be responsible for all costs with respect to any title search, title insurance, recording of the deed, and its legal fees. Seller shall pay for preparation of a deed and all other documents necessary to perform Seller's obligations under this agreement, and for any excise tax (revenue stamps) required by law.

7. EVIDENCE OF TITLE: Not Applicable.

8. CLOSING: Closing shall be defined as the date and time of recording of the deed. All parties agree to execute any and all documents and papers necessary in connection with Closing and transfer of title within thirty (30) days of the granting of final approval of the sale by Craven County's Board of Commissioners and the City of New Bern's Board of Aldermen pursuant to G.S. §160A-269. The deed is to be made to Lay Team and Remodelers, LLC

9. POSSESSION: Unless otherwise provided herein, possession shall be delivered at Closing.

10. PROPERTY INSPECTION, APPRAISAL, INVESTIGATION:

(a) This contract is not subject to inspection, appraisal or investigation, as the Property is being bought "as is." Seller makes no representation as to water, sewer, conditions, title, access, or fitness for any intended use.

(b) CLOSING SHALL CONSTITUTE ACCEPTANCE OF THE PROPERTY IN ITS THEN EXISTING CONDITION.

11. RIGHT OF ENTRY, RESTORATION AND INDEMNITY: Buyer and Buyer's agents and contractors shall not have the right to enter upon the Property for any purpose without advance written permission of the Seller. If such permission is given, Buyer will indemnify and hold Seller harmless from all loss, damage, claims, suits or costs, which shall arise out of any contract, agreement, or injury to any person or property as a result of any activities of Buyer and Buyer's agents and contractors relating to the Property. This indemnity shall survive this contract and any termination hereof.

12. OTHER PROVISIONS AND CONDITIONS: (ITEMIZE ALL ADDENDA TO THIS CONTRACT AND ATTACH HERETO.): None.

Buyer Initials [Signature] Seller Initials _____

- 13. **RISK OF LOSS:** The risk of loss or damage by fire or other casualty prior to Closing shall be upon Seller.
- 14. **ASSIGNMENTS:** This contract may not be assigned without the written consent of all parties, but if assigned by agreement, then this contract shall be binding on the assignee and the assignee's heirs, successors or assigns (as the case may be).
- 15. **PARTIES:** This contract shall be binding upon and shall inure to the benefit of the parties, i.e., Buyer and Seller and their heirs, successors and assigns. As used herein, words in the singular include the plural and the masculine includes the feminine and neuter genders, as appropriate.
- 16. **SURVIVAL:** If any provision herein contained which by its nature and effect is required to be observed, kept or performed after the Closing, it shall survive the Closing and remain binding upon and for the benefit of the parties hereto until fully observed, kept or performed.
- 17. **ENTIRE AGREEMENT:** This contract contains the entire agreement of the parties and there are no representations, inducements or other provisions other than those expressed herein. All changes, additions or deletions hereto must be in writing and signed by all parties.
- 18. **NOTICE AND EXECUTION:** Any notice or communication to be given to a party herein may be given to the party or to such party's agent. This offer shall become a binding contract (the "Effective Date") when signed by both Buyer and Seller and such signing is communicated to the offering party. This contract is executed under seal in signed multiple originals, all of which together constitute one and the same instrument, with a signed original being retained by each party, and the parties adopt the word "SEAL" beside their signatures below.

BUYER:
(If an individual)

SELLER
CRAVEN COUNTY

(SEAL)
Name: _____
Date: _____
Address: _____

Phone: _____

By: _____ (SEAL)
Its: _____
Date: _____

(If a business entity)

CITY OF NEW BERN

By: Andre W. W. (SEAL)
Its: Managing Director
Date: 10/13/2023
Address: 6103 Cardinal Drive
New Bern, NC 28560
Phone: 267-247-2530 layteam101@gmail.com

By: _____ (SEAL)
Its: _____
Date: _____

Buyer Initials AW Seller Initials _____

Craven County Geographic Information System



Craven County does NOT warrant the information shown on this page and should be used ONLY for tax assessments purposes. Page generated on 1/3/2024 at 4:19:14 PM

