

**EDEN CITY COUNCIL
REGULAR MEETING AGENDA**

**Council Chambers
308 E. Stadium Drive
May 21, 2019
6:00 p.m.**

1. Meeting called to order by: Neville Hall, Mayor
2. Invocation: Pastor Daryl Law, Eden Baptist Church
3. Pledge of Allegiance: Led by Fire Chief Tommy Underwood
4. Presentations & Proclamations:
 - a. Proclamation: Richard and Dale Hallett
 - b. Proclamation: Public Works Week
 - c. Presentation: Certificate of Appreciation for Neighborhood Beautification Group
 - d. Presentation: SHARP Award Certificates
 - e. Presentation: Eden Youth Council's Kickball Tournament
 - f. Presentation: Economic Development
Mike Dougherty, Director of Economic Development
5. Roll Call:
6. Set Meeting Agenda:
7. Public Hearings:
 - a. Consideration and adoption of the FY 2019-2020 Budget Ordinance.
Brad Corcoran, City Manager
 - b. (1) Consideration of a zoning map amendment request and adoption of an Ordinance to rezone property at 338 W. Stadium Drive from Office & Institutional to Business-General. Submitted by Richard Dyer, Property Owner. This request was amended by the Planning Board to include additional properties. ZONING CASE Z-19-04
Kelly Stultz, Director of Planning & Inspections

(2) Consideration of a Resolution adopting a statement of consistency regarding the proposed map amendment request to rezone property at 338 W. Stadium Drive from Office & Institutional to Business-General.
Kelly Stultz, Director of Planning & Inspections
 - c. Consideration of an amendment and adoption of an Ordinance to amend Chapter 4, Article I to amend the standards for vacating and closing structures and to add Sections 4-5 through 4-14 Vacant Commercial Property Registration.
Kelly Stultz, Director of Planning & Inspections

- d. FY 2019 CDBG funding under Title I of the Housing and Community Development Act for housing, planning, infrastructure and economic development.
Kelly Stultz, Director of Planning & Inspections
- 8. Requests and Petitions of Citizens:
- 9. Unfinished Business:
- 10. New Business:
 - a. Request to adopt an Ordinance for the demolition of a structure at 304 E. Aiken Road under the City of Eden Human Habitation Ordinance.
Kelly Stultz, Director of Planning & Inspections
 - b. Request to adopt an Ordinance for the demolition of a structure at 409 Henry Street under the City of Eden Non-Residential Building Maintenance Standards.
Kelly Stultz, Director of Planning & Inspections
 - c. Consideration and adoption of a Resolution of Intent to close an unopened portion of French Street. SC-19-01. **Kelly Stultz, Director of Planning & Inspections**
 - d. Consideration and approval of fee schedules for the Freedom Park Splash Pad and Mill Avenue Swimming Pool.
Johnny Farmer, Director of Parks & Recreation and Facilities & Grounds
 - e. Consideration and approval to replace ballfield fencing at the Draper and Spray ballparks using Positively Eden Strategic Plan Funds.
Johnny Farmer, Director of Parks & Recreation and Facilities & Grounds
 - f. Consideration and approval of three façade grants for 618 and 624 Washington Street and the purchase of a right-of-way using Positively Eden Strategic Plan Funds.
Randy Hunt, Main Street Manager
 - g. Consideration and approval of PCSA rate agreement.
Mike Dougherty, Director of Economic Development, Terry Shelton, Director of Public Utilities, and Erin Gilley, City Attorney.
- 11. Reports from Staff:
 - a. City Manager's Report. **Brad Corcoran, City Manager**
- 12. Consent Agenda:
 - a. Approval and adoption of the February 23, 2019 Minutes and the April 16, 2019 Minutes. **Deanna Hunt, City Clerk**
 - b. Approval of a traffic study recommendation and adoption of an Ordinance regulating the speed limit on Morgan Road. **Greg Light, Police Chief**
 - c. Approval and adoption of a Resolution awarding a bid for the SoVA Mega Site at Berry Hill. **Mike Dougherty, Director of Economic Development, and Terry Shelton, Director of Public Utilities**

- d. Approval of the Rockingham County Emergency Medical Service Letter of Agreement. **Tammie McMichael, Director of Finance & Personnel, and Erin Gilley, City Attorney**
 - e. Approval and adoption of Ordinance amending Chapter 12 of the City Code (Solid Waste). **Paul Dishmon, Director of Municipal Services**
13. Announcements:
14. Closed Session:
- a. Closed Session according to NCGS 143-318.11(a)(4) to discuss matters relating to the location or expansion of industries or other businesses in the area served by the public body, including agreement on a tentative list of economic development incentives that may be offered by the public body in negotiations, or to discuss matters relating to military installation closure or realignment. Any action approving the signing of an economic development contract or commitment, or the action authorizing the payment of economic development expenditures, shall be taken in an open session. **Mike Dougherty, Director of Economic Development**
15. Adjourn:



Proclamation Richard and Dale Hallett

WHEREAS, in 2009, a year after moving to Eden, New York natives Richard and Dale Hallett started volunteering with and eventually led Christian Cooperative Ministries, a local group which now serves around 200 families each month; and

WHEREAS, under their leadership, CCM has grown from a food pantry with near-empty shelves to an organization with many additional programs, including the Sneaker Purchase Program for back-to-school youth, a Flu Immunization Clinic for uninsured residents, and Boys & Girls Club memberships for indigent children; and

WHEREAS, not only have the Halletts served as leaders of CCM, they have for years performed some of its most important duties, including picking up grocery store donations, purchasing food each week for the pantry, and manning the phone to assist the needy with utility bills; and

WHEREAS, though moving to North Carolina to retire, the Halletts instead embarked on a new career of invaluable volunteer service, looking to ease the comfort of their neighbors in need instead of settling into a life of quiet retreat for themselves.

NOW, THEREFORE, I, Neville Hall, Mayor of Eden, do hereby proclaim the City's appreciation for Richard and Dale Hallett for their devotion and care of Eden's citizens in need, and for putting community first.

This the 21st day of May, 2019.

By:

Neville Hall
Mayor

Attest:

Deanna Hunt
City Clerk



PROCLAMATION Public Works Week

WHEREAS, public works infrastructure, facilities and services are of critical importance to the health, safety, economy and overall well-being of our community; and,

WHEREAS, such facilities and services could not be provided without the dedicated efforts of public works professionals, engineers, and administrators, representing all levels of government, who are responsible for and must plan, design, construct, inspect, operate and maintain the public works facilities essential to serve our citizens; and,

WHEREAS, the efficiency of the qualified and dedicated personnel who staff public works functions is materially influenced by the people's attitude and understanding of the importance of the work they perform; and,

WHEREAS, it is in the public interest for our citizens, civic leaders and children to learn and understand the importance of vital public works programs such as drinking water, sanitary and storm sewers, streets and highways, public fleets, and solid waste collection and disposal; and,

WHEREAS, the theme for this year's celebration is "The Power of Public Works", and 2019 marks the 60th annual national Public Works Week sponsored by the American Public Works Association.

NOW, THEREFORE, I, Neville Hall, Mayor of the City of Eden, do hereby proclaim the week of May 20 – 26, 2019 as

Public Works Week

in the City of Eden, North Carolina, and I call upon all citizens and civic leaders in this community to gain knowledge of, and maintain a progressive interest in the public works needs and programs vital to our everyday lives and to recognize the daily contributions which public works officials make to ensure our health, safety, comfort, and quality of life.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the Seal of the City of Eden, North Carolina on this, the 21st day of May 2019.

Neville Hall, Mayor

Attest:

Deanna Hunt, City Clerk



CERTIFICATE OF APPRECIATION

Neighborhood Beautification Group

WHEREAS, on April 27th, volunteers spent their day beautifying the neighborhood of Carpenter Road and Knott, Gracie and Charlie Streets.

WHEREAS, this is the ninth year Dorsey Reid has led this event that instills pride and community spirit among the residents.

WHEREAS, Henry Dillard, Lonnie Dillard, Allen Graves, Donald Lee Hairston, Donnie Hairston, Larry Hairston, Melvin Hairston, Pete Hampton, Charles Hicks, Jermaine Jackson and Ms. Reid picked up trash, raked leaves, collected broken limbs, cleaned ditches and anything else they noticed that needed attention.

WHEREAS, after their project was done, they shared a donated meal prepared by Thelma Foster, Cordelia Mills and Elwina Hairston with the residents of the streets they had worked on.

WHEREAS, with no idea of ever being recognized for their efforts, these volunteers selflessly acted to better our beautiful Eden community. We hope their actions inspire others to do the same.

NOW, THEREFORE, by the authority vested in me as Mayor of the City of Eden, the Eden City Council bestows upon this Neighborhood Beautification Group this Certificate of Appreciation.

This the 21st day of May, 2019.

By:

Neville Hall, Mayor

Attest:

Deanna Hunt, City Clerk

The Water Filtration Plant and the Wastewater Treatment Plant Divisions of the Public Utilities Department have received the SHARP Award from the Occupational Safety and Health Administration (OSHA) for the third consecutive time. SHARP stands for Safety & Health Achievement Recognition Program. The Sharp Award recognizes employers who operate an exemplary safety and health management system. Acceptance into SHARP by OSHA is an achievement of status that will single you out among your business peers as a model for worksite safety and health and will reap rewards for your business. Upon receiving SHARP recognition, your worksite will be exempt from programmed inspections during the period that your SHARP certification is valid. These Awards cover three-year periods and they were previously received for 2012-2015 and 2016-2019.

Receipt of award acknowledges the strong determination put forth by the employees and supervision to make a safe and healthy work environment at the Water Filtration and the Wastewater Treatment Plants. Efforts to maintain and keep the SHARP Award help to promote an attitude of working safely and looking for hazards that can result in injury to employees. This mindset helps protect our workers and results in cost savings for the City of Eden through accident prevention. We commend the personnel of Water Filtration and Wastewater Treatment Plants on this prestigious accomplishment.



CHERIE BERRY
COMMISSIONER OF LABOR

KEVIN O'BARR
CONSULTATIVE SERVICES BUREAU CHIEF
OCCUPATIONAL SAFETY AND HEALTH DIVISION

December 21, 2018

Tommy Underwood
City of Eden
Public Utilities
191 Mebane Bridge Road
Eden, NC 27288

Dear Tommy Underwood:

Let me take this opportunity to commend the employees and management of City of Eden Public Utilities on your commitment to an effective workplace safety and health program.

Today, I congratulate you on maintaining status in the **Safety and Health Achievement Recognition Program (SHARP)**. As a SHARP Public Sector employer, you have corrected all workplace hazards identified by our Consultants and you have agreed to maintain an ongoing, effective workplace safety and health management system. We sincerely appreciate the efforts put forth by your company and its employees.

As a result of your qualification for SHARP Public Sector, your organization is exempted from programmed safety and health compliance inspections for two years. In order to maintain SHARP status, the annual self review must be completed and submitted during the February/March time period each year. We will send a notice at the end of January with a reminder.

Should we be able to provide any additional information or assistance, please let us know.

Sincerely,

Kevin O'Barr

cc: Roseanne Morgan
Bruce Pearson



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Kevin O'Barr

cc: Roseanne Morgan
Bruce Pearson

**CITY OF EDEN, NORTH CAROLINA
2019-2020 BUDGET ORDINANCE**

BE IT ORDAINED by the City Council of the City of Eden, North Carolina in regular session assembled:

Section 1: The following amounts are hereby appropriated for the operation of the City of Eden government and its activities for the fiscal year beginning July 1, 2019, and ending June 30, 2020, according to the following summary and schedules.

Summary (Funds)	Estimated Revenues	Total Budget Appropriation
General	\$17,122,800	\$17,122,800
Self Insured Insurance	\$3,090,500	\$3,090,500
Water and Sewer	\$12,573,900	\$12,573,900
Runabout Travel	\$20,000	\$20,000
Municipal Service Tax District	\$9,600	\$9,600
 (Less inter-fund transfers)	 <u>\$2,865,300</u>	 <u>\$2,865,300</u>
 (Less Appropriated Fund Balances)	 <u>\$2,000,000</u>	 <u>\$2,000,000</u>
 (Less Grants/Principal Forgiveness Loans)	 <u>\$1,068,000</u>	 <u>\$1,068,000</u>
 (Less Loans)	 <u>\$1,788,200</u>	 <u>\$1,788,200</u>
 (Less Pass Thru Funds – Ex. Runabout Travel)	 <u>\$583,200</u>	 <u>\$583,200</u>
 TOTAL	 <u>\$24,512,100</u>	 <u>\$24,512,100</u>

Section 2: That for said fiscal year there is hereby appropriated out of the General Fund the following:

<u>Code</u>	<u>Department</u>	<u>Appropriation</u>
10-4110	City Council	\$47,800
10-4120	Administrative & Legal Services	\$219,500
10-4130	Finance/Human Resources	\$298,500
10-4135	Economic & Tourism Development	\$407,600
10-4145	Information Technology	\$341,800
10-4190	Facilities & Grounds	\$791,600
10-4310	Police	\$4,952,800
10-4340	Fire	\$2,176,800
10-4350	Engineering	\$31,100
10-4510	Streets	\$1,625,900
10-4515	Powell Bill	\$557,600
10-4710	Solid Waste	\$2,426,700
10-4910	Planning & Code Enforcement	\$511,800
10-6120	Recreation/Facility Maintenance	\$1,087,200
10-6920	Fleet Maintenance	\$346,000
10-9100	Special Appropriations	\$800,100
10-9990	Contingency	<u>\$500,000</u>
 TOTAL		 <u>\$17,122,800</u>

Section 3: It is estimated that the following General Fund Revenues will be available during the fiscal year beginning July 1, 2019, to meet the foregoing General Appropriations:

<u>Code</u>	<u>Revenue Source</u>	<u>Appropriation</u>
3189-11092	Ad Valorem: Prior Years – Rock Co.	\$88,400
3189-18000	Interest on Delinquent	\$17,200
3190-11000	Ad Valorem: Current Year	\$5,444,600
3190-12093	DMV-Vehicle Tax – Current Year	\$597,200
3190-12093	DMV-Vehicle Tax – Prior Year	\$1,300
3190-12094	Short Term Rental Vehicle Tax	\$18,000
3190-12095	Municipal Vehicle Tax	\$162,200
3190-15000	Dog License	\$1,000
3190-18000	Interest on Current Taxes	\$15,500
3190-18100	Interest on Current Taxes – DMV	\$4,800
3190-19097	Payment in Lieu of Annexation	\$313,300
3190-19098	DMV Collection Fees	(\$24,600)
3190-19100	Occupancy Tax	\$77,800

Tax Revenue Total \$6,716,700

<u>Code</u>	<u>Revenue Source</u>	<u>Appropriation</u>
3270-11000	Privilege License	\$800
3270-12000	Franchise Fees/State	\$117,200
3343-41000	Building Permits	\$36,700
3343-41100	Plumbing Permits	\$6,700
3343-41300	Mechanical Permits	\$16,000
3343-41400	Sign Permits	\$400
3343-41500	Electrical Permits	\$15,500
3434-48000	Fire Department Permits	\$1,500
3491-41100	Planning Zoning Permits	\$900

Licenses & Permits Total \$195,700

<u>Code</u>	<u>Revenue Source</u>	<u>Appropriation</u>
3350-00200	Donations & Fees – Pottery Festival	\$4,500
3350-02100	Riverfest	\$39,000
3350-02200	Oink & Ale Festival	\$9,500
3350-02300	Shaggin' on Fieldcrest	\$10,000
3350-02400	Touch-A-Truck	\$1,000
3350-02500	Grown & Gathered	\$10,000
3412-43000	Vending Machine Proceeds	\$7,000
3431-41800	Police Controlled Sub State Excise Tax	\$1,000
3434-49000	Fire on Behalf Payments	\$18,700
3434-50000	Fire Dept Rental – Draper Rural	\$1,200
3612-48000	Freedom Park Concessions	\$24,000
3612-48100	Bridge Street Center Concessions	\$1,200
3612-48200	East Eden Center Concessions	\$1,000
3612-48300	East Eden Pool Concessions	\$5,800
3612-48500	Splash Pad Concessions	\$10,000
3612-48600	Splash Pad Admissions	\$35,000
3612-86000	Pool Admissions	\$15,500
3612-86100	Building Use	\$15,000
3612-86200	Field Use & Lights	\$9,700
3831-49000	Interest: Checking	\$15,600
3831-49500	Interest: NC Cash Mgt. Trust	\$135,800
3831-49700	Interest: Powell Bill Funds	\$4,600
3831-49900	Eden PD/Forfeiture Interest	\$200
3836-82000	Sale of Fixed Assets	\$50,000
3839-89000	Miscellaneous Revenue	\$4,000
3850-85000	Insurance Proceeds	\$8,000
3850-86000	Loan Proceeds	\$1,468,200
3991-99300	Fund Balance Appropriated	\$500,000

Use of Money & Property Total \$2,405,500

<u>Code</u>	<u>Revenue Source</u>	<u>Appropriation</u>
3231-31000	Local Option Sales Taxes	\$1,157,400
3232-31000	½ Cent Sales Taxes	\$882,200
3233-31000	½ Cent Sales Taxes	\$557,500
3234-31000	½ Cent Sales Taxes	\$267,000
3234-31001	State Hold Harmless Payment	\$974,400
3234-31002	Solid Waste Disposal Tax Distribution	\$10,500
3322-31000	Wine & Beer Taxes	\$68,300
3324-31000	Utilities Franchise Taxes	\$972,600
3325-33000	Powell Bill: State Street Aid	\$462,900
3335-32000	County Grants: Fire Department	\$2,400
3336-33000	County Grants: School Resource Officer	\$161,500
3350-00920	RCATS Transportation Grant	\$64,900
3431-73000	Project Safe Rockingham County	\$20,500
3431-81000	Police Grant – COPS	\$83,100
3612-48400	Recreation Grant-Sr. Center	\$3,600
3837-89000	ABC Revenues	\$109,900
3837-89100	ABC Revenues: Law Enforcement	<u>\$3,000</u>

Other Agencies Revenues Total \$5,801,700

<u>Code</u>	<u>Revenue Source</u>	<u>Appropriation</u>
3350-00100	Historic Preservation Book Sales	\$500
3412-41000	Other Administrative Revenues	\$3,500
3431-41000	Police Revenue: Dog Fines	\$2,000
3431-41100	Police Security Charges	\$40,000
3431-41200	Police Security Fringe Benefit Charges	\$8,400
3431-41300	Court Costs	\$3,200
3431-41400	Parking Violations	\$300
3431-41500	Police Fingerprinting Supplies	\$700
3431-41600	Police Department: Sale of Materials	\$100
3431-41700	Police Revenue	\$1,500
3431-84000	Police Department Restitution	\$2,400
3434-41000	Outside Fire Protection Charges	\$1,600
3451-41100	Street Dept. Revenue: Driveways	\$3,700
3451-81000	Street Mowing	\$9,000
3491-40000	Planning Dept. Nuisance Fees	\$26,000
3491-41000	Planning Department Applications	\$700
3491-41600	Planning: Code Compliance Ins.	\$300
3491-81000	Planning Department Sale of Materials	\$200
3612-41000	County User's Fees	\$1,500
3612-41100	League Entrance Fees	\$5,000
3612-41200	Recreation Dept. Revenue: Lesson	\$600
3612-41300	Dixie Youth Tournament	\$20,000
3612-86400	Recreation Dept. Miscellaneous	\$17,000
3612-87000	Fuel Purchases – County Agencies	\$6,000
3839-49900	Cash Discounts Earned	<u>\$100</u>

Charges for Current Services \$154,300

<u>Code</u>	<u>Revenue Source</u>	<u>Appropriation</u>
3471-41100	Residential Fees – Solid Waste	\$1,366,200
3471-41101	Commercial Fees – Solid Waste	\$467,700
3471-81100	Recycling Income – Solid Waste	\$2,000
3471-81200	Sale of Compost/Mulch–Solid Waste	\$8,300
3471-81400	Demolition – Abatement	\$2,200
3714-52000	Dumpster Late Fee	<u>\$2,500</u>
Total Solid Waste Revenue		<u>\$1,848,900</u>
General Fund Revenue Total		<u>\$17,122,800</u>

Section 4: That for said fiscal year there is hereby appropriated out of the Self Insured Insurance Fund the following:

<u>Code</u>	<u>Department</u>	<u>Appropriation</u>
4145-18300	Group Insurance Fixed Cost	\$588,600
4145-30000	Claims	<u>\$2,501,900</u>
Self Insured Insurance Fund Total		<u>\$3,090,500</u>

Section 5: It is estimated that the following Self Insured Insurance Fund Revenues will be available during the fiscal year beginning July 1, 2019 and ending June 30, 2020, to meet the foregoing Self Insured Insurance Fund Appropriations:

<u>Code</u>	<u>Revenue Source</u>	<u>Appropriation</u>
3351-01000	Charges to other Funds/GF	\$2,311,600
3351-03000	Charges to Other Funds/W/S	\$761,900
3831-49000	Interest – Checking	\$900
3839-83000	Refunds	<u>\$16,100</u>
Self Insured Insurance Fund Total		<u>\$3,090,500</u>

Sections 4 and 5 of this Budget Ordinance hereby authorize City payment of individual premiums in excess of that set forth in City Code § 10-6.3 for said fiscal year only. This authorization in no way creates any benefit or right in property whatsoever of any individual employee or retiree to City payment of premiums for any future year above that prescribed in City Code § 10-6.3.

