

## COUNCIL MINUTES

### REGULAR MEETING

February 21, 2017

A Regular Meeting of the City Council of the City of Jacksonville was held Tuesday, February 21, 2017 beginning at 7:00 PM in the Council Chambers of City Hall. Present were: Mayor Sammy Phillips presiding; Mayor Pro-Tem Michael Lazzara and Council Members: Jerry Bittner, Randy Thomas, Bob Warden, Angelia Washington and Jerome Willingham. Also present were: Richard Woodruff, City Manager; Ronald Massey, Deputy City Manager; Gayle Maides, Finance Director; Glenn Hargett, Assistant Manager for Communications and Community Affairs; Wally Hansen, Public Services Director; Mike Yaniero, Director of Public Safety; Susan Baptist, Director of Recreation Services; Carmen Miracle, City Clerk; and John Carter, City Attorney.

\*A video of the Council Meeting is presently available for review on the City's website.

#### CALL TO ORDER

Mayor Sammy Phillips called the meeting to order at 7:00 PM.

#### PLEDGE OF ALLEGIANCE

Mayor Pro-Tem Lazzara led the Pledge of Allegiance.

#### INVOCATION

Mr. John Carter pronounced the invocation.

#### ADOPTION OF AGENDA

A motion was made by Councilwoman Washington seconded by Councilman Willingham and unanimously approved to adopt the agenda.

#### PRESENTATIONS

##### PROCLAMATION - AMERICAN RED CROSS MONTH

Mayor Phillips presented a proclamation recognizing March as American Red Cross Month in the City of Jacksonville to Mr. Michael Ciccarillo, President, Onslow County Red Cross.

##### PRESENTATION OF LIFE SAVING AWARDS

Mayor Phillips presented Jacksonville Police Department Officer Alan Bergman, Jacksonville Fire and Emergency Services Firefighter Brandon Barnett and Driver Operators Duane Messner and Benjamin Franck the agency's Life Saving Award in recognition of their

response to a call for medical assistance on November 23, 2016.

Mayor Phillips presented Life Saving Awards to Jacksonville Police Department Officers William Kresse, Darrell Nash, Scott Tamburo and Telecommunicators David Bleggi and Jeffrey McCallister for their response to a call for medical assistance on November 22, 2016.

PRESENTATION OF NC JUSTICE ACADEMY CERTIFICATE-CORPORAL JAMES L. SMALLWOOD III

Corporal James L. Smallwood III of the Jacksonville Police Department recently completed the Traffic Enforcement and Investigation Certificate Program at the North Carolina Justice Academy. This program required the participants to complete 500 hours of training on traffic enforcement and investigation.

Corporal Smallwood was the 272nd participant to complete the program since its inception.

Mayor Phillips presented Corporal Smallwood with his certificate and congratulated him on his achievement.

PUBLIC COMMENT

There was no one desiring to speak at this Public Comment section.

ADOPTION OF CONSENT ITEMS AND MINUTES

A motion was made by Mayor Pro-Tem Lazzara, seconded by Councilman Willingham, and unanimously approved to adopt the consent items and to adopt the minutes of the January 24, 2017 Special Meeting as presented.

CONSENT ITEMS

CITY CODE AMENDMENT-CHAPTER 14, NUISANCES

Code Enforcement staff had seen an increase in the use of indoor type furniture, appliances and fixtures on porches, carports and other outside areas. Upon review of the Nuisance Section of the City Code, it was determined that it did not adequately address the use of indoor furniture, appliances, fixtures and other items outdoors.

Council adopted the ordinance amending Chapter 14 of the City Code.

Ordinance 2017- 05, Bk. 12, Pg. 505

ANNEXATION OF LANDS OWNED BY THE MUNICIPALITY-WELL SITE  
RAMSEY ROAD-3.12-ACRES

This was a voluntary annexation process for City owned property that was contiguous to the City limits. The property totals 3.12-acres and is located in the City's extra territorial

jurisdiction, on the north side of Ramsey Road near the Carolina Forest development. This site was obtained by the City in January 2012 and was the location of a City well site. A petition for annexation was not required for municipally owned property; therefore, the first step in the Voluntary Annexation process for property owned by the municipality was to adopt a Resolution of Intent and schedule a Public Hearing.