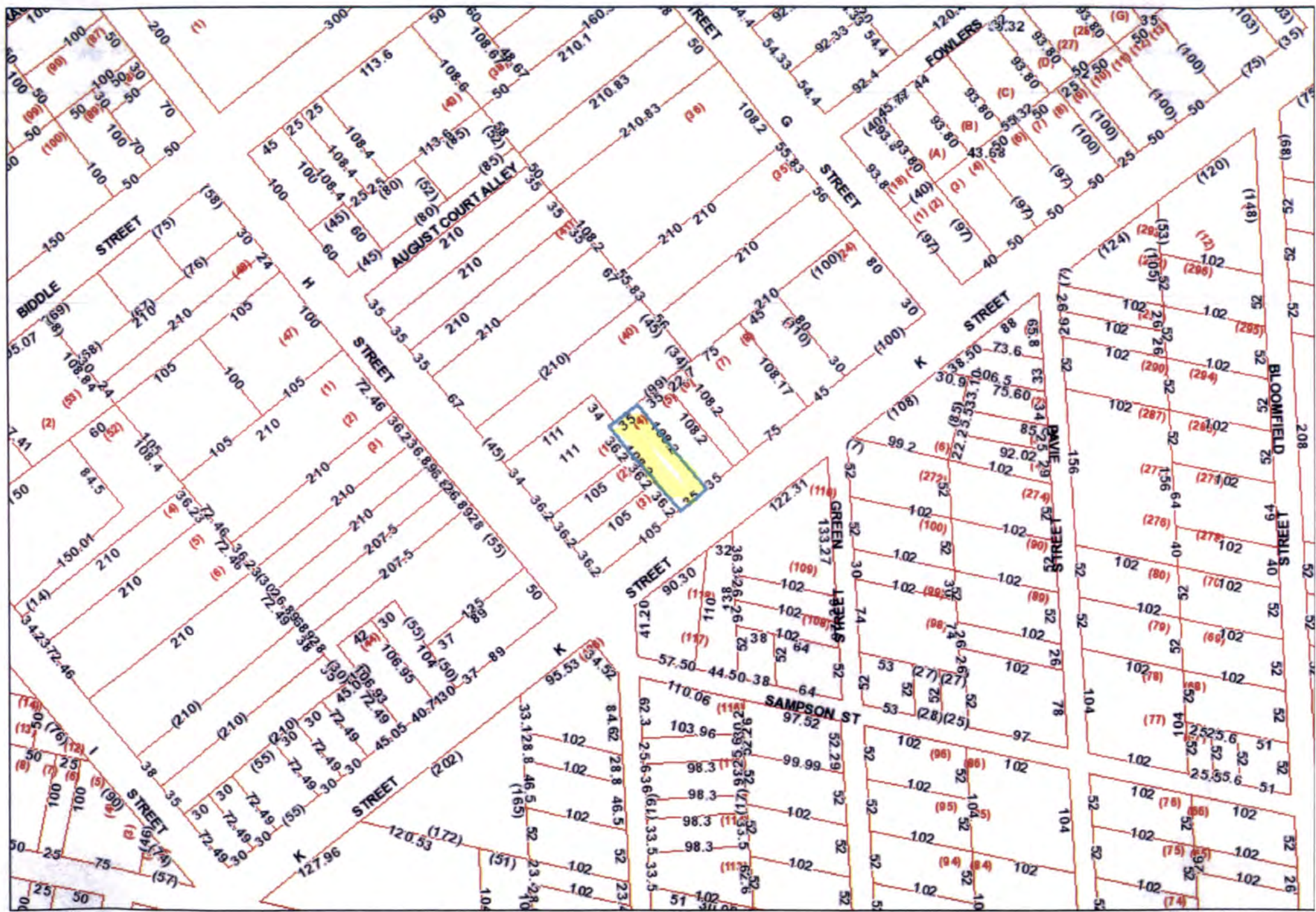
PARCEL ID : 8-006 -045

Owner :	CRAVEN COUNTY & NEW BERN-CITY	Deed Recording Date :	6 28 2022
Mailing Address :	406 CRAVEN ST NEW BERN, NC 28560	Recorded Survey :	
Address of Property :	1022 K ST	Life Estate Deed :	
Subdivision :		Estate File Year-E-Folder :	
Property Description :	1022 K ST	Tax Exempt :	Yes
Assessed Acreage :	0.086	Fire Tax District :	
Deed Book Page :	3731 1253	Lot Dimension :	
Land Value :	\$5,400	Land Use :	SERVICE - GOVERNMENT OWNED - EXEMPT
Total Improvement(s) Value :	\$0		
Total Assessed Value :	\$5,400		
Number of Improvements:	0		
City Name :	NEW BERN		
Drainage District :			
Special District :			

Recent Sales Information

Sale Date Deed	Seller Name	Buyer Name	Type of Sale	Sale Price
6/28/2022 3731-1253	PERRY, WILLIE	CRAVEN COUNTY & NEW BERN-CITY	STRAIGHT TRANSFER	\$6,000

Buildings or improvements where not found on this parcel.



Craven County GIS 1022 K Street PID 8-006-045

1 inch = 123 feet



Craven County does NOT warrant the information shown on this map and should be used ONLY for general information. Printed on October 13, 2023 at 11:58:24 AM.

1022 K Street



ESTIMATE OF DIVISION OF PROCEEDS

Property: 1022 K Street, PID: 8-006-045			
Offer Amount			\$ 2,700.00
Less: Reimb to City for publication of notice of offer		\$ 236.90	
Balance			\$ 2,463.10
County cost reimbursement		\$ 2,149.42	
City cost reimbursement		\$ 780.35	\$ 2,929.77
Remaining Balance			\$ (466.67)
County Taxes at Foreclosure	\$ 1,236.88	45.686%	\$ (213.20)
City Taxes/Priority Liens at Foreclosure	\$ 1,470.49	54.314%	\$ (253.47)
Total Taxes	\$ 2,707.37		
County Total	\$ 1,936.22		
City Total	\$ 763.78		

AGENDA ITEM COVER SHEET

Agenda Item Title:

Consider Adopting a Resolution to Sell 1127 H Street, PID 8-006-006

Date of Meeting: 1/9/2024	Ward # if applicable: 5
Department: City Clerk	Person Submitting Item: Brenda Blanco
Call for Public Hearing: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Date of Public Hearing: N/A

Explanation of Item:	Lay Team and Remodelers LLC tendered an offer of \$3,900 for the purchase of 1127 H Street, PID 8-006-006. After advertising the bid, no upset bids were received. The property is a vacant 0.24-acre residential lot that was acquired by the City and County in 2019 through tax foreclosure.
Actions Needed by Board:	Consider adopting the resolution
Backup Attached:	Memo, resolution, offer to purchase, map and pictures of the property
Is item time sensitive? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Cost of Agenda Item:
If this requires an expenditure, has it been budgeted and are funds available and certified by the Finance Director? <input type="checkbox"/> Yes <input type="checkbox"/> No

Additional Notes:

Aldermen

Rick Prill
Hazel B. Royal
Robert V. Aster
Johnnie Ray Kinsey
Barbara J. Best
Robert Brinson, Jr.



Jeffrey T. Odham
Mayor
Foster Hughes
City Manager
Brenda E. Blanco
City Clerk
Kimberly A. Ostrom
Director of Finance

MEMO TO: Mayor and Board of Aldermen
FROM: Brenda Blanco, City Clerk
DATE: December 28, 2023
SUBJECT: Sale of 1127 H Street – PID 8-006-006

Lay Team and Remodelers, LLC submitted a bid of \$3,900 for the purchase of 1127 H Street. The Board adopted a resolution on October 24, 2023 to initiate the upset bid process. The bid was advertised, but no upset bids were received. The property is a vacant 0.24-acre residential parcel with a tax value of \$7,800. It was acquired jointly by the City and County in December of 2019 through tax foreclosure.

If the property is sold for the bid, the City will receive \$2,175 and the County \$1,725 from the proceeds.

/beb

RESOLUTION

THAT WHEREAS, the City of New Bern and Craven County have received an offer to purchase a parcel of property owned by the City and County located at 1127 H Street, being further identified as Craven County parcel identification number 8-006-006, and being more particularly described herein; and

WHEREAS, the City owns a ninety-nine percent (99%) undivided interest in the subject property, and Craven County owns a one percent (1%) undivided interest; and

WHEREAS, the Board of Aldermen is authorized to sell the City's interest in the property pursuant to North Carolina General Statute §160A-269; and

WHEREAS, the offer to purchase was in the sum of \$3,900.00 by Lay Team and Remodelers, LLC of 6103 Cardinal Drive, New Bern, North Carolina 28560; that no increased bids were received, and the Board of Aldermen deemed it advisable and in the best interest of the City to sell its interest in the subject property to the successful bidder for ninety-nine percent (99%) of the bid amount of \$3,900.00, and to convey its interest in said property by quitclaim deed.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF NEW BERN:

Section 1. That the bid of Lay Team and Remodelers, LLC in the sum of \$3,900.00 for said parcel bearing the postal enumeration for the City of New Bern of 1127 H Street, being further identified as Craven County parcel identification number 8-006-006, and being more particularly described herein, be and the same is hereby accepted as to the City's interest in said property, and the Mayor and the City Clerk be and they are hereby authorized and directed to execute a quitclaim deed for the City's interest in said property to the purchaser.

Section 2. That a copy of said quitclaim deed is attached hereto and incorporated herein by reference, and the original deed shall be delivered to said purchaser once the same has been executed on behalf of the City and County, upon payment of the balance due on the purchase price.

Section 3. That the subject property is more particularly described as follows:

In a townsite in the City of New Bern as laid off and plotted in Book 64 at Page 94 as described as follows: Beginning on H Street at the corner of Lots #47 & 46 running parallel with Biddle Street 105 feet; thence parallel with H Street 100 feet to the line of Lot #48; thence with the line of Lot #48 and parallel with Biddle Street; 105 feet to H Street; thence along H Street to the beginning. All of that certain property more particularly described in Deed Book 132, at Page 735, in the Craven County Registry. This property is also commonly referred to by its tax parcel identification number which is 8-006-006.

ADOPTED THIS 9th DAY OF JANUARY, 2024.

JEFFREY T. ODHAM, MAYOR

BRENDA E. BLANCO, CITY CLERK

Prepared by and return to:

Jaimee Bullock Mosley
DAVIS HARTMAN WRIGHT LLP
209 Pollock Street
New Bern, NC 28560

PARCEL NO. 8-006-006
REVENUE STAMPS: \$0.00

STATE OF NORTH CAROLINA

COUNTY OF CRAVEN

QUITCLAIM DEED

THIS QUITCLAIM DEED, made and entered into this 9th day of January, 2024, by and between the CITY OF NEW BERN, a municipal corporation of the State of North Carolina, and CRAVEN COUNTY, a body politic and corporate of the State of North Carolina (“Grantors”); to LAY TEAM AND REMODELERS, LLC, whose mailing address is 6103 Cardinal Drive, New Bern, North Carolina 28560, (“Grantee”);

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to Grantors paid by the Grantee, the receipt of which is hereby acknowledged, have remised and release, and by these presents do remise, release and forever quitclaim unto the Grantee, Grantee’s heir and assigns, the following described property, to wit:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

The property herein conveyed does not include the primary residence of a Grantor.