Section 6: That for said fiscal year there is hereby appropriated out of the Water & Sewer Fund the Following:

<u>Code</u>	<u>Department</u>	<u>Appropriation</u>
7100	Administrative, Inspection & Legal Services	\$645,100
7110	Water Resources	\$557,100
7115	Billing & Collections	\$522,000
7120	Water Filtration	\$1,374,200
7125	Collection & Distribution	\$2,465,600
7130	Water Reclamation	\$1,229,800
8120	Water Construction	\$428,000
8130	Sewer Construction	\$975,000
9920	Special Appropriations	\$3,877,100
9990	Contingency	<u>\$500,000</u>
Water & Sewer Fund Total		<u>\$12,573,900</u>

Section 7: It is estimated that the following Water & Sewer Fund Revenues will be available during the fiscal year beginning July 1, 2019 and ending June 30, 2020 to meet the foregoing Water & Sewer Fund Appropriations:

<u>Code</u>	<u>Revenue Source</u>	<u>Appropriation</u>
3362-51200	Sale of Water	\$4,528,600
3362-53000	Leak Adjustments/Water	(\$63,700)
3363-51300	Sewer Service Charges	\$4,890,400
3363-53000	Leak Adjustments/Sewer	(\$89,900)
3363-53900	One-Time Pool Adj.	(\$1,600)
3711-58000	Miscellaneous Returned Checks	\$3,000
3713-53000	Pre-Treatment Charges	\$34,000
3714-42000	Water Service Application Fees	\$20,000
3714-51000	W/S Meter Tampering Fees	\$200
3714-52000	Reconnection Charges	\$223,000
3714-52200	Water Taps	\$5,000
3714-52300	Sewer Taps	\$1,600
3831-49000	Interest: Checking	\$12,400
3831-49500	Interest: NCCMT	\$99,500
3831-49450	NC Rural Infrastructure – New Street Imprv	\$920,000
3834-86000	Rent of Equipment	\$52,900
3835-81000	Sale of Materials	\$1,600
3836-82000	Sale of Fixed Assets	\$25,000
3839-49900	Cash Discount Earned	\$200
3839-89000	Miscellaneous Revenues	\$2,100
3850-86000	Loan Proceeds	\$320,000
3850-87000	Reimbursement from EAP Project Fund	\$89,600
3991-99100	Fund Balance Appropriated	\$500,000
3991-99200	Fund Balance Appropriated – Leachate Revenue	<u>\$1,000,000</u>
Water & Sewer Fund Total		<u>\$12,573,900</u>

Section 8: That for said fiscal year there is hereby appropriated out of the Runabout Travel Fund the following:

<u>Code</u>	<u>Department</u>	<u>Appropriation</u>
9100-31200	Runabout Travel Expense	<u>\$20,000</u>
Runabout Travel Fund Total		<u>\$20,000</u>

Section 9: It is estimated that the following Runabout Travel Fund Revenues will be available during the fiscal year beginning July 1, 2019 and ending June 30, 2020 to meet the foregoing appropriations:

<u>Code</u>	<u>Revenue Source</u>	<u>Appropriation</u>
3612-84000	Runabout Travel Fees	<u>\$20,000</u>
Runabout Travel Fund Total		<u>\$20,000</u>

Section 10: That for said fiscal year there is hereby appropriated out of the Municipal Services Tax District Fund the following:

<u>Code</u>	<u>Department</u>	<u>Appropriation</u>
4135-29900	MSD Tax – Leaksville	\$7,600
4135-29901	MSD Tax – Draper	<u>\$2,000</u>
Municipal Service Tax District Fund Total		<u>\$9,600</u>

Section 11: It is estimated that the following Municipal Services Tax District Fund Revenues will be available during the fiscal year beginning July 1, 2019 and ending June 30, 2020 to meet the foregoing appropriations:

<u>Code</u>	<u>Revenue Source</u>	<u>Appropriation</u>
3190-19200	MSD Tax – Leaksville	\$7,600
3190-19300	MSD Tax – Draper	\$1,900
3131-49000	Interest – Checking Account	<u>\$100</u>
Municipal Service Tax District Fund Total		<u>\$9,600</u>

Section 12: There is hereby levied for the fiscal year ending June 30, 2020 the following rate of taxes on each one hundred dollars (\$100) assessed valuation of taxable property as listed as of January 2019 for the purpose of revenue, and in order to finance foregoing appropriations:

A GENERAL FUND (for the general expense incident to the proper government of City of Eden, North Carolina) TAX RATE of \$0.609 per hundred dollars (\$100) of assessed valuation.

Such rates are based on an estimated total appraised value of property for the purpose of taxation of approximately \$910,328,571 with an assessment ratio of 100% of appraised value. Estimated collection rate of 98.21%.

Section 13: The Tax and Service Rates section of the FY 2019-2020 budget sets forth the applicable fees for the fiscal year beginning July 1, 2019 and ending June 30, 2020.

Section 14: The Personnel section of the FY 2019-2020 budget sets forth the grade and positions classification plan and other applicable information for the fiscal year beginning July 1, 2019 and ending June 30, 2020.

- Section 15: Copies of this Budget Ordinance shall be furnished to the Director of Finance & Personnel and City Manager of the City of Eden, to be kept on file by them for their direction in the collection of revenues and expenditures of amounts appropriated.
- Section 16: The City Manager, by authority of this ordinance, may transfer/reallocate between & within departments up to a maximum of ten percent (10%) of the moneys appropriated within any of the above stated funds, including any transfers/reallocations between funds.
- Section 17: The Water and Sewer service charge increases approved by the City Council on November 17, 2015 that had an effective date of September 1, 2016, and then postponed until January 1, 2018, and then postponed again until January 1, 2019, and then postponed again until January 1, 2020, shall be postponed until January 1, 2021 at which time they will become effective.

Adopted this the 21st day of May, 2019.

Neville Hall
Mayor

ATTEST:

Deanna Hunt
City Clerk



Planning and Inspections Department

P. O. Box 70, 308 E Stadium Drive, Eden NC 27289-0070/Telephone 336-623-2110/Fax 336-623-4057

MEMO

To: Honorable Mayor and City Council
Thru: Brad Corcoran, City Manager
From: Kelly K. Stultz, AICP, Director
Subject: **Zoning Case Z-19-04 – 338 W. Stadium Drive**
Date: May 7, 2019

The City has received a zoning map amendment request filed by Richard Dyer for property at 338 W. Stadium Drive. The request is to rezone the property from Office & Institutional to Business – General.

The Planning and Inspections Department recommends approval of the map amendment request as amended to include additional properties. At a special meeting in April, the Planning Board voted to recommend that the City Council approve this request as amended to include additional properties.

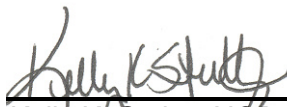
CERTIFICATE SHOWING THAT NOTICES WERE MAILED TO THE OWNER(S) OF PROPERTY SUBJECT TO REZONING, TO OWNER(S) OF ALL PARCELS OF LAND ABUTTING SUBJECT PROPERTY AND/OR WITHIN 100 FEET OF SUBJECT PROPERTY AND OWNERS OF PROPERTY WHOSE PROPERTY WOULD BE ADDED TO THE MAP AMENDMENT REQUESTED.

RE: ZONING CASE Z-19-04
338 W. Stadium Drive

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF EDEN:

I, Kelly K. Stultz, Planning & Inspections Director of the City of Eden North Carolina, do hereby certify that notices of the proposed zoning map amendment requested by Richard Dyer to rezone the property at 338 E. Stadium Drive from Office & Institutional to Business-General were mailed first-class mail to the owners of property in the proposed rezoning and all property owners adjacent to or within 100 feet of the subject area on the 7th day May, 2019. Notices were also sent on May 7, 2019, by certified mail, return receipt requested, to the property owners whose property would be added to the map amendment requested.

IN WITNESS WHEREOF, I have hereunto set my hand this the 7th day of May, 2019.



Kelly K. Stultz, AICP
Planning and Inspections Director



PLANNING & INSPECTIONS DEPARTMENT
APPLICATION FOR ZONING ORDINANCE AMENDMENT

PETITION FOR MAP AMENDMENT

INSTRUCTIONS: Please complete this application and provide the required information. In order for this application to be accepted, all applicable sections of this form must be completed, all required information provided and the application fee paid at the time of submittal.

(1) APPLICANT INFORMATION:

NAME: Richard Dyer TELEPHONE: 336-613-3440
MAILING ADDRESS: P.O. Box 672
CITY Eden STATE NC ZIP CODE 27288
APPLICANT'S PROPERTY INTEREST OR LEGAL RELATIONSHIP TO OWNER(S): 1/4 owner

(2) PROPERTY OWNER INFORMATION:

NAME: Dyer / Pace TELEPHONE: 336-613-3440
MAILING ADDRESS: P.O. Box 672
CITY Eden STATE NC ZIP CODE 27288

(3) PROPERTY INFORMATION:

TAX PROPERTY IDENTIFICATION NUMBER(S)(PIN): 173231
STREET LOCATION: 338 W Stadium Dr
DEED BOOK: 1209 PAGE NUMBER 1089
YEAR CURRENT OWNER ACQUIRED PROPERTY: 2007
PROPERTY SIZE (in acres or in square feet if less than 1 acre): 16.71 acres
PUBLIC WATER AVAILABLE YES NO PUBLIC SEWER AVAILABLE YES NO
CURRENT USE OF PROPERTY: 01

(4) ZONING INFORMATION:

EXISTING ZONING DISTRICT: 01 REQUESTED ZONING DISTRICT: BG

(5) ADDITIONAL INFORMATION:

INCLUDE WITH THIS APPLICATION A COPY OF THE RECORDED DEED TO THE PROPERTY.
INCLUDE WITH THIS APPLICATION A COPY OF THE RECORDED PLAT OR SURVEY FOR THE PROPERTY. IF SUCH A PLAT DOES NOT EXIST, THEN INCLUDE A MAP THAT INDICATES THE DIMENSIONS OF THE PROPERTY.

(6) APPLICANT CERTIFICATION:

I hereby certify that, to the best of my knowledge, the information shown on this application is true and accurate, and that I hereby petition the Planning Board to recommend and the City Council to approve this application for zoning ordinance amendment.

Richard Dyer
Applicant's Signature

4-3-19
Date of Signature

(7) PROPERTY OWNER(S) CERTIFICATION:

I hereby certify that, to the best of my knowledge, the information shown on this application is true and accurate, and that I hereby petition the Planning Board to recommend and the City Council to approve this application for zoning ordinance amendment.

Richard Dyer
Property Owner's Signature

4-3-19
Date of Signature

William J. Pace
Property Owner's Signature

4-3-19
Date of Signature

(8) CORPORATION CERTIFICATION:

IT IS HEREBY CERTIFIED, that _____, a Corporation, is the owner in fee simple of lands which is described in this application for zoning ordinance amendment and that the Corporation hereby petitions the Planning Board to recommend and the City Council to approve this application for zoning ordinance amendment.

IN TESTIMONY WHEREOF, that said Corporation has caused these presents to be signed by its duly authorized officer and has caused its Corporate Seal to be affixed thereto.

Witness the signature(s) and seal(s) this _____ day of _____, 20_____.

CORPORATE SEAL

Name of Corporation

Secretary

By: _____

President

DEPARTMENTAL USE ONLY

APPLICATION NUMBER: _____

FEE PAID: \$150⁰⁰

RECEIVED BY: Madison

DATE: 4-4-2019

**PLANNING AND INSPECTIONS DEPARTMENT
ZONING CASE REPORT
April 9, 2019**

CASE NUMBER:	Z-19-04
EXISTING ZONING DISTRICT:	Office & Institutional (O&I)
REQUESTED ZONING DISTRICT:	Business-General (BG)
APPLICANT:	Richard Dyer
APPLICANT'S STATUS:	Property Owner

PROPERTY INFORMATION

LOCATION:	338 W. Stadium Dr.
PIN:	7070-2082-4244
SIZE:	16.71 acres
ACCESS:	Stadium Dr.
LAND USE:	Church (former municipal building)
PHYSICAL CHARACTERISTICS:	Large, mostly undeveloped parcel containing a church building
ZONING HISTORY:	Zoned O&I at time of original zoning

AREA INFORMATION

CHARACTERISTICS:	Bordered on the north (across Stadium Dr.) by BG property containing a used car dealership, a daycare and a self-storage business; bordered on the east by undeveloped O&I property and O&I property containing an EMS facility; bordered on the south by undeveloped O&I property and undeveloped R20 property; bordered on the west by O&I property containing a former municipal building, a vacant O&I tract, O&I property containing a greenway and a BG property containing a former water treatment plant.	
ADJACENT ZONING:	North:	BG
	South:	O&I, R20
	East:	O&I
	West:	O&I, BG

PLANNING AND DEVELOPMENT INFORMATION

STREET IMPROVEMENTS:	Yes
PUBLIC WATER AVAILABLE:	Yes
PUBLIC SEWER AVAILABLE:	Yes
LAND DEVELOPMENT PLAN (2007):	Commercial
FLOOD HAZARD AREA:	AE & Shaded X (rear edge of property)
WATER SUPPLY WATERSHED:	None

STAFF ANALYSIS

The request is to rezone approximately 16.71 acres from Office and Institutional to Business General. The O&I District is established primarily for office and institutional uses which have only limited contact with the general public and which have no offensive noises, odors, smoke, fumes, and other objectionable conditions. As residences are permitted in this district and as this district is usually adjacent to residential districts, provisions are made for yards, off-street parking and off-street loading areas. The Business General districts are generally located on the fringe of the central business district and along major radial highways leading out of the city. The principal use of land is for dispensing retail goods and services to the community and to provide public space for wholesaling and warehousing activities. Because these commercial areas are subject to public view and are important to the economy of the area, they shall have ample parking, controlled traffic movement, and suitable landscaping.

The subject property is a large, mostly undeveloped, parcel located in the central area of the City along a major thoroughfare. The area is characterized by various types of business uses. There has been no recent development pressure in the area. The subject parcel adjoins three properties which are zoned O&I and another property which was recently rezoned from O&I to BG. The request is to rezone a single large parcel, leaving the three smaller parcels zoned O&I. Staff is of the opinion that it would make sense to rezone the subject property, as well as the three adjoining O&I properties to BG, particularly since another adjoining property was also recently rezoned to BG. Because of these properties' location on a major thoroughfare and because of their proximity to other BG properties, rezoning these parcels to BG would be a sound zoning decision. Therefore staff recommends amending the request to include the properties located at 328 and 350 W. Stadium Dr. as well as the vacant property identified as PIN 7070-1682-4752.

Based upon the character of the area and the other business uses in the area, staff recommends in favor of the amended request.

STAFF RECOMMENDATION: **Approval of the amended BG request.**

ZONING CASE

Z-19-04

AERIAL MAP



Amended Request

Subject Property

338 W. Stadium Drive

**Zoned:
Office & Institutional**

**Requested:
Business-General**

**Amended to Add
3 Additional Parcels**

ZONING CASE
Z-19-04
ZONING MAP

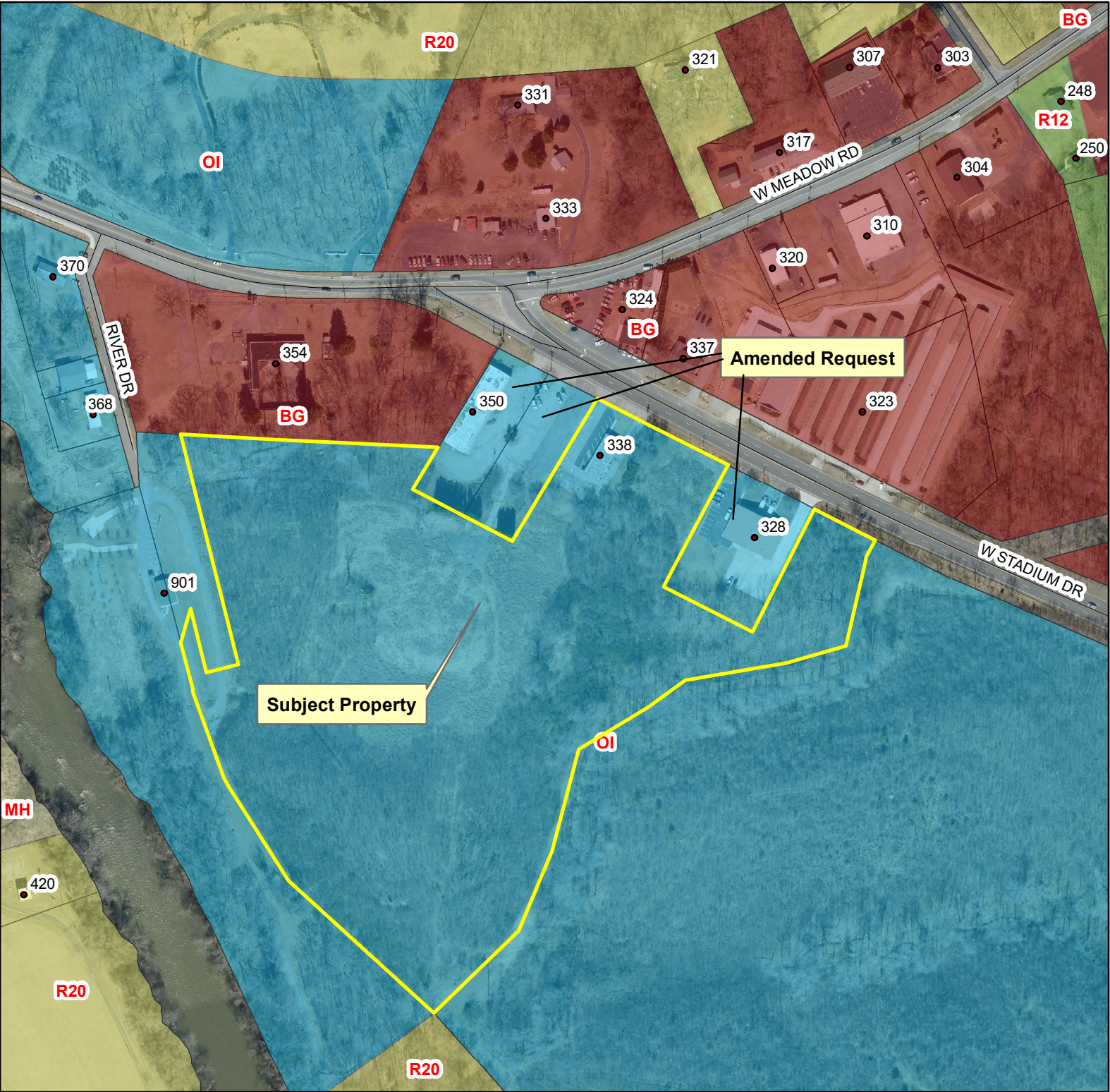


338 W. Stadium Drive

Zoned:
Office & Institutional

Requested:
Business-General

Amended to Add
3 Additional Parcels



AN ORDINANCE AMENDING THE ZONING
ORDINANCE OF THE CITY OF EDEN

BE IT ORDAINED BY THE CITY COUNCIL of the City of Eden, North Carolina, that, after having fully complied with all legal requirements, including publication of notice of a public hearing and the holding of a public hearing relative thereto, the Zoning Ordinance of the City of Eden is hereby amended as follows:

Section 1 - Change from Office & Institutional to Business-General the following tracts:

TRACT 1:

Being the 17.551 acre tract which includes the portion designated "No Deed Found For This Area" as shown on the Plat of Survey for City of Eden Property by C. E. Robertson & Associates, P.L.S. dated December 15, 2003, and recorded in Plat Book 53, page 75, Rockingham County Registry.

The above described property being further identified by the Rockingham County Tax Dept. as PIN 7070-20-82-4244 and Parcel Number 173231.

TRACT 2:

BEING AND CONTAINING 1.000 acres, more or less, in Leaksville Township, Rockingham County, North Carolina, as shown on "Plat of Survey for City of Eden," dated October 30, 1991, prepared by C. E. Robertson & Associates, R.L.S., reference being made to a copy of said plat recorded in the Office of the Register of Deeds for Rockingham County, North Carolina, in Plat Book 28 , at Page 432 , said 1.000 acres being more particularly described as follows:

BEGINNING at an iron in the southern right-of-way line of Stadium Drive, same being a control corner and being located 604.36 feet in a southeasterly direction from Meadow Road: thence from the point of beginning and running with the southern right-of-way line of Stadium Drive, South 64 deg. 19 min.00 sec. East 71.97 feet to an iron; thence continuing with the southern right-of-way line of Stadium Drive, South 65 deg. 24 min. 00 sec. East 103.03 feet to an iron control corner, same being located 125.00 feet in a northwesterly direction from the eastern boundary of that tract conveyed to the City of Eden by John Smith & Sons, Inc. (Deed Book 706, page 866): thence along new lines with the City of Eden, South 25 deg. 41 min. 00 sec. West 249.34 feet to an iron, North 64 deg. 57 min. 19 sec. West 174.99 feet to an iron, and North 25 deg. 41 min. 00 sec. East 249.34 feet to the point and place of beginning.

The above-described parcel is a portion of that tract of land conveyed to the City of Eden by John Smith & Sons, Inc. under deed dated June 29, 1976 and recorded in the Office of the Register of Deeds in Deed Book 706, at page 866.

The above described property being further identified by the Rockingham County Tax Dept. as PIN 7070-16-82-8525 and Parcel Number 107656.

TRACT 3:

BEGINNING at a point in the South line of Stadium Drive, said beginning point being located South 59° 25' East 100 feet from a concrete monument and South 59° 25' East 233.71 feet from the Northeast corner of Spray Water Filter Plant, property of Fieldcrest Mills, at the intersection of Stadium Road and Meadow Road, said beginning point also being the Northeast corner of that property heretofore conveyed from Russell R. Snow and wife, Lena O. Snow to the City of Eden; thence with the East line of the said City of Eden tract South 30° 35' W. 300 feet to a point; thence South 59° 25' E. 100 feet to a point, the Southwest corner of a 30,007 sq. ft. lot conveyed from Spray Water Power & Land Company to Russell R. Snow; thence with the W. line of 30,007 sq. ft. tract, N. 30° 35' E. 300 feet to a point in the South line of Stadium Road; thence with the South line of Stadium Road, North 59° 25' W. 100 feet to the point of BEGINNING, and being the Eastern one-half of that 60,000 sq. ft. tract conveyed from Spray Water Power & Land Company to Russell Snow by deed recorded in Book 511 at Page 437. For further description hereof, see survey by W.T. Combs, C.E., dated 8-11-60, and being recorded with deed in Book 663, Page 134.

The above described property being further identified by the Rockingham County Tax Dept. as PIN 7070-16-82-4752 and Parcel Number 106627.

TRACT 4:

BEGINNING at a concrete monument in the South line of Stadium Road marking the northwest corner of a 200 x 300 foot parcel of land deeded to grantors by Spray Water Power and Land Company, January 24, 1958 (see Deed Book 511, page 437), the said beginning point being one foot northwest of the corner post of a cyclone fence and being a corner between Fieldcrest Mills, Inc. Filter Plant property and Russell Snow, and being located with the south line of Stadium Road, South 59° 25' East 133.71 feet from a concrete monument marking intersection of south line of Stadium Road with the south line of Meadow Road; thence from said beginning point, South 59° 25' East with the south line of Stadium Road, 100 feet to an iron pipe; thence leaving said road by a new line through property of Russell Snow, South 30° 35' West 300 feet to an iron pipe; thence North 59° 25' West 100 feet to an iron pipe marking the southwest corner of aforesaid 200 x 300 parcel acquired by grantors (Book 51 1, Page 437); thence with the northwest line of said parcel, North 30° 35' East passing over a concrete monument marking southeast corner of original Filter Plant lot at 88.76 feet and continuing same bearing for a total distance of 300 feet to the POINT OF BEGINNING.