Council adopted the Resolution as presented.

Resolution 2017 – 01, Bk. 7, Pg. 228

**PLYMOVENT VEHICLE EXHAUST EXTRACTION SYSTEM SOLE SOURCE  
EQUIPMENT AND INSTALLATION PROCUREMENT**

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Pursuant to G.S 143-129(e)(6), upon approval of Council, the City could purchase an item through a single source contract when standardization or compatibility was the overriding consideration. Staff requested that Council authorize procurement and the installation of the Plymovent Vehicle Exhaust Extraction System to be installed in Fire Stations 3 and 4 as part of the Council authorized 2015 Assistance to Firefighters Grant under this provision. The request was being made to ensure standardization and compatibility between the exhaust extraction system (Plymovent) that was already installed in Fire Stations 1 and 2 as part of the construction of these stations. Allowing this sole source procurement would ensure that all fire apparatus would be able to use these systems, regardless from which station the vehicle responded. Additionally, this equipment helped to minimize the hazardous cancer-causing vehicle emissions firefighters were exposed to on a daily basis in the course of their service to the citizens.

Council authorized the sole source bidding procedure for the procurement and installation of Plymovent direct source capture vehicle exhaust extraction system at Fire Stations 3 and 4.

**MONTFORD POINT MEMORIAL-DRAINAGE IMPROVEMENTS ALONG NC24**

To promote Clean & Green, staff had been working with NCDOT to plan, design and fund landscaping enhancements for several high volume roadway corridors. This project involved installing an underground drainage pipe and shallowing the side slopes in the swale system along NC24 that fronted visibility of the Lejeune Memorial Gardens, simplify maintenance, improve stormwater flow through the site, and improve the safety of the Lejeune Trail by reducing the severity of drop-offs into the existing roadside ditch. Work would be done by City Staff with

NCDOT reimbursing the cost not to exceed \$50,000. The City would be responsible for long-term maintenance of landscaping enhancements.

Council approved the NCDOT Agreement and Budget Amendment as presented.

Ordinance 2017-06, Bk. 12, Pg. 506

#### GENERAL BUDGET AMENDMENT

Several departments submitted budget amendment requests since the last legislative budget amendment. The details of the adjustments were shown in the staff report. This budget amendment decreases the use of appropriated fund balance in the Water/Sewer fund by \$1,077,000.

Council approved the Budget Amendment.

Ordinance 2017- 07 Bk. 12, Pg. 507

#### FIRST BAPTIST CHURCH-1985 GUMBRANCH ROAD-TYPE III SITE PLAN WITH AN APPROVED SPECIAL USE PERMIT

First Baptist Church of Jacksonville, Inc. submitted a Type III Site Plan with approved Special Use Permit application for a proposed modular classroom building. If approved, the 2,160 square foot modular classroom building would be added to the existing 57,065 square foot religious institution (church) located at 1985 Gum Branch Road. The 27.64-acre site was split zoned Residential Single-Family – 7 (RSF-7) and Neighborhood Commercial (NC) and within these zoning districts, religious institutions require a special use permit. The Special Use Permit was approved August 8, 2000.

Council approved the Type III Site Plan with approved Special Use Permit.

#### CAROLINA FOREST BOULEVARD-NCDOT CONTINGENCY FUNDING AGREEMENT

During the 2015 legislative session, Representative Shepherd acquired \$250,000 in state contingency funds to support much needed repairs to Carolina Forest Boulevard. While the available funding would not enable the rehabilitation of Carolina Forest in its entirety, areas of worn pavement, broken curb and stormwater drainage issues could be addressed. Improvements to Carolina Forest were planned from Carolina Park Avenue to Ramsey Road. Sections of the roadway closest to Western Boulevard would not be addressed until commercial development at the intersection was complete. The City would construct improvements using a contractor. NCDOT would reimburse for all associated expenses up to \$250,000. Total cost of the project was initially estimated at \$282,375; however, staff was working to modify the project to fit within available funding. It was anticipated that Contingency Funds would cover project costs; however,

unanticipated expenses might need to be funded by Powell Bill revenue. If the agreement was approved, Council would need to adopt a legislative budget amendment to appropriate funding for the project.

Council authorized the City Manager or his representative to execute the NCDOT Contingency Funding Agreement and adopted the associated legislative budget amendment.

