

CITY OF EDEN, N.C.

A special meeting of the City Council, City of Eden, was held on Wednesday, September 30, 2020 at 9 a.m. in the Council Chambers, 308 E. Stadium Drive. Those present for the meeting were as follows:

Mayor:	Neville Hall
Council Members:	Darryl Carter
	Gerald Ellis
	Jerry Epps
	Angela Hampton
	Phillip Hunnicutt
	Bernie Moore
	Bruce Nooe
City Manager:	Jon Mendenhall
City Clerk:	Deanna Hunt
City Attorney:	Erin Gilley
Media:	Roy Sawyers, Rockingham Update

Mayor Hall called the special meeting of the Eden City Council to order.

PUBLIC HEARING:

- a. Consideration of an incentive package for Project Green Acres, appropriating an amount not to exceed \$5,336,606 from the General Fund to be distributed to the company in annual installments following the project parameters.
- b. Consideration of utility repair work on a sewer line not to exceed \$200,000.
- c. Consideration of in-city utility rates during the first two years of the company's facility ownership.
- d. Adoption of a resolution approving a performance agreement with Project Green Acres, approving utility repair work on a sewer line not to exceed \$200,000, and approving in-city utility rates during the first two years of the company's facility ownership.

Mayor Hall declared the public hearing open and called on Economic Development Director Mike Dougherty.

Mr. Dougherty said Project Green Acres would invest \$450 million in real and personal property at the former MillerCoors facility in Eden. The City was offering the company a total incentive not to exceed \$5,336,606 based on 50 percent of the annexation in lieu agreement. This was based on eligible investments made in four phases for 10 years each in the period 2022-2026. The company would not be entitled to any incentive payments under the agreement for investments in property first listed with the County Tax Department as of January 1, 2027.

He explained the second item was sewer repair. When MillerCoors was operating, they had their own wastewater treatment facility. The new company would have to send their sewage to the City. The City had done research on the line and there were some repairs needed. They had allocated up to \$200,000 but thought it would be considerably less than that.

Mr. Dougherty said under the third issue, the company would qualify when they were up and running for the economic development rate. The usage would be considerably less during the ramp up period. The company was asking for in-city water and sewer rates to be offered to them in the two-year ramp up period.

As no one came forward to speak in favor or opposition, Mayor Hall declared the public hearing closed.

A motion was made by Council Member Ellis that City Council adopt a resolution (1) authorizing the Mayor or the City Manager to execute a Performance Agreement Between Local Government and Project Green Acres substantially in the form which has been provided to each Council Member and approving utility repair work and providing in-city rates for two years to Project Green Acres and (2) determining that the incentives described in that Performance Agreement and Resolution to encourage Project Green Acres to make capital investments and create jobs in Rockingham County will increase the taxable property, employment, and business opportunities in the City of Eden. Council Member Carter seconded the motion. All members voted in favor of the motion. The motion carried.

ADOPTION OF A RESOLUTION APPROVING A FIRE PROTECTION AGREEMENT WITH PROJECT GREEN ACRES:

Mayor Hall called on City Attorney Erin Gilley.

Ms. Gilley explained this was the approval and adoption of an execution and performance for a fire service contract for property outside the corporate limits of the City. Council had been provided a copy of the contract. Project Green Acres had requested that the City provide fire protection services to the company. The City was allowed to provide the service. The contract required the City to provide fire protection services to the facility employing appropriate firefighting equipment including aerial trucks in the same manner that the City provided service to the other incorporated areas of the City. The agreement would run through the balance of the annexation in lieu agreement, which was through 2038. Consideration was for the payments of the agreement as well as a \$5,000 annual payment that the company would be making to the City.

A motion was made by Council Member Epps to adopt a resolution approving a fire protection agreement with Project Green Acres. Council Member Nooe seconded the motion. All members voted in favor of the motion. The motion carried.

ADOPTION OF A RESOLUTION APPROVING A REVENUE SHARING AGREEMENT WITH THE DRAPER VOLUNTEER FIRE DEPARTMENT:

Mayor Hall called on Ms. Gilley.

Ms. Gilley said the resolution was to approve an agreement between the City and the Draper Volunteer Fire Department. The Rockingham County Board of Commissioners had established a fire district where they levied a property tax on the Draper Volunteer Fire District and the Draper Volunteer Fire Department provided fire services to that area. Because the City had been asked and had agreed to provide fire services to the company in that area, the City had negotiated an agreement with the Draper Volunteer Fire Department to share in the revenue of the fire tax. The 18-year agreement said the tax would be shared with 60 percent to the Draper Volunteer Fire Department and 40 percent to the City of Eden for the first five years. After the fifth year, the parties would use metrics to determine the percentage through the remainder of the contract.

A motion was made by Council Member Moore to adopt a resolution to approve a revenue sharing agreement with the Draper Volunteer Fire Department. Council Member Hampton seconded the motion. All members voted in favor of the motion. The motion carried.

Mayor Hall pointed out a lot of work had been done by the City, County and State on the incentives and agreements. It had been an incredible partnership. He thanked Mr. Dougherty, Ms. Gilley and the County for their diligent work. The meeting was the end of a long six-month process of discussions.

Council Member Hampton thanked everyone for the work they had put into the process. She thanked City Manager Jon Mendenhall, Mr. Dougherty and Ms. Gilley for keeping Council informed throughout the process.

ADJOURMENT:

As there was no further business to discuss, a motion was made by unanimous consent to adjourn.

Respectfully submitted,

Deanna Hunt
City Clerk

ATTEST:

Neville Hall
Mayor