For further reference see Deed Book 1250, Page 1790 of the Rockingham County Registry.

The above described property being further identified by the Rockingham County Tax Dept. as PIN 7070-16-82-3757 and Parcel Number 106626.

Section 2 - The Official Zoning Map of the City of Eden is hereby amended to conform with this Ordinance.

APPROVED, ADOPTED AND EFFECTIVE, this 21st day of May, 2019.

CITY OF EDEN

BY: _____
Neville A. Hall, Mayor

ATTEST:

Deanna Hunt, City Clerk

AN ORDINANCE AMENDING THE ZONING
ORDINANCE OF THE CITY OF EDEN

BE IT ORDAINED BY THE CITY COUNCIL of the City of Eden, North Carolina, that, after having fully complied with all legal requirements, including publication of notice of a public hearing and the holding of a public hearing relative thereto, the Zoning Ordinance of the City of Eden is hereby amended as follows:

Section 1 - Change from Office & Institutional to Business-General the following tract:

Being the 17.551 acre tract which includes the portion designated "No Deed Found For This Area" as shown on the Plat of Survey for City of Eden Property by C. E. Robertson & Associates, P.L.S. dated December 15, 2003, and recorded in Plat Book 53, page 75, Rockingham County Registry.

The above described property being further identified by the Rockingham County Tax Dept. as PIN 7070-20-82-4244 and Parcel Number 173231.

Section 2 - The Official Zoning Map of the City of Eden is hereby amended to conform with this Ordinance.

APPROVED, ADOPTED AND EFFECTIVE, this 21st day of May, 2019.

CITY OF EDEN

BY: _____
Neville A. Hall, Mayor

ATTEST:

Deanna Hunt, City Clerk

A RESOLUTION ADOPTING A
STATEMENT OF CONSISTENCY REGARDING
A PROPOSED AMENDMENT TO THE
CITY OF EDEN ZONING ORDINANCE
CASE NUMBER Z-19-04
MAP AMENDMENT

WHEREAS, pursuant to North Carolina General Statutes Chapter 160A-383, prior to adoption or rejection of any zoning amendment, the Eden City Council is required to adopt a statement as to whether the amendment is consistent with the Land Development Plan and why the City Council considers the action taken to be reasonable and in the public interest;

WHEREAS, on August 21, 2007, the Eden City Council adopted the Land Development Plan. Plans such as the City of Eden Land Development Plan are not designed to be static but are meant to reflect the City of Eden's needs, plans for future development and to remain in compliance with North Carolina State Law and the City of Eden's ordinances;

WHEREAS, the City of Eden Planning Board received a request to rezone property at 338 W. Stadium Drive from Office & Institutional to Business-General;

WHEREAS, On April 23, 2019, the City of Eden Planning Board voted to recommend approval of the rezoning request and to recommend that three additional properties located on W. Stadium Drive be rezoned from Office & Institutional to Business-General.

STATEMENT OF NEED:

The subject property is a large, mostly undeveloped, parcel located in the central area of the City along a major thoroughfare. The area is characterized by various types of business uses. There has been no recent development pressure in the area. The subject property and three (3) adjoining parcels are located in an area designated as Commercial Center in the City of Eden Land Development Plan. The rezoning of the property would bring it in compliance with the Land Development Plan.

STATEMENT OF CONSISTENCY:

The goals of the 2007 City of Eden Land Development Plan, as amended, are to make smart growth decisions by carefully managing growth to:

- A. Strategically locate new land development in the most appropriate places.
- B. Maintain and enhance Eden's community character and heritage.
- C. Use infrastructure investments as effectively as possible.
- D. Attract new jobs and a more diverse tax base.
- E. Protect natural, cultural and historic resources and open space as we grow.

WHEREAS, The Eden City Council has considered the written recommendation of the City of Eden Planning Board and has held a public hearing on the proposed amendment, and the Council desires to adopt a statement describing why the adoption of the proposed amendment not is consistent with the City of Eden Land Development Plan, and why the City Council does not consider the proposed amendment to be reasonable and in the public interest;

NOW THEREFORE, BE IT RESOLVED BY THE EDEN CITY COUNCIL THAT:

1. The Eden City Council finds that the proposed map amendment, including the three (3) additional parcels, to the City of Eden Zoning Ordinance is consistent with the goals and recommendations of the 2007 City of Eden Land Development Plan, as amended.
2. At no time are land use regulations or plans of the City of Eden or any jurisdiction in the State of North Carolina permitted to be in violation of the North Carolina General Statutes.
3. Therefore, based upon the foregoing information, the amendment to the Zoning Ordinance is reasonable and in the public's best interest.

Approved and adopted and effective this 21st day of May, 2019.

CITY OF EDEN

BY: _____
Neville Hall, Mayor

ATTEST:

Deanna Hunt, City Clerk



Planning and Inspections Department

P. O. Box 70, 308 E Stadium Drive, Eden NC 27289-0070/Telephone 336-623-2110/Fax 336-623-4057

MEMO

TO: Honorable Mayor and City Council
THRU: Brad Corcoran, City Manager
FROM: Kelly K. Stultz, AICP, Director
SUBJECT: **City Code Amendment CCA-19-01**
DATE: May 7, 2019

The Planning Board initiated an action that Section 4-4 of the Eden City Code be amended to change the standards for Vacating and Closing Structures under the Human Habitation Standards and to add Sections 4-5 through 4-14 to add provisions for a Vacant Commercial Property Registration program.

The Planning and Inspections Department recommends approval of the amendment request.

At their April 30, 2019, special meeting, the Planning Board voted to recommend that the City Council approve this amendment to the Eden City Code.

If you have questions, please contact this office.

**PLANNING AND INSPECTIONS DEPARTMENT
CITY CODE AMENDMENT REPORT
April 15, 2019**

CASE NUMBER:	CCA-19-01
REQUESTED ACTION:	To amend Chapter 4, Article I, Section 4-4(A)(3) of the Eden City Code and to add Sections 4-5 – Section 4-14.
APPLICANT:	Planning Board

EXISTING TEXT

Chapter 4, Article I, Section 4-4 – Standards for Vacating and Closing Structures

(A) Whenever a structure is ordered vacated and closed under this chapter, the following standards shall be met before the structure is considered vacated and closed:

(3) The owner shall insure that all windows, doors, and crawl space openings are secured using plywood or similar materials (½ inch thickness) cut to fit the specific openings. Boards will then be painted to increase weather resistance.

Chapter 4, Article I, Section 4-5 – Vacant Commercial Property Registration

(Does not exist)

PROPOSED TEXT

Chapter 4, Article I, Section 4-4 – Standards for Vacating and Closing Structures

(A) Whenever a structure is ordered vacated and closed under this chapter, the following standards shall be met before the structure is considered vacated and closed:

(3) The window(s) and door(s) of building(s)/structure(s) of the property shall be intact and operable and maintained in a way that does not provide Evidence of Vacancy. The owner shall insure that all windows, doors and crawl spaces shall be maintained and or improved so that there are no broken windows or non-functioning doors. All such windows and doors shall be protected with paint where applicable.

Chapter 4, Article I, Section 4-5 – Vacant Commercial Property Registration

§ 4-5 VACANT COMMERCIAL PROPERTY REGISTRATION.

(A) It is the purpose and intent of the Eden City Council, through the adoption of this Section, to establish a vacant property registration ordinance as a mechanism to preserve the historic integrity of Eden's Historic Downtown areas and to protect these areas from becoming blighted through the lack of adequate maintenance and security of abandoned and vacant properties.

(B) Additionally, the City desires to deter crime and theft of materials, to minimize loss of property value to vacant properties and surrounding occupied properties, to reduce the risk of damage from fire, flooding or other hazards, and to promote the comfort, happiness and emotional stability of area residents. The City finds that the presence of properties exhibiting evidence of vacancy pose special risks to the health, safety, and welfare of the community and therefore require heightened regulatory attention. The provisions of this Chapter shall apply to all properties in the traditional downtown areas of The Boulevard, Leaksville, Draper and the Cook Block. These are more fully identified by the maps attached hereto and made a part of this ordinance.

(C) **Definitions** For the purposes of this Section, certain words and phrases used in this Chapter are defined as follows:

"**Days**" means consecutive calendar days.

"**Evidence of Vacancy**" means any aesthetic condition that, on its own or combined with other conditions present, would lead a reasonable person to believe that the Property is vacant. Such conditions include, but are not limited to, overgrown or dead vegetation, extensively chipped or peeling exterior paint, exterior walls in poor condition, porches and steps in poor condition, roof in poor condition, broken windows and other signs of general disrepair, accumulation of newspapers, circulars, flyers or mail, past due utility notices or disconnected utilities, accumulation of trash, junk or debris, statements by neighbors, passersby, delivery agents, government employees that the Property is vacant.

"**Government Agency**" means any public body having authority over the Property and residents of the City, including but not limited to the Eden City Council and the Eden Planning and Inspections Department.

"**Government Official**" means any public official representing a public body which has authority over the Property and residents of the City, including but not limited to the Planning and Inspections Director and/or his or her designee.

"**Non-residential Property**" means any real property used or intended to be used for anything other than residential property as defined herein.

"**Out of Area**" means located in excess of forty (40) road or driving miles distance away from the subject Property.

"**Owner**" means any person, partnership, association, corporation or fiduciary having a legal or equitable title or any interest in any real property. No trustee in any Deed of Trust shall be considered an owner.

"**Owner of Record**" is the person or entity listed on recorded deed, probated will or heir by intestacy.

"**Property**" means any unimproved or improved real property or portion thereof, situated in the City and includes the buildings or structures located on the Property regardless of condition.

"**Residential Property**" means a building, or portion thereof, designed exclusively for residential occupancy, including one-family, two-family, multiple dwellings, mobile homes, house trailers, boarding and lodging houses, apartment houses, and apartment hotels.

"**City**" means the City of Eden corporate limits and its extraterritorial jurisdiction.

"**Utilities**" means water, sewer, telephone, natural and propane gas, and electricity services.

"**Vacant**" means a Property that has not been legally occupied for thirty days. Legally occupied means occupancy by the owner or any business or individual whose presence therein is with the consent of the owner.

§ 4-6 REGISTRATION REQUIRED

(A) Any vacant commercial property located within the City's traditional downtown districts as per maps attached must be registered by the Owner with the Director of the Planning and Inspections' Department, either (1) of the Owner of a Vacant Property's own accord before receiving a Notice of Registration Requirement, or (2) within 30 days of receiving a Notice of Registration Requirement from the City.

(B) The City will send a Notice of Registration Requirement to the Owner of Record of Properties that exhibit Evidence of Vacancy. The Owner shall register Property within the time period set forth in (A) of this Section unless Owner can provide clear and convincing evidence to the Director of the Planning and Inspections' Department, within such time period, that the Property is not Vacant.

(C) The Registration shall contain:

- (1) the name of the Owner (corporation or individual),
- (2) the direct street/office mailing address of the Owner and P.O. Box if applicable,
- (3) a direct contact name and phone number,
- (4) the name, address and telephone number of any local property management company hired by the Owner to meet the Maintenance requirements of this Chapter if Owner's principal residence is not Local.

(D) Any changes in the information in (C)(1)-(C)(4) of this Section shall be reported to the City within thirty (30) days of such changes.

(E) Registration must be renewed annually.

(F) Vacant properties shall remain subject to the annual registration, maintenance, and security requirements of this Chapter as long as they remain Vacant.

(G) Once the Property is no longer Vacant or is sold and a code compliance and fire inspection has been completed, the owner must provide written proof of occupancy or sale (lease or deed) to the Director of the Planning and Inspections' Department.

§ 4-7 FEES

(A) The fee for registering a Vacant Property shall be \$15 annually, beginning on July 1. Fees will not be prorated.

(B) Registration fee may be waived by the City Council if Owner can demonstrate with clear and convincing evidence (1) that the Property has been sold, or (2) that the Property will be occupied within 30 days from the date of Notice of Registration Requirement.

§ 4-8 MAINTENANCE REQUIREMENTS

Properties subject to this Chapter shall be kept in compliance with the following maintenance requirements:

(A) The exteriors of building(s)/structure(s) on the Property shall be painted and maintained in a way that does not exhibit any Evidence of Vacancy.

(B) The yard(s) of the Property shall be maintained in a way that does not provide Evidence of Vacancy.

(C) The deck(s) and porch(s) located on the Property shall be maintained in a way that does not provide Evidence of Vacancy.

(D) The window(s) and door(s) of building(s)/structure(s) of the property shall be intact and operable and shall be maintained in a way that does not provide Evidence of Vacancy.

(E) Instances of rotting of building(s)/structure(s) located on the Property or portion thereof shall be corrected in order to eliminate Evidence of Vacancy so that no visible rotting, with the exterior painted and kept in good aesthetic condition.

(F) The Property shall be maintained so as to exhibit no Evidence of Vacancy.

(G) The storefronts and facades of buildings shall be maintained in a way that does not provide Evidence of Vacancy.

(H) The interiors, when visible to passersby through storefront windows, shall be maintained in a way that does not exhibit Evidence of Vacancy.

§ 4-9 SECURITY REQUIREMENTS.

Vacant properties subject to this Chapter shall comply with the following security requirements.

(A) The Property shall be maintained in a secure manner so as not to be accessible to unauthorized persons. This includes, without limitation, the closure and locking of windows, doors (including but not limited to walk-through, sliding, and garage), gates, pet doors, and any other such opening of such size that it may allow a child to access the interior of the Property or structure(s).

(B) Broken windows shall be replaced and/or re-glazed; windows at street level shall not be boarded up.

§ 4-10 REQUIREMENT TO HIRE LOCAL PROPERTY MANAGEMENT COMPANY FOR OUT-OF-AREA OWNERS.

(A) If the Property Owner's principal residence is not Local, then a Local property management company shall be contracted to fulfill the maintenance and security requirements of this section.

(B) The Property shall be posted with the name and 24-hour contact phone number of the local property management company. The posting shall be 18 inches by 24 inches and shall be of a font that is legible from a distance of 45 feet and shall contain along with the name and 24-hour contact number the words "THIS PROPERTY MANAGED BY" and "TO REPORT PROBLEMS OR CONCERNS CALL." The posting shall be placed in the interior of a window facing the street to the front of the Property so it is visible from the street, or secured to the exterior of the building/structure facing the street to the front of the Property so it is visible from the street or, if no such area exists, on a stake of sufficient size to support the posting in a location that is visible from the street to the front of the Property but not readily accessible to vandals. The exterior posting must be constructed of and printed with weather resistant materials.

(C) The requirement set forth in part (A) of this section may be waived by the City Council for owners who (1) reliably demonstrate an ability to maintain the property and (2) have not received any citations for maintenance violations in the previous quarter.

(D) Owner may appeal this requirement to the City Council which may excuse Owner from compliance if Owner can present the ability to meet the requirements of this Chapter without hiring a local property management company.

§ 4-11 INSPECTIONS.

The City shall have the authority and the duty to inspect properties subject to this Chapter for compliance and to issue citations for any violations. The City shall have the discretion to determine when and how such inspections are to be made, provided that their policies are reasonably calculated to ensure that this Chapter is enforced.

§ 4 -12 ENFORCEMENT; VIOLATIONS; AND PENALTIES.

(A) It shall be unlawful for any Owner to be in violation of any of the provisions of this Chapter.

(B) Any person who violates a provision of this Chapter or fails to comply with any order made thereunder and from which no appeal has been taken, or who shall fail to comply with such order as affirmed or modified by appeal, or by a court of competent jurisdiction, within the time fixed herein, shall severally, for each and every such violation and noncompliance respectively, be guilty of a misdemeanor, punishable as provided in this Chapter.

(C) The imposition of one penalty for any violation shall not excuse the violation, or authorize its continuance.

(D) All such persons shall be required to submit an acceptable plan of action to the Director of the Planning and Inspections Department within 10 business days of notification. This plan of action must include, but is not limited to, a description of the work to be done, by whom and a specific schedule. Plans shall be reviewed by the Planning and Inspections Director and work is to commence within 15 days of the Director's approval. When not otherwise specified, failure to meet any stated condition within 10 days of required action shall constitute a separate offense.

(E) Penalties for failure to comply:

- (1) Initial Registration. Failure to initially register with the City within the time frame required is punishable by a civil penalty of \$50.
- (2) Changes to Registration. Failure to report changes to registration information within the time frame required is punishable by a civil penalty of \$50.
- (3) Annual Registration. Failure to register annually is punishable by a civil penalty of \$50.
- (4) Maintenance and Security Requirements. Failure to meet the maintenance and security requirements is punishable by a civil penalty of \$500.
- (5) Failure to submit plan. Failure to submit a plan of corrective action is a violation punishable by a civil penalty of \$50.

- (6) Failure to implement plan. Failure to implement plan within 15 days of approval or complete it in a timely manner is a violation punishable by a civil penalty of \$500.
- (7) The general penalty for violation of this Section shall be as provided by §1-16.1 which penalties shall be nonexclusive.

§ 4-13 APPEALS.

Any person aggrieved by any of the requirements of this Chapter may present an appeal in writing to the City Council.

§ 4-14 SEVERABILITY.

Should any provision, section, paragraph, sentence or word of this Chapter be determined or declared invalid by any final court action in a court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences or words of this chapter shall remain in full force and effect.

GENERAL INFORMATION

This request was submitted by the Planning Board.

STAFF ANALYSIS

This amendment was initiated to better deal with the numerous vacant properties in the downtown areas. Over the years, as more properties have become vacant, many have fallen into disrepair. The City has dealt with these issues primarily through the non-residential maintenance code. However, by the time action can be taken on a property, they are often in such a condition as to be very costly to repair and the only option becomes demolition. This revision to the City Code is an effort to encourage property owners to better manage and maintain their properties in order to preserve the downtown buildings and to encourage development and economic development in the downtown areas. Many other municipalities have utilized a similar approach, with great success in preserving downtown buildings.

Based upon the foregoing information, staff recommends in favor of the text amendment.

STAFF RECOMMENDATION:

Approval of the text amendment.

AN ORDINANCE AMENDING THE
CITY CODE OF THE CITY OF EDEN

BE IT ORDAINED BY THE CITY COUNCIL of the City of Eden, North Carolina, that, after having fully complied with all legal requirements, including publication of notice of a public hearing and the holding of a public hearing relative thereto, Chapter 4, Article I, of the Eden City Code is hereby amended as follows:

1. Section 4-4(A)(3) is amended to read as follows:

(A) Whenever a structure is ordered vacated and closed under this chapter, the following standards shall be met before the structure is considered vacated and closed:

(3) The window(s) and door(s) of building(s)/structure(s) of the property shall be intact and operable and maintained in a way that does not provide Evidence of Vacancy. The owner shall insure that all windows, doors and crawl spaces shall be maintained and or improved so that there are no broken windows or non-functioning doors. All such windows and doors shall be protected with paint where applicable.

2. Sections 4-5 through 4-14 shall be added and read as follows:

§ 4-5 VACANT COMMERCIAL PROPERTY REGISTRATION.

(A) It is the purpose and intent of the Eden City Council, through the adoption of this Section, to establish a vacant property registration ordinance as a mechanism to preserve the historic integrity of Eden's Historic Downtown areas and to protect these areas from becoming blighted through the lack of adequate maintenance and security of abandoned and vacant properties.

(B) Additionally, the City desires to deter crime and theft of materials, to minimize loss of property value to vacant properties and surrounding occupied properties, to reduce the risk of damage from fire, flooding or other hazards, and to promote the comfort, happiness and emotional stability of area residents. The City finds that the presence of properties exhibiting evidence of vacancy pose special risks to the health, safety, and welfare of the community and therefore require heightened regulatory attention. The provisions of this Chapter shall apply to all properties in the traditional downtown areas of The Boulevard, Leaksville, Draper and the Cook Block. These are more fully identified by the maps attached hereto and made a part of this ordinance.

(C) **Definitions** For the purposes of this Section, certain words and phrases used in this Chapter are defined as follows:

"Days" means consecutive calendar days.

"Evidence of Vacancy" means any aesthetic condition that, on its own or combined with other conditions present, would lead a reasonable person to believe that the Property is vacant. Such conditions include, but are not limited to, overgrown or dead vegetation, extensively chipped or peeling exterior paint, exterior walls in poor condition, porches and steps in poor condition, roof in poor condition, broken windows and other signs of general disrepair, accumulation of newspapers, circulars, flyers or mail, past due utility notices or disconnected utilities, accumulation of trash, junk or debris, statements by neighbors, passersby, delivery agents, government employees that the Property is vacant.

"Government Agency" means any public body having authority over the Property and residents of the City, including but not limited to the Eden City Council and the Eden Planning and Inspections Department.

"Government Official" means any public official representing a public body which has authority over the Property and residents of the City, including but not limited to the Planning and Inspections Director and/or his or her designee.

"Non-residential Property" means any real property used or intended to be used for anything other than residential property as defined herein.

"Out of Area" means located in excess of forty (40) road or driving miles distance away from the subject Property.

"Owner" means any person, partnership, association, corporation or fiduciary having a legal or equitable title or any interest in any real property. No trustee in any Deed of Trust shall be considered an owner.

"Owner of Record" is the person or entity listed on recorded deed, probated will or heir by intestacy.

"Property" means any unimproved or improved real property or portion thereof, situated in the City and includes the buildings or structures located on the Property regardless of condition.

"Residential Property" means a building, or portion thereof, designed exclusively for residential occupancy, including one-family, two-family, multiple dwellings, mobile homes, house trailers, boarding and lodging houses, apartment houses, and apartment hotels.

"City" means the City of Eden corporate limits and its extraterritorial jurisdiction.

"Utilities" means water, sewer, telephone, natural and propane gas, and electricity services.

"**Vacant**" means a Property that has not been legally occupied for thirty days. Legally occupied means occupancy by the owner or any business or individual whose presence therein is with the consent of the owner.

§ 4-6 REGISTRATION REQUIRED

(A) Any vacant commercial property located within the City's traditional downtown districts as per maps attached must be registered by the Owner with the Director of the Planning and Inspections' Department, either (1) of the Owner of a Vacant Property's own accord before receiving a Notice of Registration Requirement, or (2) within 30 days of receiving a Notice of Registration Requirement from the City.

(B) The City will send a Notice of Registration Requirement to the Owner of Record of Properties that exhibit Evidence of Vacancy. The Owner shall register Property within the time period set forth in (A) of this Section unless Owner can provide clear and convincing evidence to the Director of the Planning and Inspections' Department, within such time period, that the Property is not Vacant.