Ordinance 2017-08, Bk. 12, Pg. 509

**STURGEON CITY ENVIRONMENTAL EDUCATION CENTER-NCDOT  
CONTINGENCY FUNDING AGREEMENT**

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During the 2015 legislative session, Representative Shepherd acquired \$150,000 in state contingency funds to support construction of the Sturgeon City Environmental Education Center. Funding would be used to construct the Center's primary driveway and bus parking area. The City would construct improvements using a contractor. NCDOT would reimburse for all associated expenses up to \$150,000. If the agreement was approved, Council would need to adopt a legislative budget amendment to appropriate funding.

Council authorized the City Manager to execute the NCDOT Contingency Funding Agreement and adopted the associated legislative budget amendment.

Ordinance 2017-09, Bk. 12, Pg. 510

**MEMORANDUM OF AGREEMENT (MOA) BETWEEN ONSLOW COUNTY AND  
THE CITY OF JACKSONVILLE AND MARINE CORPS INSTALLATIONS  
EAST-MARINE CORPS BASE CAMP LEJEUNE (MCIEAST-MCBCAMLEJ)  
AND MARINE CORPS AIR STATION NEW RIVER (MCASNR) FOR  
PARTNERSHIP FOR GEOSPATIAL INFORMATION SERVICES (GIS)  
DATA COLLECTION (MAADC)**

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From time to time, aerial photography must be updated for the City of Jacksonville, Onslow County and Marine Corps Base Camp Lejeune. In the past, either the City, County or the Base would hire a contractor individually to produce the updated photography. The proposed Memorandum of Agreement (MOA) provided a method for working together to consolidate aerial photography requirements and jointly procure it and share in the cost. This would reduce the number of overflights required and reduce costs for all participants. The MOA also established procedures for sharing and safeguarding this aerial photography.

Council authorized the City Manager to execute the proposed MOA.

PUBLIC HEARING

UNIFIED DEVELOPMENT ORDINANCE TEXT AMENDMENT – AMENDMENT  
TO ARTICLE 3.6 NONRESIDENTIAL AND MIXED USE ZONING  
DISTRICTS, 3.9 OVERLAY DISTRICTS, ARTICLE 4.1 USE TABLE, 4.2 USE  
SPECIFIC STANDARDS, 5.12 SIGNAGE, 9.4 DEFINITIONS AND THE  
CREATION OF A MURAL OVERLAY DISTRICT

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Ryan King, Planning/Permitting Administrator, stated he had combined this agenda item so there would be two actions needed.

The first was the Unified Development Ordinance (UDO) text amendment that would create provisions for a Downtown Mural program. In conjunction with this amendment, staff proposed specific areas in which a mural could be placed by establishing a mural overlay zone. If adopted, murals could be permitted within these strategic locations provided the standards of the ordinance were met and application approved. Mr. King said Ms. Cindy Edwards, from the Arts Council was instrumental in drafting of the language for the UDO.

Mr. King said the second part of the amendment was to establish the areas in which the downtown zone would allow location of the murals. These areas were near City Hall and Sturgeon City. These would be the only allowable locations as long as the murals met all other criteria.

Mayor Phillips recessed the meeting at 7:22 PM in order to conduct the Public Hearing.

Ms. Cindy Edwards, 210 Linwood Drive, thanked the Council for going through the process and being willing to entertain the downtown area as a primary focus for re-development.

Mayor Phillips closed the Public Hearing at 7:23 PM and reconvened the Regular Meeting.

A motion was made by Councilman Bittner, seconded by Mayor Pro-Tem Lazzara and unanimously adopted to approve the UDO text amendment and the amendment to the official zoning map establishing the overlay zone as presented.

Ordinance 2017-10, Bk. 12, Pg. 511

Ordinance 2017-10A, Bk. 12, Pg. 519A

UNIFIED DEVELOPMENT ORDINANCE TEXT AMENDMENT– AMENDMENT TO  
ARTICLES 4.3 ACCESSORY USE STANDARDS, 5.1 OFF-STREET PARKING,  
LOADING, AND CIRCULATION, AND 9.4 DEFINITIONS FOR AUTOMATED  
TELLER MACHINES

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Ryan King, Planning/Permitting Administrator stated this was an issue that recently surfaced through conversation staff had with a local land developer about the Unified Development

Ordinance (UDO) and how it treated accessory uses such as ATM Machines and vending machines. Staff reviewed the City's Code and Codes for some other local areas.