DAVIS HARTMAN WRIGHT LLP
Attorneys at Law
209 Pollock Street
New Bern, NC 28560

TO HAVE AND TO HOLD the above described lot or parcel of land and all privileges and appurtenances thereunto belonging to the Grantee, Grantee's heirs and assigns, free and discharged from all right, title, claim or interest of the said Grantors or anyone claiming by, through or under the Grantors.

IN TESTIMONY WHEREOF, the CITY OF NEW BERN has caused this instrument to be executed as its act and deed by its Mayor, attested by its City Clerk, and its seal to be hereunto affixed, all by the authority of its Board of Aldermen, and CRAVEN COUNTY has caused this instrument to be executed as its act and deed by the Chairman of its Board of Commissioners, attested by its Clerk, and its seal to be hereunto affixed, all by the authority of its Board of Commissioners, as of the day and year first above written.

CITY OF NEW BERN

(SEAL)

By: _____

JEFFRY T. ODHAM, MAYOR

ATTEST:

BRENDA E. BLANCO, CITY CLERK

STATE OF NORTH CAROLINA

COUNTY OF CRAVEN

I, _____, Notary Public in and for said County and State, do hereby certify that on the ____ day of January, 2024 before me personally appeared JEFFREY T. ODHAM, with whom I am personally acquainted, who, being by me duly sworn, says that he is the Mayor and that BRENDA E. BLANCO is the City Clerk for the City of New Bern, the municipal corporation described in and which executed the foregoing instrument; that he knows the common seal of said municipal corporation; that the seal affixed to the foregoing instrument is said common seal; that the name of the municipal corporation was subscribed thereto by the said Mayor; that the said common seal was affixed, all by order of the Board of Aldermen of said municipal corporation and that the said instrument is the act and deed of said municipal corporation.

WITNESS my hand and official seal this the ____ day of January, 2024.

Notary Public

My Commission Expires:

CRAVEN COUNTY

(SEAL)

By: _____
Chairman, Craven County Board of
Commissioners

ATTEST:

Clerk, Craven County Board of
Commissioners

STATE OF NORTH CAROLINA

COUNTY OF CRAVEN

I, _____, Notary Public in and for said County and State do hereby certify that on the ____ day of January, 2024, before me personally appeared JASON R. JONES with whom I am personally acquainted, who, being by me duly sworn, says that he is the Chairman of the Board of Commissioners for Craven County, and that NAN HOLTON is the Clerk of the Board of Commissioners for Craven County, the body politic and corporate describe in and which executed the foregoing instrument; that he knows the common seal of said body politic and corporate; that the seal affixed to the foregoing instrument is said common seal; that the name of the body politic and corporate was subscribed thereto by the said Chairman; that the said common seal was affixed, all by order of the Board of Commissioners of said body politic and corporate; and that the said instrument is the act and deed of said body politic and corporate.

WITNESS my hand and official seal this the ____ day of January, 2024.

Notary Public

My Commission Expires:

EXHIBIT A

All that certain tract or parcel of land lying and being situate in Number Eight (8) Township, Craven County, North Carolina, and being more particularly described as follows:

In a townsite in the City of New Bern as laid off and plotted in Book 64 at Page 94 as described as follows: Beginning on H Street at the corner of Lots #47 & 46 running parallel with Biddle Street 105 feet; thence parallel with H Street 100 feet to the line of Lot #48; thence with the line of Lot #48 and parallel with Biddle Street; 105 feet to H Street; thence along H Street to the beginning.

It being the same property conveyed by Walter Hayes and wife, Hannah E. Mayes to Julia H. Dillahunt by deed dated November 4, 1941 and recorded in Book 359 at Page 158, Craven County Registry.

All of that certain property more particularly described in Deed Book 132, at Page 735, in the Craven County Registry.

This property is also commonly referred to by its tax parcel identification number which is 8-006-006.

NORTH CAROLINA

OFFER TO PURCHASE AND CONTRACT

CRAVEN COUNTY

Lay Team and Remodelers, LLC, as Buyer, hereby offers to purchase and CRAVEN COUNTY and the CITY OF NEW BERN, collectively as Seller, upon acceptance of said offer, agrees to sell and convey, all of that plot, piece or parcel of land described below (hereafter referred to as the "Property"), upon the following terms and conditions:

1. REAL PROPERTY: Located in or near the City of New Bern, Craven County, North Carolina, being known as and more particularly described as:

Street Address: 1127 H Street

Subdivision Name:

Tax Parcel ID No.: 8-006-006

Plat Reference:

Being all of that property more particularly described in Deed Book 3594, Page 0850 in the Craven County Registry.

2. PURCHASE PRICE: The purchase price is \$ 3,900.00 and shall be paid as follows:

(a) \$ 195.00, EARNEST MONEY DEPOSIT with this offer by [X] cash [] bank check [] certified check to be held by Seller until the sale is closed, at which time it will be credited to Buyer, or until this contract is otherwise properly terminated. In the event this offer is not accepted, then all earnest monies shall be refunded to Buyer. In the event of breach of this contract by Seller, all earnest monies shall be refunded to Buyer upon Buyer's request. In the event of breach of this contract by Buyer, then all earnest monies shall be forfeited to Seller upon Seller's request, but such forfeiture shall not affect any other remedies available to Seller for such breach.

(b) \$ 3,705.00, BALANCE of the purchase price in cash or readily available funds at Closing.

3. CONDITIONS:

(a) This contract is not subject to Buyer obtaining financing.

(b) The Property must be in substantially the same or better condition at Closing as on the date of this offer, reasonable wear and tear excepted.

(c) The Property is being sold subject to all liens and encumbrances of record, if any.

(d) Other than as provided herein, the Property is being conveyed "as is".

(e) This contract is subject to the provisions of G.S. §160A-269. Buyer acknowledges that this contract is subject to certain notice provisions and the rights in others to submit upset bids in accordance therewith.

(f) Title shall be delivered at Closing by QUITCLAIM DEED

4. SPECIAL ASSESSMENTS: Seller makes no warranty or representation as to any pending or confirmed governmental special assessments for sidewalk, paving, water, sewer, or other improvements on or adjoining the Property, or pending or confirmed owners' association special assessments. Buyer shall take title subject to all pending assessments, if any.

5. PAYMENT OF TAXES: Any ad valorem taxes to which the Property is subject shall be paid in their entirety by Buyer.

6. EXPENSES: Buyer shall be responsible for all costs with respect to any title search, title insurance, recording of the deed, and its legal fees. Seller shall pay for preparation of a deed and all other documents necessary to perform Seller's obligations under this agreement, and for any excise tax (revenue stamps) required by law.