(C) The Registration shall contain:

- (1) the name of the Owner (corporation or individual),
- (2) the direct street/office mailing address of the Owner and P.O. Box if applicable,
- (3) a direct contact name and phone number,
- (4) the name, address and telephone number of any local property management company hired by the Owner to meet the Maintenance requirements of this Chapter if Owner's principal residence is not Local.

(D) Any changes in the information in (C)(1)-(C)(4) of this Section shall be reported to the City within thirty (30) days of such changes.

(E) Registration must be renewed annually.

(F) Vacant properties shall remain subject to the annual registration, maintenance, and security requirements of this Chapter as long as they remain Vacant.

(G) Once the Property is no longer Vacant or is sold and a code compliance and fire inspection has been completed, the owner must provide written proof of occupancy or sale (lease or deed) to the Director of the Planning and Inspections' Department.

§ 4-7 FEES

(A) The fee for registering a Vacant Property shall be \$15 annually, beginning on July 1. Fees will not be prorated.

(B) Registration fee may be waived by the City Council if Owner can demonstrate with clear and convincing evidence (1) that the Property has been sold, or (2) that the Property will be occupied within 30 days from the date of Notice of Registration Requirement.

§ 4-8 MAINTENANCE REQUIREMENTS

Properties subject to this Chapter shall be kept in compliance with the following maintenance requirements:

(A) The exteriors of building(s)/structure(s) on the Property shall be painted and maintained in a way that does not exhibit any Evidence of Vacancy.

(B) The yard(s) of the Property shall be maintained in a way that does not provide Evidence of Vacancy.

(C) The deck(s) and porch(s) located on the Property shall be maintained in a way that does not provide Evidence of Vacancy.

(D) The window(s) and door(s) of building(s)/structure(s) of the property shall be intact and operable and shall be maintained in a way that does not provide Evidence of Vacancy.

(E) Instances of rotting of building(s)/structure(s) located on the Property or portion thereof shall be corrected in order to eliminate Evidence of Vacancy so that no visible rotting, with the exterior painted and kept in good aesthetic condition.

(F) The Property shall be maintained so as to exhibit no Evidence of Vacancy.

(G) The storefronts and facades of buildings shall be maintained in a way that does not provide Evidence of Vacancy.

(H) The interiors, when visible to passersby through storefront windows, shall be maintained in a way that does not exhibit Evidence of Vacancy.

§ 4-9 SECURITY REQUIREMENTS.

Vacant properties subject to this Chapter shall comply with the following security requirements.

(A) The Property shall be maintained in a secure manner so as not to be accessible to unauthorized persons. This includes, without limitation, the closure and locking of windows, doors (including but not limited to walk-through, sliding, and garage),

gates, pet doors, and any other such opening of such size that it may allow a child to access the interior of the Property or structure(s).

(B) Broken windows shall be replaced and/or re-glazed; windows at street level shall not be boarded up.

§ 4-10 REQUIREMENT TO HIRE LOCAL PROPERTY MANAGEMENT COMPANY FOR OUT-OF-AREA OWNERS.

(A) If the Property Owner's principal residence is not Local, then a Local property management company shall be contracted to fulfill the maintenance and security requirements of this section.

(B) The Property shall be posted with the name and 24-hour contact phone number of the local property management company. The posting shall be 18 inches by 24 inches and shall be of a font that is legible from a distance of 45 feet and shall contain along with the name and 24- hour contact number the words "THIS PROPERTY MANAGED BY" and "TO REPORT PROBLEMS OR CONCERNS CALL." The posting shall be placed in the interior of a window facing the street to the front of the Property so it is visible from the street, or secured to the exterior of the building/structure facing the street to the front of the Property so it is visible from the street or, if no such area exists, on a stake of sufficient size to support the posting in a location that is visible from the street to the front of the Property but not readily accessible to vandals. The exterior posting must be constructed of and printed with weather resistant materials.

(C) The requirement set forth in part (A) of this section may be waived by the City Council for owners who (1) reliably demonstrate an ability to maintain the property and (2) have not received any citations for maintenance violations in the previous quarter.

(D) Owner may appeal this requirement to the City Council which may excuse Owner from compliance if Owner can present the ability to meet the requirements of this Chapter without hiring a local property management company.

§ 4-11 INSPECTIONS.

The City shall have the authority and the duty to inspect properties subject to this Chapter for compliance and to issue citations for any violations. The City shall have the discretion to determine when and how such inspections are to be made, provided that their policies are reasonably calculated to ensure that this Chapter is enforced.

§ 4 -12 ENFORCEMENT; VIOLATIONS; AND PENALTIES.

(A) It shall be unlawful for any Owner to be in violation of any of the provisions of this Chapter.

(B) Any person who violates a provision of this Chapter or fails to comply with any order made thereunder and from which no appeal has been taken, or who shall fail to comply with such order as affirmed or modified by appeal, or by a court of competent jurisdiction, within the time fixed herein, shall severally, for each and every such violation and noncompliance respectively, be guilty of a misdemeanor, punishable as provided in this Chapter.

(C) The imposition of one penalty for any violation shall not excuse the violation, or authorize its continuance.

(D) All such persons shall be required to submit an acceptable plan of action to the Director of the Planning and Inspections Department within 10 business days of notification. This plan of action must include, but is not limited to, a description of the work to be done, by whom and a specific schedule. Plans shall be reviewed by the Planning and Inspections Director and work is to commence within 15 days of the Director's approval. When not otherwise specified, failure to meet any stated condition within 10 days of required action shall constitute a separate offense.

(E) Penalties for failure to comply:

(1) Initial Registration. Failure to initially register with the City within the time frame required is punishable by a civil penalty of \$50.

(2) Changes to Registration. Failure to report changes to registration information within the time frame required is punishable by a civil penalty of \$50.

(3) Annual Registration. Failure to register annually is punishable by a civil penalty of \$50.

(4) Maintenance and Security Requirements. Failure to meet the maintenance and security requirements is punishable by a civil penalty of \$500.

(5) Failure to submit plan. Failure to submit a plan of corrective action is a violation punishable by a civil penalty of \$50.

(6) Failure to implement plan. Failure to implement plan within 15 days of approval or complete it in a timely manner is a violation punishable by a civil penalty of \$500.

(7) The general penalty for violation of this Section shall be as provided by §1-16.1 which penalties shall be nonexclusive.

§ 4-13 APPEALS.

Any person aggrieved by any of the requirements of this Chapter may present an appeal in writing to the City Council.

§ 4-14 SEVERABILITY.

Should any provision, section, paragraph, sentence or word of this Chapter be determined or declared invalid by any final court action in a court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences or words of this chapter shall remain in full force and effect.

APPROVED, ADOPTED AND EFFECTIVE, this 21st day of May, 2019.

CITY OF EDEN

BY: _____
Neville A. Hall, Mayor

ATTEST:

Deanna Hunt, City Clerk



Planning and Inspections Department

P. O. Box 70, 308 E Stadium Drive, Eden NC 27289-0070/Telephone 336-623-2110/Fax 336-623-4057

MEMO

TO: Honorable Mayor and City Council
THRU: Brad Corcoran, City Manager
FROM: Kelly K. Stultz, AICP, Director
SUBJECT: **Public Hearing on Potential Community Development Block Grant**
DATE: May 8, 2019

The City of Eden, like other non-entitlement cities in North Carolina, competes for funding through the Community Development Block Grant Program. The funding for FY 2019 CDBG funding under Title I of the Housing and Community Development Act may be used for Housing, Planning, Infrastructure and Economic Development. This project is designed to offer assistance to low and moderate income residents of our community.

The City is specifically planning to apply for a Neighborhood Revitalization Program CDBG under the NC Department of Commerce in the amount of \$750,000.

As the time for application approaches, we are required to hold a public hearing. This is a requirement of the North Carolina Department of Commerce. The City is required to hold a second public hearing by the end of June.

If you have any questions, please do not hesitate to contact me.



Planning and Inspections Department

P. O. Box 70, 308 E Stadium Drive, Eden NC 27289-0070/Telephone 336-623-2110/Fax 336-623-4057

MEMO

To: Honorable Mayor and City Council
Thru: Brad Corcoran, City Manager
From: Kelly K. Stultz, AICP, Director
Subject: Human Habitation Standards Action/304 E. Aiken Road
Date: May 9, 2019

Attached you will find a section of the Human Habitation Standards Ordinance relating to the steps to be taken when an owner fails to comply with an order to repair or demolish. Also attached is a copy of the Complaint and Notice of Hearing which sets out the violations found at the initial inspection and a copy of the Findings of Fact and Order. The City of Eden Human Habitation Standards Ordinance and the enabling legislation permit the City Council, upon adoption of an Ordinance, to order the repair or demolition of the structure. Three (3) bids were submitted to this department as follows:

Kenny Frith	\$ 4,800.00
Sam W. Smith, Inc.	\$10,000.00
Loye Grading	\$ 9,500.00

Staff recommends that Kenny Frith be awarded the bid for the demolition of the house with the bid being in the amount of \$4,800.00.

Once the demolition is done at the City's expense, actions can be taken to recoup the funds in the same manner as the collection of special assessments. Special assessments are a lien only on the property in question. That means the best remedy available to us is foreclosure. There is no guarantee that these funds can be recovered.

§ 4-90 FAILURE TO COMPLY WITH ORDER; OWNER.

(A) If the owner fails to comply with an order to repair, alter or improve the dwelling, the Director may:

(1) Cause such dwelling to be repaired, altered or improved, and pending such repairs, alterations or improvements, may order such dwelling vacated and closed.

(2) Cause to be posted on the main entrance of any dwelling so closed a placard with the following words: "This building is unfit for human habitation; the use or occupation of this building for human habitation is prohibited and unlawful." Occupation of a building so posted shall constitute a Class 1 misdemeanor.

(B) If the owner fails to comply with an order to remove or demolish the dwelling, the Director may:

(1) Cause such dwelling to be vacated and closed, removed or demolished.

(2) Cause to be posted on the main entrance of any dwelling so closed a placard with the following words: "This building is unfit for human habitation; the use or occupation of this building for human habitation is prohibited and unlawful." Occupation of a building so posted shall constitute a Class 1 misdemeanor.

(C) The duties of the Director set forth in subsections (A) and (B) shall not be exercised until the City Council, by ordinance, shall have ordered the Director to proceed to effectuate the purpose of this article with respect to the particular property or properties which the Director shall have found to be unfit for human habitation and which property or properties shall be described in the ordinance. No such ordinance shall be adopted to require demolition of a dwelling until the owner has first been given a reasonable opportunity to bring it into conformity with this article. Such ordinances shall be recorded in the office of the Register of Deeds of Rockingham County and shall be indexed in the name of the property owner in the grantor index.

(D) The amount of the cost of repairs, alterations or improvements, or vacating and closing, or removal or demolition by the Director shall be a lien against the real property upon which the cost was incurred, which lien shall be filed, have the same priority, and be collected as the lien for special assessment provided by G.S. Chapter 160A, Article 10. If the dwelling is removed or demolished by the Director, he shall sell the materials of such dwelling, and any personal property, fixtures or appurtenances found in or attached to the dwelling, and shall credit the proceeds of such sale against the cost of the removal or demolition and any balance remaining shall be deposited in the Superior Court of Rockingham County by the Director, shall be secured in a manner directed by the court, and shall be disbursed by the court to the persons found to be entitled thereto by final order or decree of the court. (Ord. passed 5-15-95)

COMPLAINT AND NOTICE OF HEARING BEFORE
HOUSING INSPECTOR UNDER HOUSING CODE

TO: Owners and parties in interest in the property located at 304 E. Aiken Road including any accessory structure of the City of Eden, North Carolina.

YOU ARE HEREBY NOTIFIED that the dwelling unit and/or lot located at the address designated above is in a condition that appears to be unfit for human habitation and to violate the City of Eden Minimum Housing Code as set out in the **ATTACHMENT** which is incorporated herein.

YOU ARE FURTHER NOTIFIED that a hearing will be held before the Housing Inspector of the City of Eden at 308 East Stadium Dr. at **8:30 A.M., November 2, 2018**, for the purpose of finding the facts as to whether or not the condition of such property falls within the scope of the above mentioned sections of the Housing Code. At the hearing, you shall be entitled to offer such evidence as is relevant to material to the questions sought to be determined or the remedies to be effected.

YOU ARE FURTHER NOTIFIED that if, upon such hearing, the Housing Inspector shall find that the conditions of the above described property do in fact violate the Housing Code, and do in fact render such dwelling unit unfit for human habitation, the Housing Inspector will issue an order in writing directed to the owner of such property requiring the owner to remedy these conditions. The Housing Inspector may make such other orders and take such other procedures as are authorized under the Housing Code and the General Statutes of North Carolina.

Further information as to this matter may be obtained by contacting the undersigned at (336) 623-2110.

This the 12th day of October, 2018.



Joshua Woodall, Codes Inspector

FINDING OF FACT AND ORDER

TO: Owners and parties in interest of the property located at **304 E. Aiken Road including any accessory structure**, City of Eden, North Carolina.

The undersigned Housing Inspector of the City of Eden pursuant to law conducted a hearing at the time and place stated in the Complaint and Notice heretofore issued and served, or at a time to which the hearing was continued with previous notice to the above-named owners and parties in interest or their agents or attorneys. At the hearing, the Answer, if any, filed by the owners and parties in interest were carefully analyzed and considered by the undersigned. In addition to other evidence presented, the undersigned personally inspected the property described above, and such inspection and examination has been considered along with the other evidence offered at this hearing.

Upon the record and all of the evidence offered and contentions made, the undersigned Housing Inspector does hereby find the following facts:

1. The above-named owners and parties in interest with respect to the property located at the place specified above were duly served as required by law with written Complaint and Notice of Hearing which set forth the Complaint that the premises located at the above address is unfit for human habitation and violation of the City Minimum Housing Code, and the particulars thereof, and fixed a time and place for a hearing upon the Complaint as provided by law. At the hearing, the following owners, persons in interest or their agents or their agents or attorneys, were present and participated therein:

Property owner talked to the inspector by telephone

2. The premises described above violate the City Minimum Housing Code, by reason of the conditions found to be present and to exist in and about the structure. Attached is a description of the conditions:

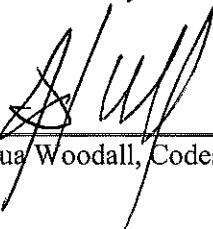
3. Due to conditions, the building and or premises described above is found to be in condition within the meaning of the City Minimum Housing Code.

IT IS THEREFORE ORDERED that the owners of the property above are required to bring such property into compliance with the Minimum Housing Code by:

Repairing, altering, improving or vacating and demolishing the dilapidated structure and cleaning up the premises.

By a date not later than February 5, 2019.

This the 2nd day of November, 2018.



Joshua Woodall, Codes Inspector

LOCATION: 304 E. Aiken Road

File No. 17000687

EXHIBIT "A"

A dwelling is unfit for human habitation **if any one (1)** of the following conditions exists:

DWELLING UNFIT FOR HUMAN HABITATION (Section 4-75)

- (1) Seriously listing, leaning or buckling interior walls or vertical studs
- (2) Deteriorating supporting members (33%), outside walls or covering (50%)
- (3) Insufficient floors or roofs
- (4) Wind or fire damage
- (5) Dilapidation, decay, unsanitary conditions or disrepair
- (6) Inadequate egress in case of fire or panic
- (7) Defects increasing fire, accident hazards
- (8) Lack of adequate ventilation, light, heating or sanitary facilities
- (9) Lack of proper electrical, heating or plumbing facilities
- (10) Lack of connection to potable water supply or public or other approved sewage disposal system

A dwelling is unfit for human habitation if it fails to fully comply with **seven (7) or more** of the following standards of dwelling fitness:

STRUCTURAL STANDARDS (Section 4-76)

- (a) Listing, leaning, buckling, rotting, deteriorated or damaged walls, partitions, supporting members, sills, joists, rafters
- (b) Inadequate floors or roofs
- (c) Deteriorated foundations, foundation walls, piers
- (d) Improperly maintained steps, stairs, landings, porches
- (e) Inadequate egress in case of fire or panic
- (f) Unsuitable materials or inadequately maintained floors, interior walls or ceilings
- (g) Inadequate provisions for weather and water tightness
- (h) Defective, deteriorated or fire hazardous chimney
- (i) Use of ground for floors or wood floors on ground

PLUMBING STANDARDS (Section 4-77a)

- (1) Lack of connection through an approved pipe distribution system to a potable water supply
- (2) Lack of sink, lavatory, tub or shower, and water closet in good working order
- (3) Lack of sink, lavatory, tub or shower, and water closet with both hot and cold water
- (4) Plumbing fixtures not in good working order
- (5) Inaccessible fixtures/inadequate privacy
- (6) Plumbing not installed and/or repaired in accordance with the state plumbing code

HEATING STANDARDS (Section 4-77b)

- (1) Heating system, appliances and facilities not installed in accordance with state building code and/or not maintained in a safe, good working condition

ELECTRICAL STANDARDS (Section 4-77c)

- (1) Insufficient electric lights and receptacles
- (2) Inadequately lighted halls, stairways (multiple dwellings)
- (3) Electrical facilities not in good working order
- (4) Insufficient capacity of service supply and/or insufficient main disconnect switch

FIRE PROTECTION SYSTEM (Section 4-77d)

- (1) Fails to comply with all applicable provisions of the state fire prevention code
- (2) Lack of approved listed smoke detector

KITCHEN FACILITIES (Section 4-77e)

- (1) Lack of food preparation surfaces impervious to water and free of food/liquid trapping defects
- (2) Shelves, cabinets and drawers in good repair
- (3) Lack of freestanding or permanently installed cook stove
- (4) Lack of mechanical refrigeration equipment

SAFE AND SANITARY MAINTENANCE STANDARDS (Section 4-80)

- (a) Foundation walls, exterior walls or roofs in disrepair, not weather tight, watertight, or rodent proof
- (b) Floors, interior walls or ceilings of unsuitable materials which promote sanitation, cleanliness, and privacy
- (c) Windows, exterior doors in disrepair, not weather tight, watertight or rodent proof
- (d) Unsound inside or outside stairs, porches or appurtenances
- (e) Inadequate bathroom or kitchen floor surface
- (f) Improperly maintained supplied facilities, equipment or utility
- (g) Inadequate means of egress provided or means of ingress/egress obstructed

INSECT, RODENT AND INFESTATION CONTROL STANDARDS (Section 4-81)

- (a) Missing exterior door opening screens or self closing devices (except mechanically ventilated or air conditioned.)
- (b) Missing window or other opening screens (except operable central heating and adequate cooling equipment for mechanically ventilating)
- (c) Improperly installed or maintained screens on windows and doors.
- (d) Missing basement or cellar window or other opening screens to prevent rodent entry
- (e) Inadequately maintained dwelling - to be free of infestation of insects, rodents, or other pests.
- (f) Inadequate provision of approved containers and covers for storage and removal of rubbish.

Prepared by and Return to:
Erin B. Gilley

AN ORDINANCE AND ORDER
FOR THE DEMOLITION OF
PROPERTY AT 304 EAST AIKEN ROAD,
EDEN, NORTH CAROLINA

THIS ORDINANCE is issued pursuant to the provisions of North Carolina General Statutes §160A-443 and Chapter 4, Article IV of the Eden City Code.

WHEREAS, on the 10th day of October, 2018, the Director of the Planning and Inspections Department examined the dwelling owned by Anne Marie Jarrett and Robert Wyatt Jarrett, Sr. at 304 E. Aiken Road, Eden, North Carolina and found it to be unfit for human habitation, that said property is more particularly described as follows:

BEGINNING at an iron in the eastern line of Aiken Road (formerly known as Cascade Road); thence North 43° 10' East 150 feet with the eastern line of said Aiken Road to another iron pipe; thence South 43° 46' East 605.2 feet to an iron pipe; thence due South 100 feet to an iron pipe; thence North 50° 49' West 674.1 feet to the point of beginning and being all of Tract #6 of the D. F. King Estate, as shown by map made by J.S. Trogon, recorded in Map Book 3, page 84 in the Office of the Register of Deeds, Rockingham County, and containing 1.638 acres of land, more or less. For further reference see Deed Book 337, at page 359 and Deed Book 651, at page 205 in the Office of the Register of Deeds, Rockingham County, North Carolina.

The above described property being more commonly known as 304 E. Aiken Road, Eden, North Carolina, and being further identified by the Rockingham County Tax Dept. as PIN 7081-18-30-6856-00.

WHEREAS, on the 12th day of October, 2018, the Director caused to be issued a Complaint and Notice of Hearing for the 2nd day of November, 2018, which was served on the property owners by certified mail, return receipt requested on the 13th day of October, 2018, by first class mail and by posting on the subject property on the 18th day of October, 2018; and

WHEREAS, the hearing was held on the 2nd day of November, 2018, and the Director issued an Order to repair, alter, improve or vacate and demolish the dwelling located on the property; and

WHEREAS, a copy of the Order was served on the property owners by certified mail, return receipt requested, on the 13th day of November, 2018, by first class mail and by posting a copy on the subject property on the 16th day of November, 2018; and

WHEREAS, the property owner did not appeal the Order and, pursuant to Chapter 4, Section 4-89(b) of the Eden City Code, a copy of the order has been mailed to any organization involved in providing or restoring dwellings for affordable housing that has filed a written request for such notice; and

WHEREAS, the Owner has had a reasonable opportunity to bring the property into conformity with Chapter 4, Article IV of the Eden City Code and he has failed to take any action to comply with the Director's Order.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Eden that the Director is hereby ordered to proceed to effectuate the purpose of the Human Habitation Standards set out in Article IV of Chapter 4 of the Eden City Code with respect to the property described above by demolishing the structures located thereon.

IT IS FURTHER ORDERED that a certified copy of this Ordinance and Order shall be recorded in the Office of the Register of Deeds of Rockingham County, North Carolina, and indexed in the names of Anne Marie Jarrett and Robert Wyatt Jarrett, Sr. in the Grantor and Grantee index.

IT IS FURTHER ORDERED that the amount of the cost of demolishing the dwelling by the Director shall be a lien against the real property upon which the cost was incurred, said lien shall be filed, have the same priority, and be collected as the lien for special assessment provided by North Carolina General Statutes Chapter 160A, Article 10.

APPROVED, ADOPTED AND EFFECTIVE, this 21st day of May, 2019.