An ownership and operator exemption would be created for things such as ATM's and vending machines. The industry use standard stated there could be a principal use and accessory but it had to be owned and operated by the same people that ran the principal use. This would allow an exemption for things such as soda machines, ATM machines, Red Box machines, etc. Red Box machines outside of CVS Pharmacies were not run by CVS and had different owners and operators. This type of use would create this particular exemption. Currently in the use table of accessory uses, ATM's were defined as "walk-ups." By creating this, it would not matter if a machine were a drive-up or walk-up. The ATM definition would be revised. Some new technology would be forthcoming called an ITM (Intelligent Teller Machine), a video conference allowing the public to speak to a live teller at the machine. This was added to the definition of ATM to include that use. Mr. King reviewed placement of drive- up and walk up units as well as methods to create a better flow for these types of machines. This text amendment would adjust three Articles of the Jacksonville UDO. Changes would be applicable to any/all accessory uses, with additional changes specific to Automated Teller Machines (ATM).

Mayor Pro-Tem Lazzara thanked City staff for their commitment to being a developer friendly City. He said as situations arose, staff handled items professionally, objectively, and made things work out in a developer friendly way.

Councilman Thomas asked Mr. King to explain the impact of the 35 feet setback. Mr. King said an accessory use, under historical zoning codes, had a setback. That setback was currently at 35 feet, which the corridor commercial zone stated nothing could be built on the street side of that line. The UDO also referenced the front yard as well as the front setback. The yard area was defined as anything between the street and the front wall of the building. City staff would go back to an "old school" way of thinking by not looking at the front yard, but the front setback. Therefore, as long as something was behind that 35-foot setback, the setback would stay. With the corridor commercial zone, 35 feet was the standard that staff applied on an application-based project. An applicant had an opportunity to submit a Type II Site Plan and come before City Council to reduce the line to as little as 10 feet but that would take City Council action.

Mayor Phillips recessed the meeting at 7:31 PM in order to conduct the Public Hearing. Mayor Phillips closed the Public Hearing at 7:32 PM and reconvened the Regular Meeting.

A motion was made by Councilman Warden, seconded by Councilman Thomas and unanimously adopted to approve the UDO text amendment as this text advanced the public interest by creating more development opportunities and reducing nonconformities throughout the City. Ordinance 2017-11, Bk. 12, Pg. 520

UNIFIED DEVELOPMENT ORDINANCE TEXT AMENDMENT – AMENDMENT  
TO ARTICLES 3.8 PLANNED DEVELOPMENT DISTRICTS & ARTICLE 4.1 USE  
TABLE FOR MOBILE HOME PARKS & SUBDIVISIONS

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Ryan King, Planning/Permitting Administrator stated Holiday City MHC, LLC initiated a Unified Development Ordinance (UDO) text amendment that would adjust two Articles of the Jacksonville UDO. As proposed, the amendment would allow a Mobile Home Park or Subdivision within a Planned Development-Residential (PD-R) zoning classification and associated Master Plan.

Standards would be created within the PD-R Zone and would make changes to the existing land use. This would allow City Council to exempt the commercial requirement for PDR's greater than 35 acres for existing land uses. This would allow for the establishment of their own setbacks and densities and things of that nature. Currently, the codes stated they would have to provide commercial use within this type of development. If there was an existing land use, there was no commercial established, this would allow City Council to consider that with the master plan Mr. King would show in the next agenda item. This needed to be created in order for City Council to consider on a case-by-case basis, which was being proposed under the dimensional standards. The next big changes would be found under the Use Table 4.1. PD districts were set up so developers could come in and establish their standards. In the City's UDO, it said one had to meet all the specific use standards and have a master plan. Mr. King said these things could work against one another, potentially. Thus, staff was proposing an amendment to the language that said use specific standards could be applied but if a developer provided a master plan that City Council would approve, those use specific standards could be incorporated or might not be. This would be up to the City Council to decide with each individual master plan based upon what the developer provided. This was another part of the change that was proposed by staff.