7. EVIDENCE OF TITLE: Not Applicable.

8. CLOSING: Closing shall be defined as the date and time of recording of the deed. All parties agree to execute any and all documents and papers necessary in connection with Closing and transfer of title within thirty (30) days of the granting of final approval of the sale by Craven County's Board of Commissioners and the City of New Bern's Board of Aldermen pursuant to G.S. §160A-269. The deed is to be made to Lay Team and Remodelers, LLC

9. POSSESSION: Unless otherwise provided herein, possession shall be delivered at Closing.

10. PROPERTY INSPECTION, APPRAISAL, INVESTIGATION:

(a) This contract is not subject to inspection, appraisal or investigation, as the Property is being bought "as is." Seller makes no representation as to water, sewer, conditions, title, access, or fitness for any intended use.

(b) CLOSING SHALL CONSTITUTE ACCEPTANCE OF THE PROPERTY IN ITS THEN EXISTING CONDITION.

11. RIGHT OF ENTRY, RESTORATION AND INDEMNITY: Buyer and Buyer's agents and contractors shall not have the right to enter upon the Property for any purpose without advance written permission of the Seller. If such permission is given, Buyer will indemnify and hold Seller harmless from all loss, damage, claims, suits or costs, which shall arise out of any contract, agreement, or injury to any person or property as a result of any activities of Buyer and Buyer's agents and contractors relating to the Property. This indemnity shall survive this contract and any termination hereof.

12. OTHER PROVISIONS AND CONDITIONS: (ITEMIZE ALL ADDENDA TO THIS CONTRACT AND ATTACH HERETO.): None.

Buyer Initials [Signature] Seller Initials _____

13. **RISK OF LOSS:** The risk of loss or damage by fire or other casualty prior to Closing shall be upon Seller.

14. **ASSIGNMENTS:** This contract may not be assigned without the written consent of all parties, but if assigned by agreement, then this contract shall be binding on the assignee and the assignee's heirs, successors or assigns (as the case may be).

15. **PARTIES:** This contract shall be binding upon and shall inure to the benefit of the parties, i.e., Buyer and Seller and their heirs, successors and assigns. As used herein, words in the singular include the plural and the masculine includes the feminine and neuter genders, as appropriate.

16. **SURVIVAL:** If any provision herein contained which by its nature and effect is required to be observed, kept or performed after the Closing, it shall survive the Closing and remain binding upon and for the benefit of the parties hereto until fully observed, kept or performed.

17. **ENTIRE AGREEMENT:** This contract contains the entire agreement of the parties and there are no representations, inducements or other provisions other than those expressed herein. All changes, additions or deletions hereto must be in writing and signed by all parties.

18. **NOTICE AND EXECUTION:** Any notice or communication to be given to a party herein may be given to the party or to such party's agent. This offer shall become a binding contract (the "Effective Date") when signed by both Buyer and Seller and such signing is communicated to the offering party. This contract is executed under seal in signed multiple originals, all of which together constitute one and the same instrument, with a signed original being retained by each party, and the parties adopt the word "SEAL" beside their signatures below.

BUYER:

(If an individual)

_____ (SEAL)

Name: _____

Date: _____

Address: _____

Phone: _____

SELLER

CRAVEN COUNTY

By: _____ (SEAL)

Its: _____

Date: _____

(If a business entity)

CITY OF NEW BERN

By: *Lucretia Williams* (SEAL)

Its: Managing Director

Date: 10/13/2023

Address: 6103 Cardinal Drive

New Bern, NC 28560

Phone: 267-247-2530 layteam101@gmail.com

By: _____ (SEAL)

Its: _____

Date: _____

Buyer Initials *LLW* Seller Initials _____

Craven County Geographic Information System



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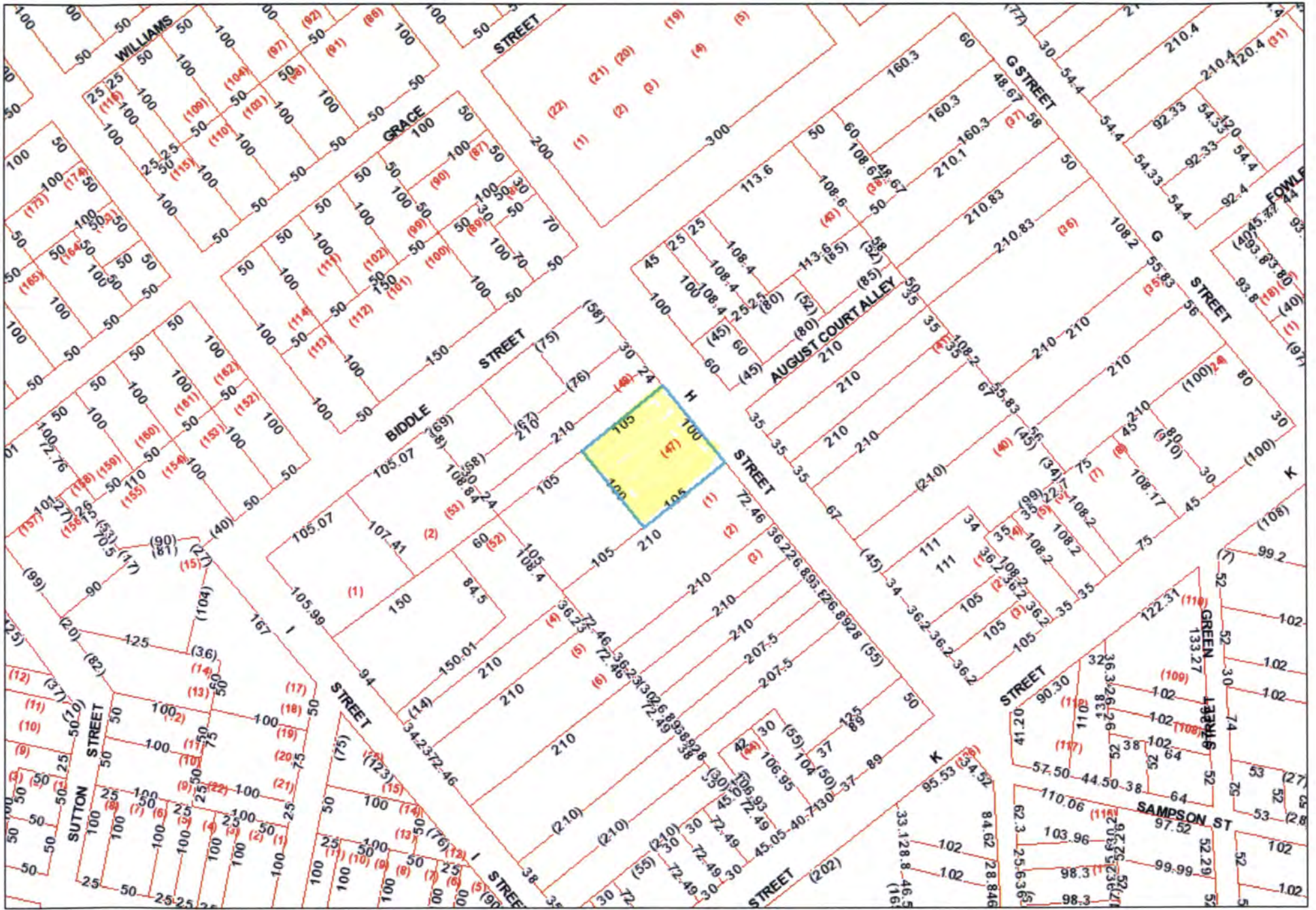
PARCEL ID : 8-006 -006

Owner :	CRAVEN COUNTY & NEW BERN-CITY		
Mailing Address :	406 CRAVEN ST NEW BERN, NC 28560		
Address of Property :	1127 H ST		
Subdivision :			
Property Description :	H ST		
Assessed Acreage :	0.24		
Deed Book Page :	3594 0850	Deed Recording Date :	12 5 2019
Land Value :	\$7,800	Recorded Survey :	
Total Improvement(s) Value :	\$0	Life Estate Deed :	
Total Assessed Value :	\$7,800	Estate File Year-E-Folder :	
Number of Improvements:	0	Tax Exempt :	Yes
City Name :	NEW BERN	Fire Tax District :	
Drainage District :		Lot Dimension :	
Special District :		Land Use :	VACANT - RESIDENTIAL TRACT

Recent Sales Information

Sale Date Deed	Seller Name	Buyer Name	Type of Sale	Sale Price
12/5/2019 3594-0850	DILLAHUNT, HOVIES M	CRAVEN COUNTY & NEW BERN-CITY	STRAIGHT TRANSFER	\$10,500
7/13/1992 1327-0735	DILLAHUNT, MICHAEL & DORETHA	DILLAHUNT, HOVIES M	STRAIGHT TRANSFER	\$0

Buildings or improvements where not found on this parcel.