CITY OF EDEN

BY: _____
Neville A. Hall, Mayor

ATTEST:

Deanna Hunt, City Clerk



Planning and Inspections Department

P. O. Box 70, 308 E Stadium Drive, Eden NC 27289-0070/Telephone 336-623-2110/Fax 336-623-4057

MEMO

To: Honorable Mayor and City Council
Thru: Brad Corcoran, City Manager
From: Kelly K. Stultz, AICP, Director
Subject: **Non-Residential Building Maintenance Standards**
409 Henry Street
Date: May 9, 2019

Attached you will find a section of the Non-Residential Building Maintenance Standards Ordinance relating to the steps to be taken when an owner fails to comply with an order to repair or demolish. Also attached are copies of the Notice of Condemnation of Hearing and Order To Take Corrective Action which set out the violations found at the property at the initial inspection. The City of Eden Non-Residential Building Maintenance Standards Ordinance and the enabling legislation permit the City Council, upon adoption of an Ordinance, to order the repair or demolition of the structure. Three (3) bids were submitted to this department as follows:

Kenny Frith	\$ 6,000.00
Sam W. Smith, Inc.	\$ 8,000.00
Loye Grading	\$ 8,500.00

Staff recommends that Kenny Frith be awarded the bid for the demolition of the building with the lowest bid being in the amount of \$6,000.00.

Once the demolition is done at the City's expense, actions can be taken to recoup the funds in the same manner as the collection of special assessments.

Once the demolition is done at the City's expense, actions can be taken to recoup the funds in the same manner as the collection of special assessments. Special assessments are a lien only on the property in question. That means the best remedy available to us is foreclosure. There is no guarantee that these funds can be recovered.

Non-Residential Building Maintenance Standards

§4-124 PROCEDURE FOR ENFORCEMENT

(d) Failure to Comply with Order and Ordinances.

(1) If the owner fails to comply with an order to either (i) repair, alter, or improve the non-residential building or structure or (ii) vacate and close the non-residential building or structure, the Director shall submit to the city council an ordinance ordering the Director to cause such non-residential building or structure to be repaired, altered, or improved in order to bring it into compliance with the minimum standards established by this article or to be vacated and closed for any use. The property shall be described in the ordinance. If city council adopts the ordinance, the Director shall cause the building or structure to be vacated and closed for any use.

(2) If the owner fails to comply with an order to either (i) remove or demolish the non-residential building or structure or (ii) repair, alter, or improve the non-residential building or structure, the Director shall submit to the city council an ordinance ordering the Director to cause such non-residential building or structure to be removed or demolished. No ordinance shall be adopted to require removal or demolition of a nonresidential building or structure until the owner has first been given a reasonable opportunity to bring it into conformity with the minimum standards established by the city council. The property shall be described in the ordinance. If city council adopts the ordinance, the Director shall cause the building or structure to be removed or demolished. (Ord. passed 12-1-08)

CITY OF EDEN
COMPLAINT AND NOTICE OF HEARING
Section 4-124, Eden City Code
File No. BV17000854

TO: Trustees of Mizpah Baptist Church, 409 Henry Street, Eden, NC

TAKE NOTICE THAT:

The building or structure known as: 409 Henry Street, Eden, NC

Brief Legal Description: Lots 26, 27 & 28, Subdivision of Mrs. A. D. Ivie; Book 653, page 370

Rockingham County Tax Dept. 7070-18-30-3392; Parcel 107112

has been found to be in violation of the **“Non-Residential Building Maintenance Standards”** by the Building Inspector of the City of Eden, North Carolina.

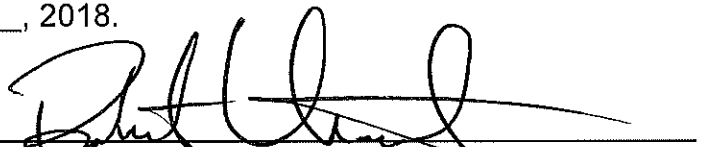
FURTHER TAKE NOTICE THAT:

1. The building or structure is in a condition that appears that it has not been properly maintained so that the safety and health of its occupants or members of the general public are jeopardized for failure of the property to meet the minimum standards of Eden City Code Article VI.

2. A **HEARING WILL BE HELD** before the Building Inspector in the office of the Planning and Inspections Department, Eden City Hall, 308 E. Stadium Drive, Eden, North Carolina, at 8:30 o'clock a.m. on the 3rd day of January, 2019, and at such hearing you are entitled to be heard in person or by counsel and present arguments and evidence pertaining to this matter.

3. Following the hearing, the Director may issue such order to repair, alter, improve, remove close, vacate or demolish the building or structure as the Building Inspector deems to be appropriate under the existing conditions.

This 5th day of December, 2018.



Robert Vincent, Chief Building Inspector

City of Eden

308 East Stadium Drive

P. O. Box 70

Eden, NC 27289-0070

Telephone: (336) 623-2110

**FINDINGS OF FACT
OF UNSAFE
NON-RESIDENTIAL
BUILDING OR STRUCTURE**
Section 4-124, Eden City Code

The undersigned Building Inspector of the City of Eden, North Carolina, does hereby find that the building or structure known as:

409 Henry Street, Eden, North Carolina
(Property Address)

Deed Book 653, page 370
(Brief Legal Description)

7070 - 18 - 30 - 3392 - 00
(Rockingham County Tax Dept. PIN)

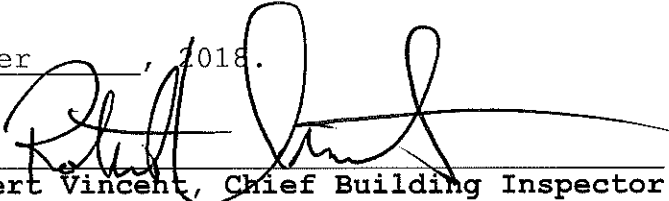
is especially dangerous to life and unsafe. It appears to the undersigned and the undersigned finds that the conditions listed below presently exist in such building or structure.

(1) Interior walls, vertical studs, partitions, supporting members, sills, joists, rafters, or other basic structural members that list, lean, or buckle to such an extent as to render the building unsafe, that are rotted, deteriorated or damaged or that has holes or cracks which might admit rodents.

(2) Floors or roofs which have improperly distributed loads, which are overloaded, or which have insufficient strength to be reasonably safe for the purpose used. Floors or roofs shall have adequate supporting members and strength to be reasonably safe for the purpose used. Roofs shall be kept structurally sound and shall be maintained in such a manner so as to prevent rain or other objects from penetrating into the interior of the building.

(3) Dilapidation, decay, unsanitary conditions, or disrepair, which is dangerous to the health and safety of the occupants or members of the general public.

This 5th day of December, 2018.



Robert Vincent, Chief Building Inspector
City of Eden
308 East Stadium Drive
P. O. Box 70
Eden, NC 27289-0070
Telephone: (336) 623-2110

**FINDINGS OF FACT AND
ORDER TO TAKE CORRECTIVE ACTION
TO REMEDY THE DEFECTIVE CONDITIONS OF
AN UNSAFE NON-RESIDENTIAL BUILDING OR STRUCTURE
Chapter 4, Article VI, Division 1, Section 4-124 Eden City Code**

RE: The building or structure known as: 409 Henry Street, Eden, NC
 Brief Legal Description: Deed Book 653, page 370
 Rockingham County Tax Dept. 7070-18-30-3392; Parcel 107112

TO: Trustees of Mizpah Baptist Church 409 Henry Street, Eden, NC

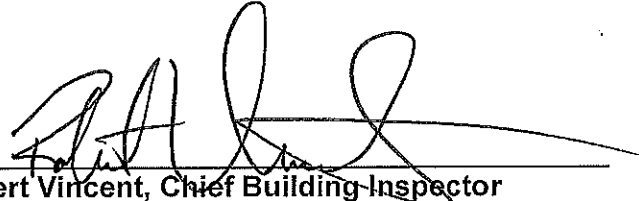
This matter coming on to be heard at 8:30 o'clock a.m., on the 3rd day of January, 2019, by the undersigned Building Inspector of the City of Eden, North Carolina, pursuant to a Notice of Condemnation and Hearing issued the 5th day of December, 2018, the Building Inspector does hereby find that the conditions listed below presently exist in this building or structure.

- (1) Interior walls, vertical studs, partitions, supporting members, sills, joists, rafters, or other basic structural members that list, lean, or buckle to such an extent as to render the building unsafe, that are rotted, deteriorated or damaged or that has holes or cracks which might admit rodents.
- (2) Floors or roofs which have improperly distributed loads, which are overloaded, or which have insufficient strength to be reasonably safe for the purpose used. Floors or roofs shall have adequate supporting members and strength to be reasonably safe for the purpose used. Roofs shall be kept structurally sound and shall be maintained in such a manner so as to prevent rain or other objects from penetrating into the interior of the building.
- (3) Dilapidation, decay, unsanitary conditions, or disrepair, which is dangerous to the health and safety of the occupants or members of the general public.

The undersigned Building Inspector further finds and concludes that because of the foregoing conditions the building or structure is in an unsafe condition which constitutes a fire or other safety hazard or renders it dangerous to life, health, or other property.

YOU ARE THEREFORE ORDERED to remedy the defective conditions by repairing or demolishing the building within 60 days.

This 14th day of January, 2019.



Robert Vincent, Chief Building Inspector
City of Eden
308 E. Stadium Drive
Eden, NC 27288
Telephone: (336) 623-2110

Prepared by and Return to:
Erin B. Gilley

AN ORDINANCE AND ORDER
FOR THE DEMOLITION OF
THE BUILDING AT 409 HENRY STREET,
EDEN, NORTH CAROLINA

THIS ORDINANCE is issued pursuant to the provisions of North Carolina General Statutes §160A-426 and Chapter 4, Article VI of the Eden City Code.

WHEREAS, on the 30th day of November, 2018, the Director of the Planning and Inspections Department examined the structure owned by Alder Hampton, John Smith, Mary Scales and John D. Chalmers, Trustees of Mizpah Baptist Church at 409 Henry Street, Eden, North Carolina and found it to be unsafe and defective, that said property is more particularly described as follows:

Beginning at a point on Henry Street 150 feet from the intersection of Henry Street and Early Avenue; running thence South with Henry Street, 34 deg. 6 min. East 75 feet to a stake; thence with the line between Lots 28 and 29, 136.5 feet to a stake; thence North 34 deg. 6 min. West parallel with Henry Street 75 feet to a stake; thence North 53 deg. 46 min. East 136.5 feet to Henry Street and the PLACE OF BEGINNING. Same being Lots Nos. 26, 27 and 28 of the Subdivision of the property of Mrs. A. D. Ivie, made July 2, 1934.

The above described property being more commonly known as 409 Henry Street, Eden, North Carolina, and being further identified by the Rockingham County Tax Dept. as PIN 7070-18-30-3392-00 and Parcel No. 107112.

WHEREAS, on the 5th day of December, 2018, the Director caused to be issued a Complaint and Notice of Hearing for the 3rd day of January, 2019, which was served on the property owner by posting on the subject property on the 5th day of December, 2018; and

WHEREAS, the hearing was held on the 3rd day of January, 2019, and the Director subsequently issued an Order to repair or demolish the property; and

WHEREAS, a copy of the Order was served on the property owner by posting on the subject property on the 15th day of January, 2019; and

WHEREAS, the property owner did not appeal the Order and, pursuant to Chapter 4 of the Eden City Code, a copy of the order has been mailed to any organization involved in providing or restoring dwellings for affordable housing that has filed a written request for such notice; and

WHEREAS, the Owner has had a reasonable opportunity to bring the property into conformity with Chapter 4, Article VI of the Eden City Code and he has failed to take any action to comply with the Director's Order.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Eden that the Director is hereby ordered to proceed to effectuate the purpose of the Non-Residential Building Maintenance Standards set out in Article VI of Chapter 4 of the Eden City Code with respect to the property described above by demolishing the structure located thereon.

IT IS FURTHER ORDERED that a certified copy of this Ordinance and Order shall be recorded in the Office of the Register of Deeds of Rockingham County, North Carolina, and indexed in the name of Alder Hampton, John Smith, Mary Scales and John D. Chalmers, Trustees of Mizpah Baptist Church in the Grantor and Grantee index.

IT IS FURTHER ORDERED that the amount of the cost of demolishing the dwelling by the Director shall be a lien against the real property upon which the cost was incurred, said lien shall be filed, have the same priority, and be collected as the lien for special assessment provided by North Carolina General Statutes Chapter 160A, Article 10.

APPROVED, ADOPTED AND EFFECTIVE, this 21st day of May, 2019.

CITY OF EDEN

BY: _____
Neville A. Hall, Mayor

ATTEST:

Deanna Hunt, City Clerk



City of Eden

MEMO

To: Honorable Mayor and City Council
Thru: Brad Corcoran, City Manager
From: Kelly K. Stultz, AICP, Director
Subject: **Resolution of Intent to Close
A Portion of French Street; SC-19-01**
Date: May 8, 2019

The City has received a request from Robert M. Osborne, Jr., Manager of J R Land Company, LLC, to close an unopened portion of French Street on the east side of Cascade Avenue. Attached you will find the petition, resolution of intent to close an unopened portion of Jackson Street and a map showing the proposed closing. A motion to adopt a resolution and call a public hearing is in order.

If you have any questions, please give me a call.



PETITION

TO CLOSE STREET OR ALLEY

Date Filed 5/1/2019

Application No. SC-19-01

**Mayor and City Council
City of Eden
Eden, NC 27288**

(I)(We) the undersigned, being owner(s) of real property adjacent to the (street) (alley) as shown by sketch and described on the attached sheet to hereby petition the City Council to permanently close said (street) (alley):

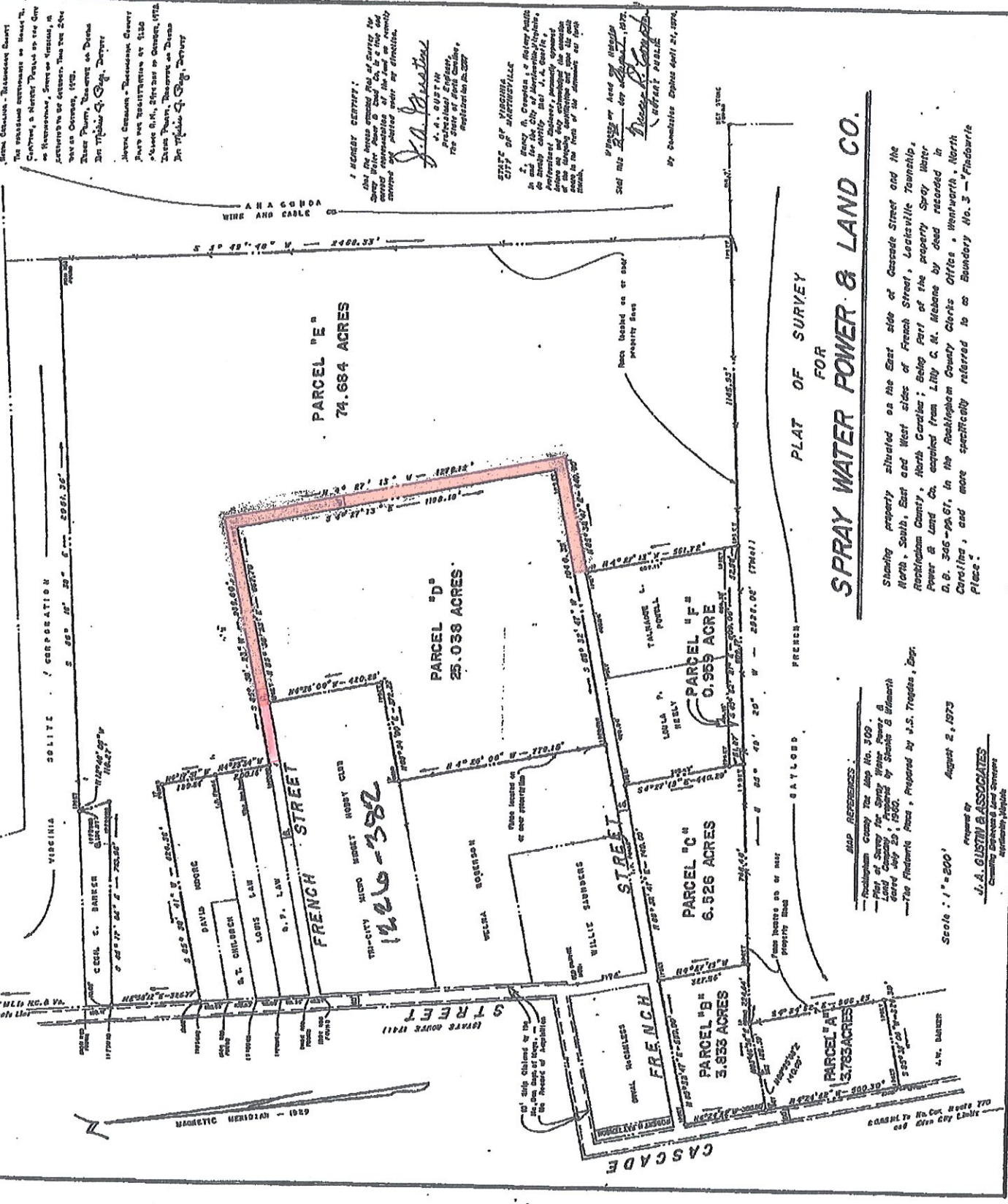
SIGNED: Robert M. Osborne **MAILING ADDRESS**

J R Land Company, LLC 515 S. Kennedy Street
Robert M. Osborne, Manager Eden, NC 27288

PO Box 1107
Eden, NC 27289-1107

INSTRUCTIONS:

- Each petitioner must sign the petition.
- If any petitioner is married, the spouse must also sign.
- A copy of each deed must be submitted with the petition. A fee of \$600.00 must be submitted with each petition.



STATE OF VIRGINIA
 COUNTY OF ROCKINGHAM
 J. A. GUSTIN & ASSOCIATES
 CHARTERED SURVEYORS AND LAND SURVEYORS
 1500 B.F. STREET, WASHINGTON, D.C. 20004
 PREPARED BY J. A. GUSTIN & ASSOCIATES
 AUGUST 2, 1973

WITNESSEY my hand and the seal of this office at Washington, D.C. this 2nd day of August, 1973.
 J. A. GUSTIN
 PROFESSIONAL SURVEYOR
 No. 10000

STATE OF VIRGINIA
 CITY OF SHARPSVILLE
 I, Gary H. Graham, a duly qualified Surveyor for the State of Virginia, do hereby certify that the foregoing plat of survey is a true and correct representation of the land as actually surveyed and as shown on the original plat of survey filed in the office of the Surveyor for the State of Virginia on the 27th day of July, 1973.

WITNESSEY my hand and the seal of this office at Washington, D.C. this 2nd day of August, 1973.
 DORIS R. GUNDEL
 SECRETARY

PLAT OF SURVEY
 FOR
 SPRAY WATER POWER & LAND CO.
 Situated on the East side of Cascade Street and the North, South, East and West sides of French Street, Leesville Township, Rockingham County, North Carolina; Being Part of the property Spray Water Power & Land Co., acquired from Lily C. M. Mabona by deed D. B. 346-99-61, in the Rockingham County Clerk's Office, Waverly, North Carolina, and more specifically referred to as Boundary No. 3 - "Pindowrie Place."

MAP REFERENCES:
 - Rockingham County Tax Map No. 909
 - Plat of Survey for Spray Water Power & Land Company, Prepared by Smith & Wilmarth dated July 29, 1960.
 - The Fincastle Plan, Prepared by J.S. Tregolia, Esq.
 Scale: 1" = 200'
 August 2, 1973
 Prepared by
 J. A. GUSTIN & ASSOCIATES
 CHARTERED SURVEYORS AND LAND SURVEYORS
 WASHINGTON, VIRGINIA



STREET CLOSING

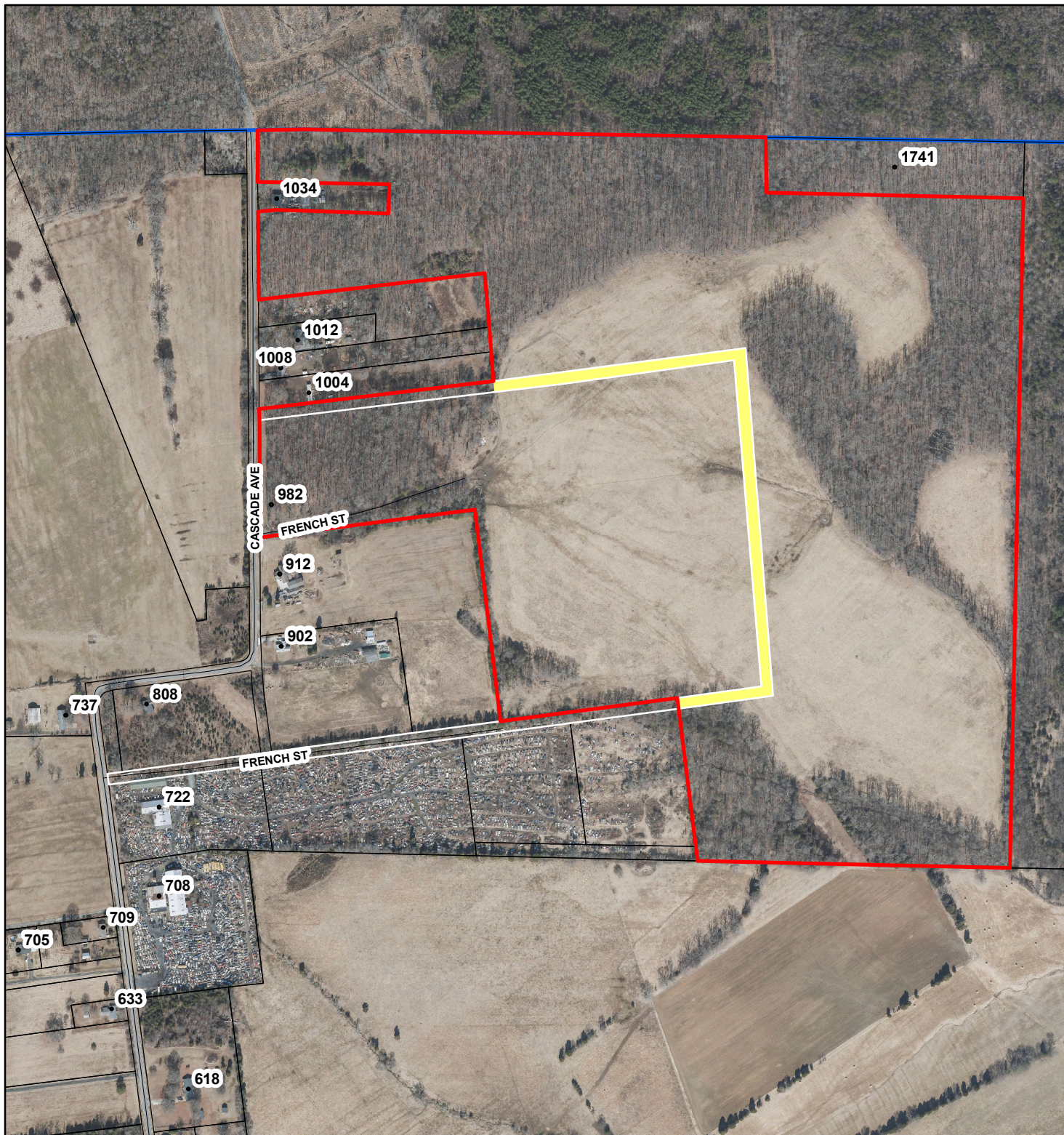
UNOPENED PORTION OF FRENCH STREET

SC-19-01



Legend

-  JR_Land_Company_Property
-  French St Closing



**RESOLUTION OF INTENT
TO CLOSE AN UNOPENED PORTION OF FRENCH STREET**

BE IT HEREBY RESOLVED by the City Council of the City of Eden, North Carolina, that:

Pursuant to the provisions of Chapter 13, Article III, Division 3 and Section 13-88 of the Eden City Code and Section 160A-299 of the North Carolina General Statutes, the City Council of the City of Eden, North Carolina, does hereby declare its intention to close the following described portion of French Street:

BEGINNING at an iron in the east right of way line Cascade Avenue, said iron marking the southwest corner of the Moir V. Bowman Estate property; thence with the south line of the Bowman property, North 85 deg. 35 min. East 883.40 feet to an iron in the north line of French Street, the POINT OF BEGINNING; thence with French Street, North 85 deg. 23 min. East 935.60 feet to an iron, South 4 deg. 27 min. 13 sec. East 1278.12 feet to an iron, and South 85 deg. 32 min. 47 sec. West 440.00 feet to an iron pipe set in the Northeast corner of property owned by Clarence Hale and wife, Lenora Hale (Deed Book 1417, page 2579); thence North 4 deg. 27 min. 13 sec. West 40 feet to the north line of French Street; thence with the north line of French Street, North 85 deg. 32 min. 47 sec. East to an iron pipe set at the point where French Street turns North; thence with the west right of way line of French Street, North 4 deg. 27 min. 13 sec. West 1198.18 to an iron pipe set where French Street turns west; thence with the South right of way of French Street, South 85 deg. 38 min. 23 sec. West 667.70 feet to an iron set; thence continuing with the South right of way line of French Street, South 85 deg. 38 min. 23 sec. West approximately 227.90 feet to a point; thence crossing the right of way of French Street 40 feet to the POINT OF BEGINNING.