Mr. King said the Use Table had quite a few pages; however, there was one in particular found under household living. Mobile Home Park was added under the PDR district. Those would be the only changes needed to allow a developer to come forth to City Council with a master plan for a Planned Development Residential Unit for a Mobile Home Park Subdivision or Mobile Home

Parks (MHP). This was an opportunity for MHP's to have more flexibility when they came forth for their rezoning and master plan.

Councilwoman Washington asked if this was specifically used for mobile home parks and not intermingling with residential housing subdivisions. Mr. King responded in the affirmative. Discussion ensued regarding rezoning for MHP's and what the process would be and what had to be done in order to have rezoning occur.

Mr. Woodruff provided background on Holiday City Mobile Home Park and the fact that it existed before being annexed into the City of Jacksonville. Through the zoning conversions with the UDO it became a non-conforming use. The only way the City could find to help transition them to a conforming use so they could improve their subdivision was to change the UDO to provide the option for a planned development residential/mobile home park. The current UDO introduced the concept for planned developments. They were not automatic and required a zoning process. Since there was not a classification of Planned Development – Mobile Home, Council was being asked to modify the text in order to allow for application. This action was establishing the process.

Discussion ensued regarding mobile home parks within the City, zoning, special uses and when they were permitted.

Councilman Willingham said he understood the goal; but he felt the approach was a little broad. He asked if they could revisit the possibility of changing a district or creating a district for this particular use. He wanted to know more about why that method was not recommended. He asked if there was a way to have a zone for mobile homes and apply it to this area.

Mr. Woodruff said when going through the UDO, Council stated they did not want MHP's or MH Subdivisions. They were now trying to find a way to take an existing MHP and create standards that were tighter than conventional standards.

Discussion was held regarding MHP's and Planned Development.

Mayor Phillips recessed the meeting at 7:57 PM in order to conduct the Public Hearing. With no one desiring to speak Mayor Phillips closed the Public Hearing at 7:58 PM and reconvened the Regular Meeting.

A motion was made by Councilman Thomas, seconded by Councilman Warden and unanimously adopted to approve the UDO text amendment as this amendment advanced the public interest by creating more development opportunities and reducing nonconformities throughout the city.

Ordinance 2017-12, Bk. 12, Pg. 526

MAP AMENDMENT – HOLIDAY CITY MHC, LLC – REZONING FROM  
RESIDENTIAL MULTI-FAMILY – LOW DENSITY (RMF-LD) AND  
RESIDENTIAL SINGLE-FAMILY – 7 (RSF-7) TO PLANNED DEVELOPMENT –  
RESIDENTIAL (PD-R). (HOLIDAY CITY MANUFACTURED HOME  
COMMUNITY) – 553 CORBIN STREET

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Jeremy Smith, Senior Planner stated this was the companion piece for the previous agenda item for Holiday City MHC, LLC. The request was to rezone a 61.32-acre parcel currently split zoned Residential Multi-family – Low Density (RMF-LD) and Residential Single-family – 7 (RSF-7) to Planned Development – Residential (PD-R). The subject site is located at 553 Corbin Street. Approval would be subject to the PD Master Plan and the PD Terms and Conditions.

Highlights of the Terms and Conditions included: 491 proposed units, subject to their terms and conditions that they submitted which staff reviewed and found to be acceptable. Principal uses would be manufactured homes, mobile homes, singlewide, doublewide, triple-wide, and common accessory uses found with homes – decks, community buildings and offices located in the park along with swimming pools and approximately 4.6 acres of open space with recreational use for citizens residing there including maintenance buildings, mail kiosks, etc. Mr. Smith reviewed the setbacks, parking spaces and buffering items.

Mr. Smith said the Planning Advisory Board and staff recommended approval with findings of facts A through J being in the affirmative that this would provide logical development for the community.

Mayor Pro-Tem Lazzara asked what obligated the developer to complete the project as presented. Mr. Woodruff said there was a graphic that represented the “as built” development. He referred to the Master Plan and the section that referred to Maximum Manufactured Homes per block. Since this was a rental facility, there were no lot lines. This was not a conventional subdivision where people owned the lots. The text said there could be 39 manufactured homes maximum.

Mayor Pro-Tem Lazzara said normally with these types of planned developments the Council gave and they got something back. He wanted to know what they were getting back. Mr.