Craven County GIS 1127 H St PID 8-006-006

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1 inch = 125 feet



1127 H Street (Front Parcel – PID 8-006-006)



FINAL OF DIVISION OF PROCEEDS

Property: 1127 H Street, PID: 8-006-006			
Offer Amount			\$ 3,900.00
Less: Reimb to City for publication of notice of offer		\$ 213.90	
Balance			\$ 3,686.10
County cost reimbursement		\$ 1,713.14	
City cost reimbursement		\$ 849.37	\$ 2,562.51
Remaining Balance			\$ 1,123.59
County Taxes at Foreclosure	\$ 88.18	1.056%	\$ 11.86
City Taxes/Priority Liens at Foreclosure	\$ 8,262.46	98.944%	\$ 1,111.73
Total Taxes	\$ 8,350.64		
County Total	\$ 1,725.00		
City Total	\$ 2,175.00		

AGENDA ITEM COVER SHEET

Agenda Item Title:

Consider Adopting a Resolution to Sell 1127 H Street, PID 8-006-5000

Date of Meeting: 1/9/2024	Ward # if applicable: 5
Department: City Clerk	Person Submitting Item: Brenda Blanco
Call for Public Hearing: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Date of Public Hearing: N/A

Explanation of Item:	Lay Team and Remodelers LLC tendered an offer of \$3,900 for the purchase of 1127 H Street, PID 8-006-5000. The bid was advertised, but no upset bids received. The property is a vacant 0.242-acre residential lot that was acquired by the City and County in 2018 through tax foreclosure.
Actions Needed by Board:	Consider adopting the resolution
Backup Attached:	Memo, resolution, offer to purchase, map and pictures of the property
Is item time sensitive? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Cost of Agenda Item:
If this requires an expenditure, has it been budgeted and are funds available and certified by the Finance Director? <input type="checkbox"/> Yes <input type="checkbox"/> No

Additional Notes:

Aldermen

Rick Prill
Hazel B. Royal
Robert V. Aster
Johnnie Ray Kinsey
Barbara J. Best
Robert Brinson, Jr.



NEW BERN
CITY OF NEW BERN

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

Jeffrey T. Odham
Mayor
Foster Hughes
City Manager
Brenda E. Blanco
City Clerk
Kimberly A. Ostrom
Director of Finance

MEMO TO: Mayor and Board of Aldermen
FROM: Brenda Blanco, City Clerk
DATE: December 28, 2023
SUBJECT: Sale of 1127 H Street – PID 8-006-5000

Lay Team and Remodelers, LLC submitted a bid of \$3,900 for the purchase of 1127 H Street. The Board adopted a resolution on October 24, 2023 to initiate the upset bid process. The bid was advertised, but no upset bids were received. The property is a vacant 0.242-acre residential parcel with a tax value of \$7,800. It was acquired jointly by the City and County in August of 2018 through tax foreclosure. The parcel sits directly behind PID 8-006-006. The bidder has bid on both parcels, and if they are successful in their bid and the Board approves the sale of both parcels that will address any concerns about this parcel being landlocked.

If the property is sold for the bid, the City will receive \$1,605.55 and the County \$2,294.45 from the proceeds.

/beb

RESOLUTION

THAT WHEREAS, the City of New Bern and Craven County have received an offer to purchase a parcel of property owned by the City and County located at 1127 H Street, being further identified as Craven County parcel identification number 8-006-5000, and being more particularly described herein; and

WHEREAS, the City owns a fifty-four percent (54%) undivided interest in the subject property, and Craven County owns a forty-six percent (46%) undivided interest; and

WHEREAS, the Board of Aldermen is authorized to sell the City's interest in the property pursuant to North Carolina General Statute §160A-269; and

WHEREAS, the offer to purchase was in the sum of \$3,900.00 by Lay Team and Remodelers, LLC of 6103 Cardinal Drive, New Bern, North Carolina 28560; that no increased bids were received, and the Board of Aldermen deemed it advisable and in the best interest of the City to sell its interest in the subject property to the successful bidder for fifty-four percent (54%) of the bid amount of \$3,900.00, and to convey its interest in said property by quitclaim deed.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF NEW BERN:

Section 1. That the bid of Lay Team and Remodelers, LLC in the sum of \$3,900.00 for said parcel bearing the postal enumeration for the City of New Bern of 1127 H Street, being further identified as Craven County parcel identification number 8-006-5000, and being more particularly described herein, be and the same is hereby accepted as to the City's interest in said property, and the Mayor and the City Clerk be and they are hereby authorized and directed to execute a quitclaim deed for the City's interest in said property to the purchaser.

Section 2. That a copy of said quitclaim deed is attached hereto and incorporated herein by reference, and the original deed shall be delivered to said purchaser once the same has been executed on behalf of the City and County, upon payment of the balance due on the purchase price.

Section 3. That the subject property is more particularly described as follows:

All of that lot or parcel of land lying and being situate in the City of New Bern, Craven County, North Carolina, and being more particularly described as follows: Being all of Lot 47, as shown on that map entitled "A.T. Jerkins", dated May, 1857, which map is recorded in Map Book 64, Page 94, Craven County Registry.

LESS AND EXCEPTING all of the property described in a deed from Walter Hayes and wife, Hannah E. Hayes, to Julia H. Dillahunt, dated November 4, 1941, and recorded in Deed Book 359, Page 158, Craven County Registry. Subject to restrictive covenants and easements of record. Parcel Identification Number: 8 006 5000

ADOPTED THIS 9th DAY OF JANUARY, 2024.

JEFFREY T. ODHAM, MAYOR

BRENDA E. BLANCO, CITY CLERK

Prepared by and return to:

Jaimee Bullock Mosley
DAVIS HARTMAN WRIGHT LLP
209 Pollock Street
New Bern, NC 28560

PARCEL NO. 8-006-5000
REVENUE STAMPS: \$0.00

STATE OF NORTH CAROLINA

COUNTY OF CRAVEN

QUITCLAIM DEED

THIS QUITCLAIM DEED, made and entered into this 9th day of January, 2024, by and between the CITY OF NEW BERN, a municipal corporation of the State of North Carolina, and CRAVEN COUNTY, a body politic and corporate of the State of North Carolina (“Grantors”); to LAY TEAM AND REMODELERS, LLC, whose mailing address is 6103 Cardinal Drive, New Bern, North Carolina 28560, (“Grantee”);

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to Grantors paid by the Grantee, the receipt of which is hereby acknowledged, have remised and release, and by these presents do remise, release and forever quitclaim unto the Grantee, Grantee’s heir and assigns, the following described property, to wit:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

The property herein conveyed does not include the primary residence of a Grantor.