BE IT FURTHER RESOLVED that the City Council does hereby call for a public hearing on the said closing to be held on the **18th day of June, 2019, at 6:00 P.M.**

BE IT FURTHER RESOLVED that this Resolution will be published once a week for four successive weeks prior to said hearing, a copy of said Resolution be sent registered mail or certified mail to all owners of property adjoining said street as shown on the Rockingham County Tax Records, and prominently posted in at least two places along said street.

BE IT FURTHER RESOLVED, that the Planning Board is hereby requested to submit its recommendation on the proposed closing of said street for consideration of the City Council at the time of said public hearing.

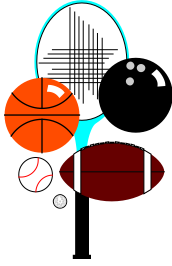
APPROVED, ADOPTED AND EFFECTIVE, this 21st day of May, 2019.

CITY OF EDEN

BY: _____
Neville A. Hall, Mayor

ATTEST:

Deanna Hunt, City Clerk



Eden Parks & Recreation Department
308 East Stadium Drive, Eden, NC 27288-3523
Voice 336-623-2110, Fax 336-623-4041

MEMORANDUM

TO: Honorable Mayor & City Council
THRU: Brad Corcoran, City Manager
FROM: Johnny Farmer, Parks & Recreation Director
SUBJECT: Freedom Park Splash Pad Fee Schedule
DATE: April 26, 2019

The construction of the Freedom Park Splash Pad is moving along, and it is anticipated that the facility will be open to the public sometime in late June or early July of this year.

Attached, please find Swimming Pool rates and Splash Pad rates in surrounding cities. As indicated in the rates of the other cities, the proposed fees are in-line with other cities, except for Greensboro. Staff believes that due to the capacity limits at the Mill Avenue Pool and at the Freedom Park Splash Pad, the recommend fees in the attached Fee Schedules are consistent with those in surrounding cities. Staff has included a recommendation in the Fee Schedule for both facilities that Senior Citizens 55 and older be admitted free and children 2 years of age and younger be admitted free. Staff recommends that the Mayor and City Council set the fee schedules as indicated in the attachments.

If you have any questions or need additional information, please let me know.

RATES

Reidsville YMCA Pool

336-342-3307

Under 18 is \$4

Over 18 is \$5

Burlington

Splash Pad, Free Admission, \$165 (2-hour party)

Pool

\$3 for children and seniors

\$5 adults

Winston –Salem

Splash Pad and Pool Rates are the same:

2 and under Free

3-17 \$2

18 and older \$3

Senior Citizens no charge

Season Pass

17 and under \$40

18 and older \$60

High Point

Pool

Kids 3 and under is free with a paying adult otherwise it is \$6

Splash pad free admission

Greensboro

Pool

12 and under \$1

13 and over \$2

2 hour party ranges from \$90-\$150, \$30 per guard

Passes

Youth \$30

Adult \$50

Senior \$30

Splash pad

Free admission

\$1 per person for organized groups of 10 or more.

FEEES & CHARGES WORKSHEET 2019-2020

DEPARTMENT Parks & Recreation

DIVISION Parks & Rec

Revenue Name Mill Avenue Pool Fees

Account Code 10-3612.860

Current Fee: New Rental Rates for New Service offered

**Proposed Fee: Daily Rental Rate – Resident \$4.00
Non-Resident \$5.00**

**Seasonal Pass – Resident \$40.00
Non-Resident \$55.00**

**Senior Citizens- No Charge
(55 and above)**

Children under 2- No Charge

**2 Hour Rental – 20 or less people - \$42.00
21-30 people - \$62.00
31-50 people - \$82.00**

Discussion/Reason for Increase: Fees are in line with the cost of daily usage and pool party rentals in comparison with rates in surrounding cities.

FEES & CHARGES WORKSHEET 2019-2020

DEPARTMENT Parks & Recreation

DIVISION Freedom Pk

Revenue Name Splash Pad Fees

Account Code New

Current Fee: New Rental Rates for New Service offered

**Proposed Fee: Daily Rental Rate – Resident \$4.00
Non-Resident \$5.00**

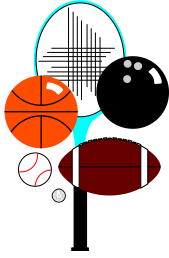
**Seasonal Pass – Resident \$40.00
Non-Resident \$55.00**

**Senior Citizens- No Charge
(55 and above)**

Children under 2- No Charge

**2 Hour Rental – Resident \$80.00
Non-Resident \$100.00**

Discussion/Reason for Increase: Fees are in line with the cost of daily usage and pool party rentals at the Mill Avenue Pool and in comparison with rates in surrounding cities.



Eden Parks & Recreation Department

308 East Stadium Drive, Eden, NC 27288-3523

Voice 336-623-2110, Fax 336-623-4041

TO: Honorable Mayor & City Council

THUR: Brad Corcoran, City Manager

FROM: Johnny Farmer, Parks & Recreation Director

SUBJECT: Replace Ball Field Fencing at Draper Ball Field & Spray Ball Field

DATE: May 10, 2019

The Parks and Recreation Department requested \$28,000 from funds in the FY 20018-19 Strategic Plan Budget to fund the replacement of the Ball Field fencing at the Draper Ball Field and Spray Ball Field, The Strategic Planning Commission at its May 3, 2019 meeting approved this request. The replacement of the Ball Field Fencing at these two sites will continue to help upgrade all of the City's Parks & Recreation Facilities as recommended in the City's Comprehensive Parks & Recreation Plan and the City's Strategic Plan.

Staff would like to recommend that the Mayor and City Council approve the replacement of the Ball Field Fencing at the Draper Ball Park and the Spray Ball Park, and authorize the use of funds from the Positively Eden Strategic Plan Account.

If you have any questions or need additional information, please advise.



Economic Development Department

May 9, 2019

To: The Honorable Mayor and Eden City Council

Thru: Brad Corcoran, Eden City Manager

From: Randy Hunt, Eden Main Street Manager

Re: Historic Downtown Eden Grant and Lease request.

A Florida developer has purchased two Historic Downtown Eden buildings and plans to create apartments and businesses in each. A request has been made to assist in the restoration of these buildings using traditional grants offered to buildings in the Main Street areas of our community. An additional request has been made to help establish a public walkway to provide better access to downtown businesses. Please note that the Eden Strategic Planning Commission approved these proposals and supports the work happening in downtown as it coincides with the objectives of that plan. The details of each proposal are as follows.

618 Washington Street

This property had been failing for several years with the rear of the structure collapsing and its second floor windows deteriorating. If the developer had not purchased the City would have faced the same situation as it did with 622 Washington Street which had to be restored. The property has been purchased and will be converted into upper level apartments, a first floor coffee shop and community pathway to the recently refurbished Bridge Street municipal parking lot. Lack of parking is a constant problem in downtown, so this pathway will mitigate the issue by providing access to businesses.

A \$7,500 façade grant is proposed to help the cost of creating the front and rear facades that will facilitate the community pathway. Because the pathway will be connected to the Bridge Street municipal parking lot, the City and property owner are partnering to level the rear of the property, create a public seating area, establish an ADA compliant pathway, and provide landscaping. Once the property owner has constructed these improvements, the City will purchase a right of way for public access and use for an amount not to exceed \$20,000 for this established pathway and connection to the municipal parking lot. The façade grant request is \$7,500 and the proposal for the purchase of the improved, constructed right of way is \$20,000.

624 Washington Street

This is the historic Carter-Moir/Smith Lane property. The building's rear wall is deteriorating, causing many to fear it could suffer the same fate as 622 Washington Street, if not remediated quickly. The developer has purchased the property and plans to create upper and bottom floor apartments as well as a restaurant space. In the past, this property received two façade grants because of its store frontage being roughly double a traditional downtown property. Two \$5,000 façade grants are proposed for this property. Two building rehabilitation grants totaling \$10,000 are being allocated for this building but they are already budgeted. Total request is \$10,000 for the façade grants.

As we have seen in the past, the City has often been saddled with the cost of restoring or demolishing homes and downtown properties. The investments made in these properties will help them be restored, add significantly to the downtown areas, and provide tax revenue to the City. It is an investment that will pay long-term dividends to our community. The façade grants requested will be owner matching reimbursable grants. These grants will be subject to the same terms and conditions as the existing façade grant policy.

Please let me know if you have additional questions about this request.

City Manager's Report – May 2019

Canceling/Rescheduling Events

We want to explain why we cancel events because of weather and why it is so hard to reschedule that same event. Our events are funded by sponsorships and we are the stewards of that hard-earned money. Costs include:

- Advertising
- Entertainment
- Stages
- Sound
- Lights
- Port-A-Johns
- Security
- Special Features
- Many other items

When the weather forecast is predicting 80 to 100% rain, event organizers have to make a VERY hard decision. In addition to rain, you can experience heavy winds and lightning. We cannot stress how hard it is to cancel an event. We and the event volunteers work months making our events the very best they can be. We have to decide to go ahead and possibly lose a lot of money or cancel and save as much as possible. We try to provide professional musicians, but their contracts demand payment whether they play or not if you have booked them for an event. Stages cost thousands of dollars, and once they are on site, you are forced to pay for them, even if a thunderstorm happens ten minutes after they arrive. You also have to consider the expense your food vendors are about to put into your event. If they start preparing food and it rains, they also can lose thousands of dollars.

Probably the most important factor is the safety of our visitors and our volunteers. We try to consult with emergency services, police and meteorologists in order to make the best decision possible. In 2012, a sudden straight-line wind blew through Washington Street on the Saturday night of RiverFest. The stage overhead rack shook violently, tents flew up in the air, and people scattered for shelter. This is what can happen during this type of weather event that was forecasted the night of the recently cancelled Oink & Ale. We cannot be good stewards of these events and expose our citizens, vendors and workers to such potential danger.

Once you cancel, it is very difficult to pull a large event back together. Your bands are usually booked a year in advance and they do not agree to block-out make-up dates without an additional cost because that prevents them from accepting other bookings. Your stage companies, food vendors, etc. all have their schedules booked for the year because this is their business. Therefore, to get all the players back together again on a particular date is nearly impossible.

Please know that **we DO NOT ever want to cancel an event**. We have invested too much time and effort into the project to want to make that decision. However, sometimes it is just necessary for the safety and well-being of all those involved.

2019 Eden Citizens Academy

On June 1, the City of Eden will begin accepting applications for the 2019 Citizens Academy. The Academy will be held on consecutive Thursdays from 5:30 to 7:30 p.m., beginning August 15 and running through October 10. A graduation ceremony will be held at the October 15 meeting of the Eden City Council.

The Academy is a free, nine-session interactive course designed to provide residents with an in-depth look into municipal government. It is open to all city and ETJ residents, city business or property owners, and anyone who works in the city. Applicants must be at least 18 years of age. Apply in Administration at Eden City Hall or online at <https://www.edennc.us/322/Citizens-Academy>. Class size is limited to 20 participants.

For more information, please contact Deanna Hunt, City Clerk at 336-623-2110, option 8, or dhunt@edennc.us.

Drop Port Sites Eliminated & Recycling Center Hours of Operation Expanded

Effective June 1, all six of the recycling drop port sites located throughout the city will be closed and all recyclables can be dropped off at our recycling center that is located at 123 Mebane Bridge road. The recyclables allowed consist of the following: plastic containers, mixed paper, used oil, batteries, cardboard, aluminum cans and tin cans. We DO NOT accept tires.

Our Mebane Bridge site is currently being renovated to better handle the recycling material and ease of access. In addition, the site will have longer hours of operation. As of June 1, the recycling center will be open from 9:00 a.m. to 6:00 p.m. Tuesday thru Sunday. The facility will be closed on Mondays and will be closed in observance of 11 holidays throughout the course of the year.

According to the NC Department of Environmental Quality, the City of Eden is only allowed to accept recycling material from Eden residents. As such, we will be furnishing a vehicle sticker to Eden residents the first time they visit the site to drop off their recyclables. Once residency

has been verified, a sticker will be given to the resident. The sticker must be displayed in the right rear of their vehicle. Each sticker will be numbered and assigned to that vehicle only. If a resident needs more than one sticker, for other vehicles they own, that vehicle must be driven to the site on a subsequent visit to the recycling center in order to be registered to receive a recycling sticker.

Anyone caught dumping at the drop port sites after the drop port sites have been closed is susceptible to being charged for illegal dumping. For additional questions regarding any of these issues, please call 336-627-7781 ext. 103 or email Dusty Curry, Superintendent of Solid Waste at dcurry@edennc.us.

Eden Youth Council

Are you ready to serve? The City is currently accepting applications for the 2019-20 City of Eden Youth Council. Membership is open to individuals who live in the Morehead High School Attendance Zone (MHS, college, homeschool or private school students) and are between the ages of 14 and 20.

What can you expect?

- Service opportunities
- Develop leadership and professional skills
- Networking with civic leaders
- Coordinate opportunities for Eden youth
- Great experience to list on resumes and college applications

If you are interested in applying, you can get your application at Eden City Hall - Administration, or Morehead High School Student Affairs Office. For additional information, please contact Jennifer Woods at jwoods@edennc.us.

Economic & Tourism Development

770 Ventures (MillerCoors)

This company continues to interview brokers to market the site to food and beverage manufacturers. City and County staff are continuing the Duke Energy Site Readiness process, which will culminate in a late May meeting in Eden. This will make the site more marketable by providing a thorough assessment of the site's assets and needs.

The Tile Shop

This company is located off Friendly Road just over the VA state line in Ridgeway. They have taken over the Evans Warehouse on Roundhouse Road in Eden and have five employees working there after spending a considerable amount on building up-fits. They plan to be there long-term and could have additional growth opportunities if store expansions continue. This company has grown from 62 to 77 employees with 85% of their employees being either Eden or NC residents. They support local Eden businesses and consider themselves part of the Eden community. This distribution center services 36 retail stores (the company has 145 stores and is growing). They also manufacture grouts and other setting materials in their local warehouse. Eden is their second largest distribution center after one in Michigan.

Virginia Department of Transportation (VDOT)

On Thursday, April 11, staff joined representatives of Danville and Pittsylvania County, VA in addressing the VDOT public hearing held in Lynchburg, VA. The purpose of the meeting was to express support for the proposed \$31 million allocation to fund the connector road from Berry Hill Road to the Danville Expressway. The Route 58 Development State Funds that will be available July 1, 2019, were used to fund this project. Right now, the official completion date is 2025 but they expect this to be expedited considerably, especially if a project is landed at the mega site.

North Carolina Economic Development Association (NCEDA)

This organization scheduled a day to meet with Legislators in Raleigh on Tuesday, April 16. City staff participated in two meetings. The first included staff from the City of Eden, the Rockingham County and the City of Reidsville. They met with Senator Phil Berger's Policy Advisor, Alex Fagg. They discussed expediting the I-785 extension from Hicone Road in Guilford County to Highway 29, exit 153 — Eden/Reidsville/Yanceyville. They used information about the VDOT Connector Road (see above) funding and the many large prospects that have considered the mega site. It was noted how it would benefit Reidsville and Eden to be much closer to an interstate highway than we are now. Reidsville would be 1-2 miles from it; Eden 10. This is far better than our current situations. Highway accessibility is a critical factor in many industrial projects.

Also discussed was the Norfolk Southern rail line that was damaged from the fall of 2018 hurricanes. The railroad will not declare the line abandoned and will make the necessary repairs and reopen the line if a user is found for MillerCoors. There may be assistance from both NC and VA for these repairs.

The group then joined the NCEDA leadership and lobbyist law firm Smith Anderson in a meeting with NC Senate Pro-Tem Phil Berger. Senator Berger was asked to give some of his priorities in this term. They are looking at infrastructure funding — but the scope of infrastructure needs is immense. The gas tax has not produced the required transportation funds, part of this being attributed to more electric cars on the road. Senator Berger recognized the rural hospital issues and workforce development challenges. He is conducting roundtable discussions on workforce education to determine how to attract the talent that companies need. Career coaches from community colleges working with high school students is a promising program. He also talked about the efforts to implement broadband in areas that are currently not served.

Economic Development Administration (EDA)

The City is working with Rockingham Community College staff on seeking an EDA grant to assist with either the construction or equipment for the Workforce Development Center. The EDA has provided \$2.0 million+ grants to three NC Community Colleges in the recent past.

Rockingham County Land Use Process

City staff participated in a Rockingham County Land Use Process in early May. Each represented community — Eden, Reidsville, Madison and Wentworth — spoke of their land use plans and economic development strategies. The consultant working with the County will have individual meetings with each community and there will be future collective meetings on this topic.

¼ Cent Sales Tax—First Anniversary

The City spearheaded a meeting with the committee members that worked on this successful 2018 campaign. The purpose was to determine the Workforce Development Center status and to begin a second campaign to let the community know what is happening with the funding. Since we are at the first anniversary of the tax vote, a comprehensive effort will be made to reach all of the civic and other groups that were contacted last year seeking support. A sign rendering of the proposed Workforce Development Center will also appear on the college campus in the near future.

Rock-A-Top Apprenticeship Program

Two local companies are considering participating in this countywide apprenticeship program. Students from all four of the County high schools are participating in the program that provides paid work for students, an Associate's degree and employment.

Gildan Sock Sale

Gildan will hold a sock sale from June 11 through June 15 at the former Pennies for Change space in Meadow Greens Shopping Center.

Fitness Center

A national fitness center company is in final negotiations with a local shopping center to establish an Eden location. More information on this company will be provided in the June 2019 report.

Azure Women's Apparel

This is a great women's clothing store located at 238 W. King's Highway. They have new items to make you look your best this spring and summer. They are open Monday-Friday, 11:00 am-6:00 pm and Saturday, 11:00 am to 4:00 pm. Call 336-637-6054 for more information or check out their Facebook page.

Bridge Street Parking Lot

This parking lot has begun to attract investment on the eastern section of Washington Street. The lot is near completion with just mounting of a dedication sign, bench installation and light landscaping to be completed. The remaining work will exhaust a grant provided by the Home Savings Endowment.

Efficiency, One, and Two Bedroom Apartments Coming Soon to Historic Eden

Sections of 618 Washington Street and the Historic Former Smith and Lane building at 624 Washington Street are being converted into efficiencies, one, and two bedroom apartments. The owner intends to make them affordable, offer free Wi-Fi, and hot water (meaning the natural gas cost to heat the water will be included in the rent.) Efficiencies are being priced at \$675 with one bedrooms at \$825 and two bedrooms at \$925 per month. Convenient rear parking has just been developed by the City. Please call 561-313-9309 for additional information.

Fieldcrest Public Space

The perimeter lighting has been mounted to the interior walls. Suspension wires were placed across the space and strings of festoon bulbs were hung. The lights are illuminated through a photoelectric switch that lights the space at dusk. The corrugated sliding metal doors are ready

to be mounted and will be put in place soon. Look forward to a ribbon cutting ceremony this spring.

Eden Downtown Development Inc.

The board of directors met May 13 for their EDDI regular meeting. The Design sub-committee project of custom painting downtown fire hydrants has begun with the first two completed on Henry Street. One represents a Dalmatian located near the Fire Department building and the other represents the Henry Street clock near Leaksville United Methodist Church. Several other designs have been approved. If you would like to participate contact rhunt@edennc.us. The Rockingham Entrepreneurial Assistance Program (REAP) has moved up its scheduled roll out to July. Susan Reagan, Director of RCC's Small Business Center is working closely with the County's Economic Development department and representatives of the City of Eden. The EDDI received its formal accreditation certificate from the NC Main Street & Rural Planning Center.

Leaksville Commercial Shopping District

Southern Julip, a new women's clothing and accessory boutique is expected to open at 711 Washington Street in July. The owner of 729 Washington Street is on track to begin building out his restaurant themed for its rich history as the Hampton Buggy Company. 3's Company, a new hair salon has opened at 704 Patrick Street.