Woodruff said they would be getting the fact that on each block they would know the maximum number of units permitted on that block. They would be getting a maximum number for each block, which would have a cap. From a public standpoint, this would provide the ability to replace aging, occupied units with new units.

Mayor Pro-Tem Lazzara asked, if the intent of the non-conformity was to “do away” with this. Mr. Woodruff said normally that was what non-conformities did. He said he did not believe it was ever the City Councils intent to make a 400-unit mobile home Park in one ownership non-conforming.

Mayor Phillips asked if this amendment allowed a PDR somewhere else in the City that the Council could not require amenities like sidewalks, etc. Mr. Woodruff said they would not be setting any standard that could be applied to another piece of property that was vacant.

Mayor Pro-Tem Lazzara said that was an important fact because everything they were discussing contradicted what they were taught about planned unit development. That the Council could require things like what they were discussing – enhanced pedestrian walkways, other amenities for those planned unit developments in trade-off for allowing certain things that would not normally be allowed under a normal setting. Mr. Woodruff said if they were dealing with a vacant piece of property where someone wanted to install a planned development residential mobile home park, they could require additional elements and negotiate. In this particular case, they were simply negotiating on this piece of property, as it existed currently. Mr. Woodruff said they were trying to find a way to help the development improve.

Councilman Warden said one of the items that was brought up by the Planning Board was the age of the units. The Planning Advisory Board agreed with homes built in 2000 or newer. Mr. Smith verified that the units were to be no more than 25 years old and once the year 2025 arrived the numbers would start to carry up and in 2026 a unit could not be older than 2001, etc. Councilman Warden asked when the year 2026 arrived would the owner automatically go in and replace the units that were constructed in 2000. Mr. Smith said that had not been discussed, but when they replaced a unit it would have to be replaced with a newer unit. Councilman Warden asked if older units could be left in the park. Mr. Smith responded that was correct.

Mayor Phillips asked if they still had to meet minimum housing standards. Mr. Smith said yes.

Councilman Warden asked if there was any way to tie the updates to a State Building Code when there were changes to the manufactured home industry. Mr. Woodruff said one of the things the City did not want to happen was for the park to go backwards. He felt there could be a restriction for any replacement unit brought into the Park to not be older than five years from the day the permit was requested.

Councilman Warden said he would rather see the City require any unit brought in meet the current manufactured homes state building codes.

Mayor Phillips recessed the meeting at 8:14 PM in order to conduct the Public Hearing.

Mr. Mike Douglas, Forsentia Real Estate Holdings Company, (Owner of Holiday City Mobile Home Park) stated City staff along with Surveyor Barden Lanier had been working for several years to develop a master plan with the sole intent of being able to improve an existing development. He wanted to be able to make Holiday City a viable source of affordable housing in the City. The MHP owners would upgrade and improve their properties by upgrading the units. They moved ten new units in 2014 – high quality HUD standard homes. HUD was the authority for mobile home standards. He said in 1978 HUD took over all oversight of manufactured home building and manufacturing. He also said all homes his company purchased had been HUD approved, new or previously owned, for safety. His company's standard for the MHP was a year built of 2000 or newer. They had talked about changing their language to reflect 25 years or newer as far as construction date went. If that met with the City's satisfaction, they could add that language to the master plan.

Mr. John Carter, City Attorney asked Mr. Douglas how many units they had at the mobile home park currently. Mr. Douglas said there were approximately 360 units. Mr. Carter asked of those units how many did the corporation own and how many were privately owned. Mr. Douglas responded the corporation owned approximately 130 units so there were another 230 that were privately owned.

Mr. Carter said since HUD regulated the homes each year, did those standards change on a frequent basis as far as additional fire requirements in the homes. Mr. Douglas responded that he thought they were upgraded every two to three years and then HUD assigned the new regulations to the manufacturers building the homes.

Mr. Carter said one point the Council might want to consider was that since the corporation did not own the majority of the homes there would be individuals who would want to upgrade their

mobile homes. He said to require everyone to meet current HUD standards meant many of those individuals would have difficulty purchasing mobile homes in the current HUD standards.