DAVIS HARTMAN WRIGHT LLP
Attorneys at Law
209 Pollock Street
New Bern, NC 28560

TO HAVE AND TO HOLD the above described lot or parcel of land and all privileges and appurtenances thereunto belonging to the Grantee, Grantee's heirs and assigns, free and discharged from all right, title, claim or interest of the said Grantors or anyone claiming by, through or under the Grantors.

IN TESTIMONY WHEREOF, the CITY OF NEW BERN has caused this instrument to be executed as its act and deed by its Mayor, attested by its City Clerk, and its seal to be hereunto affixed, all by the authority of its Board of Aldermen, and CRAVEN COUNTY has caused this instrument to be executed as its act and deed by the Chairman of its Board of Commissioners, attested by its Clerk, and its seal to be hereunto affixed, all by the authority of its Board of Commissioners, as of the day and year first above written.

CITY OF NEW BERN

(SEAL)

By: _____
JEFFRY T. ODHAM, MAYOR

ATTEST:

BRENDA E. BLANCO, CITY CLERK

STATE OF NORTH CAROLINA

COUNTY OF CRAVEN

I, _____, Notary Public in and for said County and State, do hereby certify that on the ____ day of January, 2024 before me personally appeared JEFFREY T. ODHAM, with whom I am personally acquainted, who, being by me duly sworn, says that he is the Mayor and that BRENDA E. BLANCO is the City Clerk for the City of New Bern, the municipal corporation described in and which executed the foregoing instrument; that he knows the common seal of said municipal corporation; that the seal affixed to the foregoing instrument is said common seal; that the name of the municipal corporation was subscribed thereto by the said Mayor; that the said common seal was affixed, all by order of the Board of Aldermen of said municipal corporation and that the said instrument is the act and deed of said municipal corporation.

WITNESS my hand and official seal this the ____ day of January, 2024.

Notary Public

My Commission Expires:

CRAVEN COUNTY

(SEAL)

By: _____

Chairman, Craven County Board of
Commissioners

ATTEST:

Clerk, Craven County Board of
Commissioners

STATE OF NORTH CAROLINA

COUNTY OF CRAVEN

I, _____, Notary Public in and for said County and State do hereby certify that on the ____ day of January, 2024, before me personally appeared JASON R. JONES with whom I am personally acquainted, who, being by me duly sworn, says that he is the Chairman of the Board of Commissioners for Craven County, and that NAN HOLTON is the Clerk of the Board of Commissioners for Craven County, the body politic and corporate describe in and which executed the foregoing instrument; that he knows the common seal of said body politic and corporate; that the seal affixed to the foregoing instrument is said common seal; that the name of the body politic and corporate was subscribed thereto by the said Chairman; that the said common seal was affixed, all by order of the Board of Commissioners of said body politic and corporate; and that the said instrument is the act and deed of said body politic and corporate.

WITNESS my hand and official seal this the ____ day of January, 2024.

Notary Public

My Commission Expires:

EXHIBIT A

All that certain tract or parcel of land lying and being situate in Number Eight (8) Township, Craven County, North Carolina, and being more particularly described as follows:

All of that lot or parcel of land lying and being situate in the City of New Bern, Craven County, North Carolina, and being more particularly described as follows: Being all of Lot 47, as shown on that map entitled "A.T. Jerkins", dated May, 1857, which map is recorded in Map Book 64, Page 94, Craven County Registry.

LESS AND EXCEPTING all of the property described in a deed from Walter Hayes and wife, Hannah E. Hayes, to Julia H. Dillahunt, dated November 4, 1941, and recorded in Deed Book 359, Page 158, Craven County Registry.

Subject to restrictive covenants and easements of record.
Parcel Identification Number: 8 006 5000

NORTH CAROLINA

OFFER TO PURCHASE AND CONTRACT

CRAVEN COUNTY

Lay Team and Remodelers, LLC, as Buyer, hereby offers to purchase and **CRAVEN COUNTY and the CITY OF NEW BERN**, collectively as Seller, upon acceptance of said offer, agrees to sell and convey, all of that plot, piece or parcel of land described below (hereafter referred to as the "Property"), upon the following terms and conditions:

1. REAL PROPERTY: Located in or near the City of New Bern, Craven County, North Carolina, being known as and more particularly described as:

Street Address: 1127 H Street

Subdivision Name:

Tax Parcel ID No.: 8-006-5000

Plat Reference:

Being all of that property more particularly described in Deed Book 3544, Page 0737 in the Craven County Registry.

2. PURCHASE PRICE: The purchase price is \$3,900.00 and shall be paid as follows:

(a) \$195.00, EARNEST MONEY DEPOSIT with this offer by cash bank check certified check to be held by Seller until the sale is closed, at which time it will be credited to Buyer, or until this contract is otherwise properly terminated. In the event this offer is not accepted, then all earnest monies shall be refunded to Buyer. In the event of breach of this contract by Seller, all earnest monies shall be refunded to Buyer upon Buyer's request. In the event of breach of this contract by Buyer, then all earnest monies shall be forfeited to Seller upon Seller's request, but such forfeiture shall not affect any other remedies available to Seller for such breach.

(b) \$3,705.00, BALANCE of the purchase price in cash or readily available funds at Closing.

3. CONDITIONS:

(a) This contract is not subject to Buyer obtaining financing.

(b) The Property must be in substantially the same or better condition at Closing as on the date of this offer, reasonable wear and tear excepted.

(c) The Property is being sold subject to all liens and encumbrances of record, if any.

(d) Other than as provided herein, the Property is being conveyed "as is".

(e) This contract is subject to the provisions of G.S. §160A-269. Buyer acknowledges that this contract is subject to certain notice provisions and the rights in others to submit upset bids in accordance therewith.

(f) Title shall be delivered at Closing by QUITCLAIM DEED

4. SPECIAL ASSESSMENTS: Seller makes no warranty or representation as to any pending or confirmed governmental special assessments for sidewalk, paving, water, sewer, or other improvements on or adjoining the Property, or pending or confirmed owners' association special assessments. Buyer shall take title subject to all pending assessments, if any.

5. PAYMENT OF TAXES: Any ad valorem taxes to which the Property is subject shall be paid in their entirety by Buyer.

6. EXPENSES: Buyer shall be responsible for all costs with respect to any title search, title insurance, recording of the deed, and its legal fees. Seller shall pay for preparation of a deed and all other documents necessary to perform Seller's obligations under this agreement, and for any excise tax (revenue stamps) required by law.

7. EVIDENCE OF TITLE: Not Applicable.

8. CLOSING: Closing shall be defined as the date and time of recording of the deed. All parties agree to execute any and all documents and papers necessary in connection with Closing and transfer of title within thirty (30) days of the granting of final approval of the sale by Craven County's Board of Commissioners and the City of New Bern's Board of Aldermen pursuant to G.S. §160A-269. The deed is to be made to Lay Team and Remodelers, LLC

9. POSSESSION: Unless otherwise provided herein, possession shall be delivered at Closing.

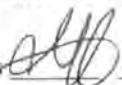
10. PROPERTY INSPECTION, APPRAISAL, INVESTIGATION:

(a) This contract is not subject to inspection, appraisal or investigation, as the Property is being bought "as is." Seller makes no representation as to water, sewer, conditions, title, access, or fitness for any intended use.