Boulevard Merchants

The Merchants are planning another food truck rodeo October 5 in conjunction with a battle of the bands to be called Rocktoberfest. They have scheduled their next Cars and Crabs event for July 27. They have requested a list of property owners to contact about possible improvements. The list will be compiled by the City of Eden Planning and Inspections Department.

Monroe Street

The former Body Fit Fitness Therapy building is under contract. The new owners have made no decision on what they plan to do with the building.

609 Bridge Street

A local company has purchased the former rental equipment building. They plan to use it in conjunction with their current business and will have additional available office space.

137 Fieldcrest Road

The owner of the former Pharmacy Land building in Draper is meeting with Rockingham County Habitat for Humanity. Habitat recently closed their facility on Washington Street.

National Parks Service Historic Preservation Sub Grant

Staff has been working on a grant application that could award up to \$750,000 for Eden historic properties. Those included in the grant were two historic Washington Street properties, the Nantucket Mill, and Spray Cotton Mill. The City would divide the funding up to assist all four buildings. The City will know in the fall of 2019 if the grant application has been approved.

Grown & Gathered

Our spring farm to fork dinner will be held May 23 along the beautiful Canal at the Spray Mercantile. Chef's Ross and Amy Hammond are preparing a delicious dinner made with ingredients grown and produced locally. The Morehead High School Jazz Ensemble will provide entertainment and Our State Magazine will be on site filming for an upcoming video. It should be a beautiful evening!

Piedmont Pottery Festival

We hope everyone will join us on June 1 from 9 am to 4 pm at the First Presbyterian Church located on Southwood Drive behind Wal-Mart for our 17th Annual Piedmont Pottery Festival. We will have potters from all over the state of North Carolina ready to sell you their beautiful handmade creations and tell you the story behind it. Pottery door prizes will be given away every 30 minutes. Admission is FREE. See you there!

Sunflower Field at Smith River Greenway

The sunflowers are planted at the Smith River Greenway! Keep walking that trail and look for those beautiful flowers to start growing. We should have those bright yellow blooms in 60 to 90 days!

Hispanic Heritage Day Thank You

We would like to thank all the people that helped make our Hispanic Heritage Day with all of Eden's 5th graders the huge success it was! The kids learned about pinatas, listened to a Mariachi band, ate some delicious authentic foods and had fun taking their photos at the photo

booth. This year one of the highlights was the Senior Class Walk Through! It was very exciting and emotional to watch. Congratulations Class of 2019!

Our State Magazine Video/Article

Our State Magazine videographers, photographers and other representatives will be in Eden on May 22 to film a video for the magazine that will accompany a feature article on our City. It will feature our blue ways, trails, downtown, drive-in, and so much more of what makes Eden so unique and beautiful. Our launch date for the completed piece is set for June 22. The finished product will be placed on the magazine's website and will stay there for 12 months. Check it out!

Newsletter

You can get information about upcoming local events by email through our monthly Explore Downtown newsletter. If you want to subscribe, please send your email address to godowntown@edennc.us

Engineering

Street Resurfacing Projects:

All of the streets scheduled to be resurfaced on the FY 2018-19 Street Resurfacing Contract, No. 2 have been completed. Waugh Asphalt still has approximately 100 tons of stone to place along the shoulders on five streets to complete the contract. The completion date for this project is Friday, May 31.

Waugh Asphalt paved the gravel parking lot at the Leaksville Landing on Wednesday, April 10. Triad Road Maintenance has been issued a work order to install approximately 10 to 12 painted parking spaces on the new lot. Boone Masonry extended the upper end of the concrete driveway to connect it with the asphalt roadway along Hamilton Street on May 7.

The walking track at Freedom Park has now been resurfaced. Waugh Asphalt was awarded this contract.

Dalton Enterprises has been issued a Notice to Proceed for the resurfacing of the walking tracks at the Bridge Street Recreation Center and the Mill Avenue Recreation Center. The completion date for these projects is June 21.

NCDOT State Resurfacing Schedule:

The resurfacing of NC14/Van Buren Road is currently scheduled to resume on Friday, May 17, weather permitting. This project was started last fall but was delayed and then eventually postponed due to weather. The contractor will be installing an FR-SAMI application and an asphalt overlay on the roadway from Cox Street to the Virginia state line.

The Rockingham Resurfacing schedule is underway. Thompson Arthur hopes to start construction on the roads inside the Eden city limits by the end of the month. Sections of Aiken Road, Summit Road, Friendly Road, Northridge Drive, Wilshire Drive, Lincoln Street, Short Union Street and Landfill Drive are all scheduled to be resurfaced in conjunction with this project. Please use extreme caution when traveling in these areas.

Waterline Replacement Projects Update

A crew from Art Stanley Paving arrived on April 17 to follow behind a crew from Joyce Backhoe Service Inc. that was removing the top eight inches of temporary stone from the pavement cuts along Morehead Street, between Glovenia Street and Hollingsworth Street. Two lifts of intermediate asphalt mix were placed and tamped, followed by a single lift of surface wearing course that was compacted by a vibratory roller. Payment of \$33,851.35 was approved to Joyce Backhoe Service on May 8.

The crews from City's Plumbing and Pools, Inc. we are working on emergency repairs elsewhere for much of the past month, but by the end of the day on April 25, they had managed to switch four more customers to the new water main installed along Jackson Street and W. Moore Street. The crew returned for three consecutive days starting on May 7 to remove temporary stone from pavement cuts, then place and compact asphalt pavement material. On May 10, a small crew made repairs to a section of concrete driveway that had been cut and removed during the 6-inch diameter water main installation work. Additional maintenance work is to be done to several areas where the shoulder of the streets were disturbed.

A crew from City's Plumbing and Pools, Inc. is expected to return to Ridge Avenue on or by May 17 to cut and plug the old 2-inch diameter galvanized iron water main at the intersection with N. Hale Street. Doing so will require a short shutdown of water service to some residents in the surrounding area. The crew will then repair the two areas of pavement cut during the project.

Joyce Backhoe Service Inc. was allowed to postpone starting work on the West Avenue waterline replacement project in order to handle an important water main replacement project at another location in Rockingham County. That job has taken longer than expected, but a little saw cutting of the West Avenue pavement, just south of Central Avenue is to be done on May

18. Installation work on the new 6-inch diameter ductile iron water main should begin during the week of May 20 – 24, along with much more saw cutting of pavement by a subcontractor. Installation of the new water main and replacement of water taps to ten customers is to be completed by the end of June.

Information Technology

The FCC recently put out a press release regarding a rise in “One Ring” robocall scams. From the press release:

SCAMMERS LOOKING TO DEFRAUD CONSUMERS BY PROMPTING EXPENSIVE CALL BACK

Consumers Should Not Call Back Unknown Late-Night Callers Using the ‘222’ West African Country Code

WASHINGTON, May 3, 2019—The Federal Communications Commission is alerting consumers to reported waves of “One Ring” or “Wangiri” scam robocalls targeting specific area codes in bursts, often calling multiple times in the middle of the night. These calls are likely trying to prompt consumers to call the number back, often resulting in per minute toll charges similar to a 900 number. Consumers should not call these numbers back.

Recent reports indicate these calls are using the “222” country code of the West African nation of Mauritania. News reports have indicated widespread overnight calling in New York State and Arizona.

Generally, the One Ring scam takes place when a robocaller calls a number and hangs up after a ring or two. They may call repeatedly, hoping the consumer calls back and runs up a toll that is largely paid to the scammer.

What to do:

- Do not call back numbers you do not recognize, especially those appearing to originate overseas.
- File a complaint with the FCC if you received these calls: www.fcc.gov/complaints
- If you never make international calls, consider talking to your phone company about blocking outbound international calls to prevent accidental toll calls.

- Check your phone bill for charges you do not recognize.

Advances in technology allow massive amounts of calls to be made cheaply and easily. In addition, spoofing tools make it easy for scammers to mask their identity. The FCC is working to combat scam calls with enforcement actions, a strong push for caller ID authentication, and support for call blocking tools. Another key tool is consumer education like this alert and the FCC's One Ring scam consumer guide: <https://t.co/pROJ0ldMXy>

Municipal Services

Code Red Notification System

The City of Eden has a Code Red Notification System to help make residents aware of changes to garbage collection due to weather or holiday closings, missing persons and any road closures. The system is also used for other public service and emergency related announcements. If you are not receiving the notifications and are interested in being included, please contact Georgette Spence at 336-623-2110 option 3 and have your name and number(s) added to the Code Red notification list. If you are an Eden resident, there is no cost to receive these notifications.

Parks & Recreation

Community Accents Program & Parks & Recreation Radio Program

Staff participated in the Community Accents Program with WLOE (Wonderful Land of Eden) radio on May 10 and will be participating in the same program on June 14. In addition, staff participated in the Parks & Recreation Radio Program with WLOE on April 24 and will be participating in the same program again on May 24 to update the public on our recreational program offerings during the months of May, June and July. We remain involved in these community outreach efforts in an effort to update residents about the programs being offered by our Parks & Recreation Department.

Be Healthy Rockingham County

Staff continues to be involved with Be Healthy Rockingham County initiative. They attended the Be Healthy Rockingham County meeting on May 8 and will attend the June 12 meeting as well.

Freedom Park Splash Pad & Bathhouse Update

VORTEX continues the construction of the Freedom Park Splash Pad, and anticipates that the Splash Pad will be complete in late May or early June 2019. Once the Bath House is completed in June and the landscaping and fence is installed, then this facility will be open.

Cirrus Construction continues working on the construction of the Splash Pad Bath House and all work has been completed on the exterior of the building except for the tin on the roof and painting. They are now finishing the painting on the inside and outside of the facility, installing plumbing and electrical on the inside and installing doors and windows. The Bath House is scheduled to be completed by June 23, but if the weather continues to cooperate, it could be completed sooner. Staff hopes to open this facility sometime in late June or the first of July.

Easter Egg Hunt @ Freedom Park

The Annual Easter Egg Hunt at Freedom Park was held on April 20 and was well attended.

Eden Youth Council Kickball Tournament @ Freedom Park

The Eden Youth Council sponsored their second Annual Elementary School Kickball tournament at Freedom Park on May 3 – 4. The Eden Police Department served as referees and all involved had a fun time.

Relay for Life @ Freedom Park

The 2019 Relay for Life event was held at Freedom Park on May 3.

Youth Fishing Derby

The Annual Youth Fishing Derby was held at the Fireman's Hut Pond on May 4.

Softball Tournaments @ Freedom Park

There is a Top Gun Softball Tournament at Freedom Park May 25 – 26. In addition, there is a Got Game Tournament June 1 – 2, a Top Gun Tournament June 8 – 9, and a Top Gun Tournament June 15 – 16.

Senior Games

The closing ceremonies for the Senior Games for Rockingham County will be held at Morehead High School on May 18. For additional information, please contact Georgette Spence at gspence@edennc.us.

Bocce Ball Court @ Freedom Park

A regulation size Bocce Ball Court has now been installed at Freedom Park next to the batting cage area next to the three softball/baseball fields.

Mill Avenue Swimming Pool – Opening

The Mill Avenue Swimming Pool will be opening for the 2019 season on Saturday, May 25.

Summer Day Camp – Opening

The summer day camp program will start at the Bridge Street Recreation Center on June 4 and will run through August 9. For additional information, please contact Georgette Spence at gspence@edennc.us

Concert In The Park/Cruise-In @ Freedom Park

The next Concert in the Park/Cruise-In will take place at Freedom Park on May 25.

Putt-Putt Course – Opening

A putt-putt course has been installed at Freedom Park and will be opening to the public on Saturday, May 18. For additional information, please contact Georgette Spence at gspence@edennc.us

Repaving Projects – Update

The walking tracks at the Mill Avenue Recreation Center and Bridge Street Recreation Center will be repaved prior to the end of June. In addition, the parking lot at the Leaksville Landing has now been paved and the walking track at Freedom Park has now been resurfaced.

Fencing Projects – Update

The *Positively Eden* strategic planning committee approved and has recommended to the City Council that funding be approved to replace the ball field fencing at the Draper and Spray ballfields. If approved by the City Council during their meeting on May 21 the work will be completed by June 25.

Planning & Inspections

Code Enforcement

207 notices have been mailed by certified mail and first class mail that affect the following number of properties: 140 for high grass, 4 for high grass and disabled vehicles, 9 for high grass and junk storage, 5 for junk storage, 8 for disabled vehicles, 4 for violation of Human Habitation Standards 1 for a sight obstruction and 2 for violation of the Non-Residential Maintenance Code.

Bids were requested and received on two properties.

The demolition of 233 The Boulevard has been completed. A change order is expected concerning a possible awning to be replaced and capping of the remaining masonry on the common wall with the adjoining property owner. This should be complete in May.

Two of the demolition jobs awarded at the March City Council meeting have started and should be completed by the end of May. The property owner of one of the jobs awarded at the March meeting has requested that the Draper Volunteer Fire Department assess his house for burning rather than demolition.

Collections

\$5,778.00 has been received in payments on code enforcement fees due. Monthly Statements were mailed out on May 3.

Letters were mailed to all property owners that have had code enforcement fees due for abatements completed since June 1, 2018, advising them that any amounts not paid by June 1, 2019, will be transferred to the Rockingham County Tax Department for collection with their real property taxes. The City Attorney and our staff are working together to begin tax foreclosures on properties that have been mowed by the City of Eden for several years and still has a house located on the property which could be an asset in selling the property at public auction.

GIS

We have provided maps for Economic Development projects as requested. GIS data has been provided to NC Department of Transportation on future projects such as the bridge over the Dan River on NC 700 just outside Draper. In addition, water data required to be reported to the State of North Carolina is now being required in GIS format so we assisted staff in submitting the data in the requested format.

ISO

We received our new ISO rating on Monday, May 13. The rating is based on a 1-10 scale with 1 representing exemplary commitment to building code enforcement. Our previous ratings were a **class 3** for residential and a **class 4** for commercial. We are pleased to report that our new ratings are **class 3** for residential and **class 2** for commercial.

Preparations for Land Use Regulations Update

The City Council approved this project at their April regular meeting. As a staff, we are making adaptations to make this work happen.

Stadium Drive Sidewalk

We have submitted the forms and documents through the NCDOT Local Project Management portal. The next step is the RFLOI for the Project. (Request for Letters of Interest) for the design and engineering.

Local Landmark Report

Received an application and prepared the case report for local landmark designation for Rivermont (351 W. Meadow Rd.) and submitted to the State Historic Preservation Office (SHPO) for review. Took photographs of property and did background research. Case presented to Eden Historic Preservation Commission on May 13. The Commission recommended in favor of the landmark request. We are now waiting on comments from the SHPO. This case is scheduled to go to the City Council in June.

Zoning Map Amendment Z-19-05

Prepared case report for rezoning request for property located at 531 Glovenia St. from O&I to R6. Recommend amending the request to include most of the O&I area along Boone Rd. and

Glovenia St. Recommend in favor of the amended request. Case to go to Planning Board on May 28.

Zoning Text Amendment Z-19-06

Prepared case report for request to allow indoor mini-storage as a permitted use in the BSC district. Recommend in favor of the request. Case to go to Planning Board on May 28.

Zoning Text Amendment Z-19-07

Prepared case report for request to allow mini-storage and warehouse facilities as permitted uses in the BSC district. Recommend in favor of the mini-storage request; recommend against the warehouse request. Case to go to Planning Board on May 28.

Zoning Map Amendment Z-19-08

Prepared case report for rezoning request for property located at Harrington Hwy. from BH-2 to RS. Recommend amending the request to include entire BH-2 are at Harrington Hwy., NC 770 and Beddingfield Rd. Recommend in favor of the amended request. Case to go to Planning Board on May 28.

Community Appearance Commission

Commission met on May 7. Prepared minutes and agenda before meeting. City staff purchased and planted flowers in the planters on Washington St. at the Commission's request. The monthly Community Appearance Award given to Salon 209 located on Washington St. Commission also discussed possible clean up of old Reynolds cemetery located at the nature trail on the Freedom Park property. Made plans to spray vegetation on site and to try and organize a cleanup of the site. There was discussion about problems with littering and ways to address the issues. The Commission also discussed truck traffic on non-truck routes and the resulting damage to city streets and sidewalks. The Commission discussed the status of trail markers and an information board for the Matrimony Creek Greenway.

Historic Preservation Commission

Commission met on May 13. Prepared minutes and agenda before meeting. Heard a presentation from representatives from the old Draper Speedway and discussed ideas to help preserve the track. Discussed request of a State Historic Marker. Staff will work on this request. Also discussed upcoming racers' reunion planned for June and the replacement of existing historic district signs. Received quotes on new signage to coordinate with new "branded"

signage throughout city. The Commission will request funding for this project, possibly from the *Positively Eden* Strategic Planning Commission. The Commission also discussed involvement with the cleanup of the Reynolds cemetery property and a possible marker.

Highway #14 Intersection Improvements and Pedestrian/Bike Facilities U-5893

We received information concerning this project from NCDOT. Based upon engineering expertise and various meetings with citizens, City Council and staff, they are recommending Alt. 1. This will create a Super Street. I have spoken with them in the past about pedestrian accommodations. They estimate sidewalks to cost +/- \$284,000 and the city's match would be approximately \$57,000. We would also need to take ownership of what they are calling Buckingham Lane and CVS Road. Buckingham Lane is from an old map we have seen before. CVS Road would not be my first choice for the name of the other street.

Stadium Drive Sidewalk Project - Update

We have submitted the forms and documents through the NCDOT Local Project Management portal. The next step is the RFLOI for the Project (Request for Letters of Interest) for engineering and design work.

Local Landmark Designation Request

Prepared case report for a local landmark designation application for Rivermont (351 W. Meadow Rd.) and submitted to SHPO for review. Took photographs of property and did background research. Case presented to HPC on 5-13-19. Commission recommended in favor of the landmark request. Waiting on comments from SHPO. Case to go to Council in June.

Police

Municipal & County Administration Academy Graduation

Deputy Chief Simpson completed the final week of the County and Municipal Administration class at UNC-Chapel Hill during the week of April 10 – 12 and has now graduated from this program. Congratulation to Deputy Chief Simpson on this accomplishment!

Junior Achievement Program

The Eden Police Department is participating in the Junior Achievement Program, for the second year, at Central Elementary. Junior Achievement helps students realize that the education they are getting today will help them to have a bright future tomorrow. Sergeant David Stepps and Lieutenant David Lamberth have completed their classes at Central.

Stand Against Litter

On March 19, the Eden Police Department posted a Public Service Announcement on the Eden Police Department's Facebook page asking citizens to Stand Against Litter as part of the countywide campaign to aggressively enforce littering and illegal dumping violations. We will continue to replay the announcement each month and we are aggressively enforcing littering and illegal dumping statutes.

Eden Youth Council Kickball Tournament

Officers with the Eden Police Department volunteered for the Eden Youth Council Countywide Kickball Tournament on Friday, May 3 and Saturday, May 4. Members of the Eden Police Department had a great time and would like to congratulate the City of Eden Youth Council on job well done. This was a great event and members of the Eden Police Department look forward to volunteering for this event in the future.

Posting of Outstanding Warrants on Eden Police Department Facebook Page

In January 2019, we implemented a new power point presentation (video) for individuals with outstanding warrants. This power point presentation is currently being utilized on our Eden Police Department Facebook page every three to four weeks. The slide show highlights individuals with outstanding warrants to include a photo, name, and current outstanding charges. We encourage our residents to visit the Eden Police Departments Facebook page to view the individuals with outstanding warrants. Anyone having information is asked to call the Eden Police Department at 336-623-9755 or Rockingham County Crime stoppers at 336-349-9683.

Public Utilities

EPA AOC and Mandatory Projects to Stop Sewer System Overflows - Update

At this time, we are on schedule for our projects and our documentation submittals to the EPA and NC Water Infrastructure for our grant and loan funding. The Mebane Bridge digestion improvements project is tentatively scheduled to have a contract signed around June 1, and the contractor will begin construction of this project soon thereafter. This is the first of the remediation projects and opens the door for the city to begin drawing reimbursements from grant and loan funding for engineering work completed to date. The remaining projects of the remediation plan will bid in sequence between June and September. All projects in the remediation plan should be approved and ready to begin by January 1, 2020. Our fourth

Semi-annual progress report to be submitted to the EPA as part of the Administrative Order on Consent will be due by May 21. Staff is currently working on this report and we plan to have it ready to mail by May 15.

Southern Virginia Mega Site at Berry Hill

Haymes Brothers Inc. of Chatham, VA won the bid to install the City of Eden water line to the VA state line. They were the lowest of the three firms who bid on the project. This line will provide most of the water to this industrial park. The bid was roughly \$1.5 million under the engineering firm estimate for the construction portion of this project. Haymes Brothers is currently extending the City of Eden sewer line from the VA state line to the Mega Park. On April 30, 2019, the NC Division of Environmental Quality approved engineering plans for the water line project, clearing the way for the City to secure a \$1.0 million grant previously approved for the project. The engineer's estimate for this project was \$7,072,000. We hope to have this project underway by July 1, 2019. Construction is expected to take about 18 months to complete.

CITY OF EDEN, N.C.

The regular meeting of the City Council, City of Eden, was held on Tuesday, April 16, 2019 at 6:00 p.m. in the Council Chambers, 308 E. Stadium Drive. Those present for the meeting were as follows:

Mayor:	Neville Hall
Council Members:	Bernie Moore
	Jim Burnette
	Angela Hampton
	Darryl Carter
	Jerry Ellis
	Jerry Epps
	Sylvia Grogan
City Manager:	Brad Corcoran
City Clerk:	Deanna Hunt
City Attorney:	Erin Gilley
News Media:	Roy Sawyers, Rockingham Update

MEETING CONVENED:

Mayor Hall called the regular meeting of the Eden City Council to order and welcomed those in attendance. He explained that the Council met the third Tuesday of each month at 6:00 p.m. and worked from a prepared agenda; however, time would be set aside for business not on the printed agenda.

INVOCATION:

Pastor Lem Hardison of North Spray Christian Church gave the invocation followed by the Pledge of Allegiance led by Fire Chief Tommy Underwood.

PROCLAMATIONS & RESOLUTIONS:

a. Police Week

Mayor Hall asked the officers from the Eden Police Department present to join him at the podium. He appreciated all of the work the department did. He read the Proclamation.

Police Chief Greg Light said he was very fortunate to be surrounded by such a great group of hard-working people in his department who cared about the City, the citizens and one another.