Mr. Woodruff said he was not supportive of a 25-year old mobile home moving into the park. He said the HUD standards would not be met by a 25-year old home. Mr. Douglas felt it would. Councilman Warden said it would not meet the current HUD standards. He also said with a 25-year old unit there could be several upgrade years that it might lag behind. Councilman Warden said his argument on this would be if the City were going to allow a stick built home anywhere else in Jacksonville, it had to meet the current State building codes. He did not think 24-year old units should be brought in when they could be several updates behind. Mr. Woodruff said in helping the park move forward, the units that were there needed to continue to be quality. Councilman Warden said they needed to be safe during Hurricanes/storm season and that was one of the reasons for having building codes.

Mr. Carter pointed out that individuals owned 230 of the units. They were probably not people of affluence and by boxing them into current HUD standards; it might keep them living in sub-standard housing because they might not be able to afford to move to the current standard.

Councilman Warden agreed but said 25 years was a little too old in his personal opinion.

Mayor Pro-Tem Lazzara asked how the privately owned units would be affected with this plan. Mr. Carter said they would have to abide by the plan. Owners would not be able to move another home into the park unless they could get it permitted in accordance with the PDR. They would have to meet whatever requirements Council placed on the MHP as far as “newness.” Mr. Woodruff said any unit currently located in Holiday City under private ownership was “grandfathered in” as far as the unit itself. Any unit moved in as a replacement would have to meet the standards issued by Council.

Mr. Woodruff asked Mr. Douglas if he had a compromise he wanted to offer the Council.

Mr. Douglas said Councilman Warden was correct, to some degree, that HUD did change its standards on a regular basis. Every 3-5 years new standards would come out. The majority of the standards they were changing today were not for safety, but were for energy efficiency. Discussion was held regarding standards, safety, habitability, and upgrading of homes for current owners.

Mr. Carter suggested that the best contracts or best terms were not normally negotiated in the current setting. He recommended they recess the Public Hearing until the next Regular Council meeting in March and let the City Manager and Mr. Douglas work out the details of the agreement.

Mayor Phillips recessed the Public Hearing at 8:26 PM.

A motion was made by Councilman Bittner, seconded by Councilman Thomas and unanimously adopted to defer this item until the March 21, 2017 Regular City Council meeting.

Mr. Woodruff asked Council to advise him as to any items they wanted negotiated.

This Public Hearing was still open and deferred to the next Council Meeting.

## REPORTS

### JOINT MEETING BETWEEN THE CITY AND ONSLOW COUNTY

Councilman Bittner said it was the first meeting they had had in several years. He said it was rather propitious since there were three new County Commissioners that they had a chance to meet in a formal setting and more importantly, to discuss common issues that affected all of us. He said it was through meetings like that and in future meetings they could continue to work together on problems that were common to each of them with common solutions. He offered kudos for those who arranged the meeting and the success it had.

Mayor Phillips said he thought it was a productive meeting and he felt the relationship would enable all of them to work well together.

### 14<sup>th</sup> ANNUAL INTRIGUING AFRICAN AMERICAN WOMEN GALA

Mayor Phillips congratulated Councilwoman Angelia Washington for her recognition at Saturday night's 14<sup>th</sup> Annual Intriguing African American Gala as one of the 10 Most Intriguing African American Women in the community. The Northeast Community Development Corporation recognized ten influential, local women for their contributions to the black community.

### RETIREMENT

Mr. Woodruff said he wanted to make the public aware that Reginald Goodson, Director of Development Services would be retiring the 28<sup>th</sup> of February. He served the City for twelve years. Mr. Woodruff said during the time he worked with Mr. Goodson, the City had adopted the UDO and Mr. Goodson's departments had helped with quality development with Western Boulevard and throughout the City. During his time with the City, Mr. Goodson was Director of Planning, worked with Building Codes and the Community Development Department. Mr.

Woodruff said Mr. Goodson had an impact on the City and he would be missed. Mr. Woodruff said on Friday, February 24, 2017 the staff would be taking Mr. Goodson to lunch and invited everyone to attend.

ADJOURNMENT

A motion was made by Councilman Thomas, seconded by Councilwoman Washington, and unanimously adopted to adjourn the meeting at 8:31 PM.

Adopted by the Jacksonville City Council in regular session this 21st day of March, 2017.

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Sammy Phillips, Mayor

ATTEST:

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Carmen K. Miracle, City Clerk