(b) **CLOSING SHALL CONSTITUTE ACCEPTANCE OF THE PROPERTY IN ITS THEN EXISTING CONDITION.**

11. RIGHT OF ENTRY, RESTORATION AND INDEMNITY: Buyer and Buyer's agents and contractors shall not have the right to enter upon the Property for any purpose without advance written permission of the Seller. If such permission is given, Buyer will indemnify and hold Seller harmless from all loss, damage, claims, suits or costs, which shall arise out of any contract, agreement, or injury to any person or property as a result of any activities of Buyer and Buyer's agents and contractors relating to the Property. This indemnity shall survive this contract and any termination hereof.

12. OTHER PROVISIONS AND CONDITIONS: (ITEMIZE ALL ADDENDA TO THIS CONTRACT AND ATTACH HERETO.): None.

Buyer Initials  Seller Initials _____

- 13. **RISK OF LOSS:** The risk of loss or damage by fire or other casualty prior to Closing shall be upon Seller.
- 14. **ASSIGNMENTS:** This contract may not be assigned without the written consent of all parties, but if assigned by agreement, then this contract shall be binding on the assignee and the assignee's heirs, successors or assigns (as the case may be).
- 15. **PARTIES:** This contract shall be binding upon and shall inure to the benefit of the parties, i.e., Buyer and Seller and their heirs, successors and assigns. As used herein, words in the singular include the plural and the masculine includes the feminine and neuter genders, as appropriate.
- 16. **SURVIVAL:** If any provision herein contained which by its nature and effect is required to be observed, kept or performed after the Closing, it shall survive the Closing and remain binding upon and for the benefit of the parties hereto until fully observed, kept or performed.
- 17. **ENTIRE AGREEMENT:** This contract contains the entire agreement of the parties and there are no representations, inducements or other provisions other than those expressed herein. All changes, additions or deletions hereto must be in writing and signed by all parties.
- 18. **NOTICE AND EXECUTION:** Any notice or communication to be given to a party herein may be given to the party or to such party's agent. This offer shall become a binding contract (the "Effective Date") when signed by both Buyer and Seller and such signing is communicated to the offering party. This contract is executed under seal in signed multiple originals, all of which together constitute one and the same instrument, with a signed original being retained by each party, and the parties adopt the word "SEAL" beside their signatures below.

BUYER:

(If an individual)

_____ (SEAL)
 Name: _____
 Date: _____
 Address: _____

 Phone: _____

SELLER

CRAVEN COUNTY

By: _____ (SEAL)
 Its: _____
 Date: _____

(If a business entity)

By: Andie Wins (SEAL)
 Its: Managing Director
 Date: 10/13/2023
 Address: 6103 Cardinal Drive
New Bern, NC 28560
 Phone: 267-247-2530 layteam101@gmail.com

CITY OF NEW BERN

By: _____ (SEAL)
 Its: _____
 Date: _____

Buyer Initials AW Seller Initials _____

Craven County Geographic Information System



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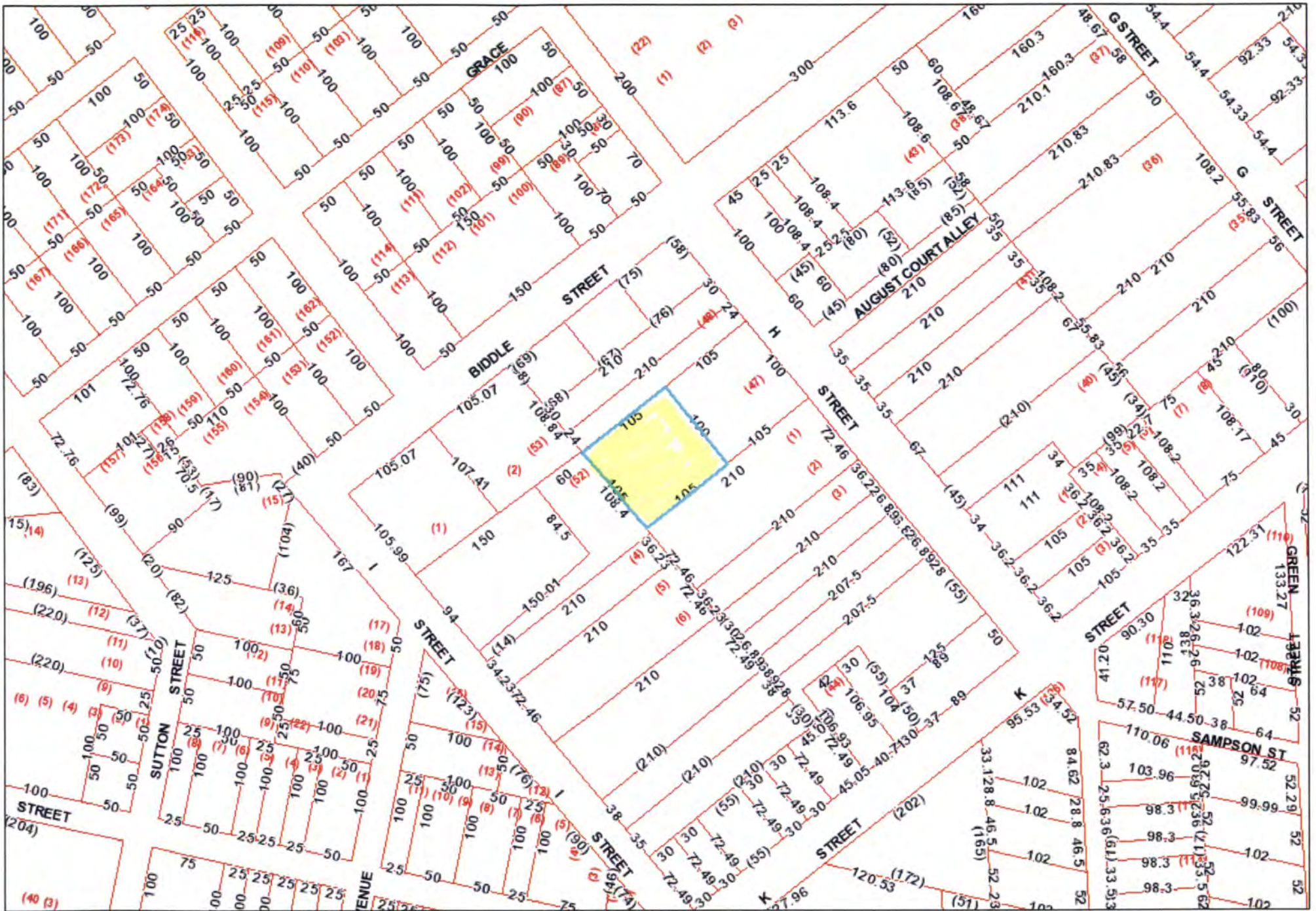
PARCEL ID : 8-006 -5000

Owner :	CRAVEN COUNTY & NEW BERN-CITY OF		
Mailing Address :	PO BOX 1128 NEW BERN, NC 28563		
Address of Property :	1127 H ST		
Subdivision :			
Property Description :	PT 47 JERKINS		
Assessed Acreage :	0.242	Deed Recording Date :	8 8 2018
Deed Book Page :	3544 0737	Recorded Survey :	
Land Value :	\$7,800	Life Estate Deed :	
Total Improvement(s) Value :	\$0	Estate File Year-E-Folder :	
Total Assessed Value :	\$7,800	Tax Exempt :	Yes
Number of Improvements:	0	Fire Tax District :	
City Name :	NEW BERN	Lot Dimension :	
Drainage District :		Land Use :	VACANT - RESIDENTIAL TRACT
Special District :			

Recent Sales information

Sale Date Deed	Seller Name	Buyer Name	Type of Sale	Sale Price
8/8/2018 3544-0737	DILLAHUNT, JULIA HRS	CRAVEN COUNTY & NEW BERN-CITY OF	STRAIGHT TRANSFER	\$4,000

Buildings or improvements where not found on this parcel.



Craven County GIS 1127 H St PID 8-006-5000

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1 inch = 125 feet



1127 H Street (Rear Parcel – PID 8-006-5000)



FINAL OF DIVISION OF PROCEEDS

Property: 1127 H Street, PID: 8-006-5000			
Offer Amount			\$ 3,900.00
Less: Reimb to City for publication of notice of offer		\$ 223.10	
Balance			\$ 3,676.90
County cost reimbursement		\$ 1,351.70	
City cost reimbursement		\$ 290.67	\$ 1,642.37
Remaining Balance			\$ 2,034.53
County Taxes at Foreclosure	\$ 771.59	46.337%	\$ 942.75
City Taxes/Priority Liens at Foreclosure	\$ 893.57	53.663%	\$ 1,091.78
Total Taxes	\$ 1,665.16		
County Total	\$ 2,294.45		
City Total	\$ 1,605.55		

AGENDA ITEM COVER SHEET

Agenda Item Title:

Discussion of old BP building change in scope of work

Date of Meeting: 1/4/2024	Ward # if applicable: 1
Department: Administration	Person Submitting Item: Foster Hughes, City Manager
Call for Public Hearing: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Date of Public Hearing:

Explanation of Item:	This city owned facility, located at 2602 Oaks Road, was previously used for storage and as a workshop for Public Works staff. This property was substantially damaged during Hurricane Florence. At the last meeting, several options were discussed but no direction was given. The item has been tabled until this meeting.
Actions Needed by Board:	Provide direction to the City Manager on moving forward with this item.
Backup Attached:	Potential project list
Is item time sensitive? <input type="checkbox"/> Yes <input type="checkbox"/> No	

Cost of Agenda Item:
If this requires an expenditure, has it been budgeted and are funds available and certified by the Finance Director? <input type="checkbox"/> Yes <input type="checkbox"/> No

Additional Notes:



NEW BERN
CITY OF NEW BERN

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

Aldermen

Rick Prill
Hazel B. Royal
Robert V. Aster
Johnnie Ray Kinsey
Barbara J. Best
Robert Brinson, Jr.

Jeffrey T. Odham
Mayor

Foster Hughes
City Manager
Brenda E. Blanco
City Clerk
Kimberly A. Ostrom
Director of Finance

To: Mayor and Board of Aldermen
From: Foster Hughes, City Manager
Date: December 28, 2023
Subject: Discussion of old BP Building Change in Scope of Work

Background Information:

The City was notified by FEMA that \$955,812.07 was allocated toward the rebuilding of the old BP building, located at 2602 Oaks Road. The building was previously used as a storage and workshop for Public Works staff. This property was substantially damaged during Hurricane Florence. During the November 14th meeting, the Manager reviewed several options. The Aldermen also provided their input on potential projects. The matter was tabled until the December 12th meeting and subsequently tabled until this meeting.

Recommendation:

Provide direction to the City Manager on moving forward with a change in scope of work on the BP project.

DISCUSSION ON BP BUILDING CHANGE IN SCOPE OF WORK



In a previous board meeting, we discussed that FEMA had awarded the city \$955,812.07 to rebuild the old BP building at 2602 Oaks Road. We discussed a change in scope of work for this project. With a change in scope, the City would perform any asbestos abatement, remove the building and parking lot, and seed. The estimated cost would be approximately \$20,000, which would come from the FEMA allocated funds. A variety of projects were discussed at the time. Since then, a few other potential projects have been reviewed. Potential projects are listed below.

Potential Projects:

- Amphitheater – Martin Marietta Park
- Fire Station – West New Bern
- Fire Truck (Fire-Rescue)
- Grounds Maintenance Facility (Parks & Recreation)
- Public Works Facility
- Skid Steer Mulcher (Public Works)

Amphitheater

- An amphitheater is listed in the Master Plan for Martin Marietta Park. When the master plan was written (2018), the estimated cost of an amphitheater was approximately \$1 million. Since that time, the estimated cost is approximately \$2 million.
- Currently there is only a concept plan for an amphitheater.
- There are no construction plans.
- Previously, there was discussion on leasing out the amphitheater to a concert promoter. In speaking with major promoters, they typically perform a market study in areas of interest. No market study has been conducted. Previous discussions with promoters have shown no interest without a firm design and a firm plan to construct a suitable facility.
- If built for the purpose of bringing in regional and national acts, and promoters have no interest in leasing the amphitheater, the City would need additional staff, funding etc. to book the venue and manage it.
- Currently, there is no consistent track record of admission-based concerts in the area.

Fire Station

- Based on current construction costs, the cost to build a new station could be between \$4 and \$6 million.
- There is no designated property for a new fire station.
- Staff has been working on a concept plan to be reviewed by the Board of Aldermen at a future date.
- Estimated time for construction drawings and construction would be approximately two years.

Fire Truck

- The FY24 budget includes one fire truck. During the budget work session, there was discussion on adding a 2nd truck instead of rebuilding the 21-year-old one. We said we would revisit when pricing came in.
- The most recent quote for new truck would cost: \$986,661.00 (*\$870,661 if paid within 30 days of signing contract*)
- FEMA allows funds to be used to purchase fire trucks.
- When the fire truck is sold for surplus at end of life, FEMA would be paid the sales price.

Grounds Maintenance Facility

- Grounds Maintenance – This division of Parks and Recreation is currently located on a ¾ acre tract of land with 2 buildings. The division has outgrown the space with limited room for equipment and vehicle storage.
- Space is limited at Glenburnie Park.
- Suitable land out of the flood zone is limited.
- A concept plan and assessment for future needs is in the beginning stages.

Public Works Facility

- One plan was to build a new Public Works Facility beside Water Resources on Hwy 55. Once built, this would allow Parks and Recreation to move into the old Public Works facility.
- General price estimates to construct a new facility are approximately \$3.5 million.

Skid Steer Mulcher (Public Works)

- Staff are still reviewing the need for this equipment.
- Quote is approximately \$150,000.

City Manager Recommendation:

- Request change in scope of work to purchase an additional fire truck for Fire-Rescue.

Additional projects for consideration:

- Resurface Lincoln Street, Hillmont Rd, Alabama Ave, and Beaufort Street in Ward 5.
- Add additional parking at Pleasant Hill Community Center.
- Use remaining funds to pave additional streets.



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

Aldermen

Rick Prill
Hazel B. Royal
Robert V. Aster
Johnnie Ray Kinsey
Barbara J. Best
Robert Brinson, Jr.

Jeffrey T. Odham
Mayor
Foster Hughes
City Manager
Brenda E. Blanco
City Clerk
Kimberly A. Ostrom
Director of Finance

Memorandum

TO: Alderman Johnnie Ray Kinsey
FROM: Brenda Blanco, City Clerk
DATE: June 16, 2023
SUBJECT: Appointment to Planning and Zoning Board

Raymond Layton's term on the Planning and Zoning Board will expire June 30, 2023. He is ineligible for reappointment. You are asked to make a new appointment to fill Seat 4 for a three-year term that will expire on June 30, 2026.