PROCLAMATION FOR POLICE WEEK

WHEREAS, in 1962, President John F. Kennedy signed the first Proclamation recognizing May 15th as Peace Officers Memorial Day and the week in which it falls as National Police Week; and

WHEREAS, the City of Eden recognizes the incalculable value of our own Police Department; and

City of Eden, N.C.

Minutes of the regular April 16, 2019 meeting of the City Council, City of Eden:

WHEREAS, members of the Eden Police Department work tirelessly to protect and serve citizens across our City, enforce our laws, and keep our neighborhoods, schools, and families safe; and

WHEREAS, our officers risk their lives each and every day in order to ensure our safety; and

WHEREAS, Eden citizens value the courage and devotion of the Eden Police Department, as our collective prosperity depends on the integrity with which our officers maintain peace and security; and

WHEREAS, Police Week is an opportunity to honor our officers and their families as they continue to protect and serve.

NOW, THEREFORE, I, Mayor Neville Hall, and the Eden City Council do formally recognize our Police Officers and Support Staff for their faithful and loyal devotion to their responsibilities and their dedication to our City, and do hereby proclaim May 12-18, 2019 as Police Week in the City of Eden and call these observances to the attention of all our citizens.

This the 16th day of April, 2019.

By: Neville Hall, Mayor

Attest: Deanna Hunt, City Clerk

b. Resolution: Zero Tolerance for Litter in Rockingham County

Mayor Hall said littering was an issue taken seriously in Eden and at the County level. He asked Community Appearance Commission Member Michael Hutchinson to stand with him while he read the Resolution. He pointed out that a group of volunteers cleaned up litter around the community the previous Saturday and had made some progress. He appreciated everyone who volunteered their time.

RESOLUTION SUPPORTING A ZERO TOLERANCE FOR LITTER IN ROCKINGHAM COUNTY

WHEREAS, the amount of litter and trash along the county's roads, in rivers, and in commercial and residential areas of Eden and Rockingham County is offensive; and

WHEREAS, the Rockingham County Board of Commissioners is organizing a litter and trash prevention outreach and education campaign to make the County a beautiful place to live, work and play; and

WHEREAS, the Rockingham County Board of Commissioners will engage County and City residents, elected officials, local agencies, and our public school system to be a part of making Rockingham County an example for others to follow; and

WHEREAS, littering influences others to litter and creates a negative impression for residents, tourists and visitors; and

WHEREAS, Eden and Rockingham County will continue to increase enforcement of this crime, raise awareness about the act of littering in the community and the schools, reduce the overall amount of litter, and will not tolerate this crime through a policy of Zero Tolerance of Litter; and

WHEREAS, special attention will be given to vehicles hauling unsecured loads, acts of illegal dumping and motorists or pedestrians improperly tossing away items including cigarette butts; and

WHEREAS, Eden and Rockingham County will continue to strive to be leaders in litter prevention and will take a proactive stance each day through enforcement, education in the schools, partnering opportunities within the community civic organizations as well as regional, state and national organizations.

Minutes of the regular April 16, 2019 meeting of the City Council, City of Eden:

NOW THEREFORE, BE IT RESOLVED, that the Eden City Council, in conjunction with the Board of County Commissioners of Rockingham County, North Carolina, does hereby support a policy of Zero Tolerance For Litter and encourages all citizens to work together, stand firm against the act of littering, and to act responsibly for a cleaner community to preserve the natural beauty, quality of life and health of our community.

This the 16th day of April, 2019.
By: Neville Hall, Mayor
Attest: Deanna Hunt, City Clerk

c. Proclamation: Arbor Day

Mayor Hall called Tree Board member Paul Dishmon forward to stand with him while he read the Proclamation.

2019 ARBOR DAY PROCLAMATION

WHEREAS, in 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees, and

WHEREAS, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and

WHEREAS, Arbor Day is now observed throughout the nation and the world, and

WHEREAS, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate temperature, clean the air, produce life-giving oxygen, and provide habitat for wildlife, and

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products, and

WHEREAS, trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community, and

WHEREAS, the City of Eden has been named a Tree City USA community by the National Arbor Day Foundation for the 25th year, and

NOW, THEREFORE, I, Neville Hall, Mayor of the City of Eden, do hereby proclaim Friday, April 26, 2019 as Arbor Day in the City of Eden, and I urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, and to plant trees to promote the well-being of this and future generations.

This the 16th day of April, 2019.
By: Neville Hall, Mayor
Attest: Deanna Hunt, City Clerk

d. Resolution: Supporting Federal Historic Tax Credit Program

Mayor Hall read the Resolution.

RESOLUTION TO URGE THE PRESIDENT OF THE UNITED STATES AND
THE UNITED STATES CONGRESS TO CONTINUE THE FEDERAL HISTORIC TAX CREDIT PROGRAM,
AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

City of Eden, N.C.

Minutes of the regular April 16, 2019 meeting of the City Council, City of Eden:

WHEREAS, the federal Historic Tax Credit program (HTC) was put in place by Congress and the Reagan Administration to attract capital to historic rehabilitation projects that help stimulate local economies; and

WHEREAS, since the inception of the HTC, it has created over 2.4 million jobs, rehabilitated more than 42,000 buildings, and leveraged \$131.8 billion in private investment; and

WHEREAS, recognizing the importance of this successful federal economic development program, more than 35 states have enacted complementary state historic tax credit programs to help revitalize the commercial downtowns of their cities and Main Street communities; and

WHEREAS, federal HTC projects have a 99 percent success rate, leverage four private dollars for every dollar of federal support, and are catalytic, building neighborhood confidence and generating follow-on projects for blocks around; and

WHEREAS, over the life of this program, the HTC has generated \$29.8 billion in federal tax revenues compared to \$25.2 billion in credits allocated—more than paying for itself; and

WHEREAS, both the Eden Historic Preservation Commission and Eden Downtown Development, Inc. have adopted resolutions in support of continuation of the Historic Tax Credit program;

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Eden supports the federal Historic Tax Credit program and urges the President of the United States and the United States Congress to continue the federal Historic Tax Credit program.

This the 16th day of April, 2019.

By: Neville Hall, Mayor

Attest: Deanna Hunt, City Clerk

e. Approval of a Resolution in support of the Piedmont Legacy Trails

Mayor Hall said this item was moved from the consent agenda as item 12e to now 4e. He asked the members of the Eden Rivers and Trails Committee to stand with him as he read the Resolution: Jenny Edwards, Marc Bishopric, Martha Hopkins, Adam Mark, T Butler, Angela Hampton, Betty Thompson, Mike Dougherty, Randy Hunt, Johnny Farmer, Kelly Stultz and Cindy Adams.

Mayor Hall held up an example of the signage for the trails.

Coordinator of Tourism & Special Events/Projects Cindy Adams explained the signs would be at all of the trailheads at the entrances and exits of the trail system. The signs were provided by the Dan River Basin Association and the City appreciated that.

RESOLUTION OF SUPPORT

Whereas the City of Eden is committed to enhancing the quality of life for its citizens and recognizes that supporting Piedmont Legacy Trails will help create a regional network of trails, including greenways and blueways; and

Whereas, trails provide key amenities to neighborhoods and safe areas for our citizens and children to travel, exercise, play and connect with nature and communities; and

Whereas, trails have significant impact on the economic viability of the region through increased tourism, enhanced property values, as well as the ability to attract and retain businesses to the region due to improved quality of life; and

Minutes of the regular April 16, 2019 meeting of the City Council, City of Eden:

Whereas, committing to this Resolution may help leverage funding from federal, state, local and private sources for trails; and

Whereas, Piedmont Legacy Trails is coordinated by Piedmont Land Conservancy which is dedicated to preserving important natural areas, and Piedmont Triad Regional Council, which is a regional planning organization.

Now, Therefore, Be It Resolved that the City of Eden supports Piedmont Legacy Trails in partnership with neighboring communities to implement a system of regional trails that connects our communities, people and regional points of interest for years to come.

This the 16th day of April, 2019.

By: Neville Hall, Mayor

SET MEETING AGENDA:

Mayor Hall said 12e was moved to 4e, and 12d would be removed from the agenda and tabled until the May meeting so more information could be gathered.

A motion was made by Council Member Ellis to set the meeting agenda as amended. Council Member Carter seconded the motion. All members voted in favor of the motion. The motion carried.

PUBLIC HEARINGS:

- a. (1) Consideration of a zoning text amendment request to amend Section 11.24(m) to add (6) Conditional Uses to allow Driving Schools for any vehicle that requires a CDL and passenger vehicles in the BSC district. ZONING CASE Z-19-03.
- (2) Consideration of a Resolution adopting a statement of consistency regarding the proposed text amendment request to amend Section 11.24(m) to add (6) Conditional Uses to allow Driving Schools for any vehicle that requires a CDL and passenger vehicles in the BSC district.

Mayor Hall declared the public hearing open and called on Planning and Inspections Director Kelly Stultz.

Ms. Stultz said the request involved the business shopping center district. Shopping centers as they were developed in the 1960s, '70s and '80s were not functioning the way they used to. Development moved from the downtown areas to shopping centers but were now moving back to the downtown areas. Shopping malls particularly had a difficult time. The request was from people who wanted to purchase an outparcel at the Eden Mall. It would be a school with a small training facility. The Planning Board discussed it at length and felt it was a good way to adaptively reuse outparcels in the shopping centers. It did require that if another such business wanted to locate in Eden, they would have to have a place for the driving activities to be on the same parcels with them. In order to promote the health of the business centers, it would be a good idea to consider that type of amendment. Ms. Stultz and the Planning Board recommended in favor of the amendment.

Mayor Hall asked if anyone would like to speak in favor or in opposition.

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Council Member Burnette wanted to clarify that the company wanted to purchase an outparcel at the Eden Mall to be dedicated to the driving school itself.

Ms. Stultz replied that was correct.

Council Member Burnette asked Ms. Stultz to explain if another such business wanted to locate in Eden.

Ms. Stultz replied if another such business wanted to locate at the mall or another one of Eden's shopping centers they would have to own the property that the school would be on.

Council Member Burnette asked if the business would only be allowed to use it in the designated area itself and would be responsible for maintaining the pavement.

Ms. Stultz replied that was correct. That was for the actual driving school tract. There would be no reason why they could not park cars in the parking spaces at the mall. They could not use the parking areas for any training activities because the parking lots were not built for that.

Council Member Burnette asked if the facility would be open for training for all types of licenses.

Ms. Stultz replied yes. Initially, the applicant wanted a more narrow space but the Planning Board thought it would be a good plan to expand it some to allow for all of those kinds of training opportunities.

Council Member Grogan asked if the parcel was at the back of the mall.

Ms. Stultz replied it was not parcel specific and she had given more information than she normally did. There were a few outparcels left at the mall that contained enough acreage to allow for that type of business.

Council Member Ellis said he was glad that someone was moving forward with it.

Without any further questions, Mayor Hall declared the public hearing closed.

A motion was made by Council Member Ellis to approve a zoning text amendment request to amend Section 11.24(m) to add (6) Conditional Uses to allow Driving Schools for any vehicle that requires a CDL and passenger vehicles in the BSC district and to approve a Resolution adopting a statement of consistency regarding the proposed text amendment request to amend Section 11.24(m) to add (6) Conditional Uses to allow Driving Schools for any vehicle that requires a CDL and passenger vehicles in the BSC district. Council Member Hampton seconded the motion. All members voted in favor of the motion. The motion carried.

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF EDEN

BE IT ORDAINED BY THE CITY COUNCIL of the City of Eden, North Carolina, that, after having fully complied with all legal requirements, including publication of notice of a public hearing and the holding of a public hearing relative thereto, Section 11.24(m) Business; Shopping Center District of the Zoning Ordinance of the City of Eden is hereby amended as follows:

1. By adding:
(6) Conditional Uses

City of Eden, N.C.

Minutes of the regular April 16, 2019 meeting of the City Council, City of Eden:

Driving Schools for any vehicle that requires a CDL and passenger vehicles provided there is adequate space for operation of the business without interfering with other uses and without infringing on required parking space. In addition, there must be a designated driving area which is designed to carry the load of trucks and heavy vehicles, and which does not utilize existing parking areas of the BSC district, so as not to infringe on these parking lots which are designed for the shopping areas and for normal vehicular traffic.

2. By renumbering the existing paragraphs (6), (7), (8) and (9) to (7), (8), (9) and (10).

APPROVED, ADOPTED AND EFFECTIVE, this 16th day of April, 2019.

By: Neville Hall, Mayor

Attest: Deanna Hunt, City Clerk

RESOLUTION ADOPTING A
STATEMENT OF CONSISTENCY REGARDING A PROPOSED AMENDMENT TO THE
CITY OF EDEN ZONING ORDINANCE

CASE NUMBER Z-19-03
TEXT AMENDMENT

WHEREAS, pursuant to North Carolina General Statutes Chapter 160A-383, prior to adoption or rejection of any zoning amendment, the Eden City Council is required to adopt a statement as to whether the amendment is consistent with the Land Development Plan and why the City Council considers the action taken to be reasonable and in the public interest;

WHEREAS, on August 21, 2007, the Eden City Council adopted the Land Development Plan. Plans such as the City of Eden Land Development Plan are not designed to be static but are meant to reflect the City of Eden's needs, plans for future development and to remain in compliance with North Carolina State Law and the City of Eden's ordinances;

WHEREAS, the City of Eden Planning Board received a request for an amendment to the Zoning Ordinance as follows:

To amend Section 11.24(m)(5) Business Shopping Center to allow Truck Driver Training Schools as a permitted use.

WHEREAS, On March 26, 2019, the City of Eden Planning Board voted to amend the request to read as follows:
To amend Section 11.24(m) to add: (6) Conditional Uses. Driving Schools for any vehicle that requires a CDL and passenger vehicles provided there is adequate space for operation of the business without interfering with other uses and without infringing on required parking space. In addition, there must be a designated driving area which is designed to carry the load of trucks and heavy vehicles, and which does not utilize existing parking areas of the BSC district, so as not to infringe on these parking lots which are designed for the shopping areas and for normal vehicular traffic.

STATEMENT OF NEED:

The Business-Shopping Center districts were originally designed primarily for retail and service uses. However, over the years, as shopping centers and malls have been in decline nationwide, many shopping centers have moved away from retail uses and converted to more service-oriented uses. This has led to many vacant tenant spaces and outparcels in the BSC districts. Staff is of the opinion that allowing more "non-traditional" uses could promote better use of these properties, rather than allowing them to sit vacant and possibly become deteriorated. Staff recommends that the request be amended to include Driving Schools for any vehicle that requires a CDL and passenger vehicles.

STATEMENT OF CONSISTENCY:

City of Eden, N.C.

Minutes of the regular April 16, 2019 meeting of the City Council, City of Eden:

The goals of the 2007 City of Eden Land Development Plan, as amended, are to make smart growth decisions by carefully managing growth to:

- A. Strategically locate new land development in the most appropriate places.
- B. Maintain and enhance Eden's community character and heritage.
- C. Use infrastructure investments as effectively as possible.
- D. Attract new jobs and a more diverse tax base.
- E. Protect natural, cultural and historic resources and open space as we grow.

WHEREAS, The Eden City Council has considered the written recommendation of the City of Eden Planning Board and has held a public hearing on the proposed amendment, and the Council desires to adopt a statement describing why the adoption of the proposed amendment is consistent with the City of Eden Land Development Plan, and why the City Council considers the proposed amendment to be reasonable and in the public's best interest;

NOW THEREFORE, BE IT RESOLVED BY THE EDEN CITY COUNCIL THAT:

1. The Eden City Council finds that the proposed amendment to the City of Eden Zoning Ordinance is consistent with the goals and recommendations of the 2007 City of Eden Land Development Plan, as amended.
2. At no time are land use regulations or plans of the City of Eden or any jurisdiction in the State of North Carolina permitted to be in violation of the North Carolina General Statutes.
3. Therefore, based upon the foregoing information, the amendment to the Zoning Ordinance is reasonable and in the public's best interest.

Approved and adopted and effective this 16th day of April, 2019.

By: Neville Hall, Mayor

Attest: Deanna Hunt, City Clerk

REQUESTS AND PETITIONS OF CITIZENS:

There were no Requests and Petitions of Citizens at this time.

UNFINISHED BUSINESS:

- a. Consideration of 2019 Boards and Commissions appointments.

Mayor Hall called on Ms. Stultz.

Ms. Stultz said the Strategic Planning Commission recommended John LeSueur fill a position on the commission.

A motion was made by Council Member Carter to approve John LeSueur to serve on the Strategic Planning Commission. Council Member Moore seconded the motion. All members voted in favor of the motion. The motion carried.

NEW BUSINESS:

- a. Consideration of a request to initiate amendments to the City of Eden Land Use Plan and combine the Zoning, Subdivision, Flood Damage Prevention and Water Supply Watershed Regulations into a Unified Development Ordinance.

Minutes of the regular April 16, 2019 meeting of the City Council, City of Eden:

Mayor Hall called on Ms. Stultz.

Ms. Stultz said during her first days on the job 29 years ago, she was assigned to help with the creation of the documents. Her former boss came in 1989 and he was hired specifically to create a new zoning ordinance and land use regulations for the City because the Council at that time was concerned that the regulations were over 20 years old. Now they were 52 years old and it was time the project be undertaken again. The land use plan was updated in 2007. The zoning regulations were adopted in 1967. When the unified development ordinance was proposed to the community and the Council, there were many public meetings. On the last night when the plan had to be adopted because the State was requiring that watershed regulations be adopted by July 1, 1993, the Council in under 20 minutes decided not to approve any of the regulations. It was a difficult time and the plan change had become an election issue that year. Ms. Stultz felt they owed it to the community to adopt concise, appropriate land use regulations that any citizen could review and get the basic information they needed. No money had not been allocated to hire a consultant. She and City Manager Brad Corcoran had discussed possible consideration for that but what she was asking for was that the Council initiate the changes and commit to the fact that there needed to be changes to the regulations and map. She had previously shown Mr. Corcoran a copy of the land use map and there were a number of parcels on it that were not in the ETJ when they updated the land use plan in 2007. Before they redid zoning regulations or a unified development ordinance, they had to be in accordance with the comprehensive plan. The comprehensive plan needed to be updated first. Ms. Stultz asked Council to initiate updating the comprehensive plan and then to have the Planning Department to bring the regulations where they needed to be.

Council Member Burnette thought the approach by giving an overview of it and then tackling it in individual parts to bring back to Council was the right way to do it. That would help the Council get a good understanding of what was going on.

Ms. Stultz said years after she worked on it the first time, she now understood that not everyone loved land use regulations the way she did. It was too much for the earlier Council to get an entirely new zoning map and all new regulations at one time. Changes would be made in smaller doses to help the Council and Planning Board so they could move forward.

Council Member Burnette said he noticed the committee from 30 years ago had some very knowledgeable citizens on it. Of the 15 recommendations they listed back then, many were on the City's current Strategic Plan.

Ms. Stultz said the reason that committee was created rather than using the Planning Board back then was because the city manager at the time and the Council did not want to do the land use plan first. All they had for that plan was a zoning map done in 1977. Lee Burnette, the planning director then, put together the committee to have a place to start. It was a long process but it needed to be done.

Council Member Burnette said Ms. Stultz had mentioned a couple of things the unified plan could do. He asked her to give a few more positive outcomes of the new plan.

Minutes of the regular April 16, 2019 meeting of the City Council, City of Eden:

Ms. Stultz said currently, the zoning, subdivision, watershed and flood damage prevention ordinances all had sets of definitions. A new plan would create one set of definitions, so what a lot was defined as in one set, it would be in the other, which was important. They had amended the zoning ordinance or map 395 times since July 1, 1993. A more creative and flexible zoning process would probably mean that cases like the driving school would not require appearances before the Planning Board and Council. The current zoning process meant if it was not mentioned on a list, it could not be done. There were many special use permits beyond what was necessary. Developers would call in and ask about certain projects and did not want to wait for a zoning case to be done.

Council Member Carter asked if the flood damage prevention ordinance would help a subdivision built by a developer years ago that was experiencing runoff and basements flooding from properties up the street.

Ms. Stultz replied the regulations did as much as they could as currently written. Until the mid-2000s when the flood regulations and maps were updated, Eden had the oldest flood map in the country. There were many areas that Staff knew flooded on a regular basis but because the area did not show up on one of the flood maps, her department could not say a property was in a floodway. Ms. Stultz had written a pleading letter to Senator Richard Burr and he secured funding for new maps. Generating new maps had become much easier since then with modern technology.

Council Member Carter asked if the new maps would prohibit building in the areas.

Ms. Stultz replied not necessarily. The Federal Government set how to deal with construction in a flood zone. The City had to adopt the model ordinance that the government required or the owners of the property could not get flood insurance. Having the plan all in one place would help Staff know where all of the regulations were. They would be mapped to show people. Ms. Stultz explained the importance of the watershed regulation to the water supply in our community.

Council Member Ellis asked Ms. Stultz if there were enough people in her department to get started.

Ms. Stultz said she did need more staff but there were not funds in the budget. She would seek assistance from other department heads but the majority of work would fall on her department which is why it would take longer. The County was able to hire a consulting firm to update their unified ordinance and land use plan at a cost of over \$150,000. It would still take the County a couple of years as it would still be a lengthy process. They had considered asking the Strategic Planning Commission for funding to hire out some of the work.

Council Member Ellis asked if they would ask citizens for input as was done in the past.

Ms. Stultz said they would ask citizens during the land use plan update.

Council Member Epps asked Ms. Stultz if the changes would be put together in a unified development ordinance. He asked if that was something Council would see later.

Minutes of the regular April 16, 2019 meeting of the City Council, City of Eden:

Ms. Stultz replied yes, much later. Local Codes Administrator/GIS Analyst Debra Madison was taking the ordinances that they had and codifying them so that they matched. Ms. Stultz's plan was to take a section at a time and bring it to Council for approval with an effective date in the future. They would look at areas with inappropriate zoning applied to them. In 1979 when the ETJ was taken in, there was no professional planning staff and the City hired a consultant who basically applied a zoning district to whatever was on the ground in the ETJ. If they did not know, it was zoned R20. Unless they had public sewer, there was no way to put a house on an R20 lot in the ETJ. There were many of those things that needed to be changed. There were many O&I districts, created in the 1980s, that needed to be changed. She hoped to get more sophisticated buffer requirements. They wanted to be prepared for when development pressure got to the point that they would need to push back. They needed to be ready when the Mega Park kicked off so they were only taking things that were good for Eden.

Mayor Hall said they rarely went more than two meetings without some type of zoning request that required a change in the current document. In his work, he used other community's unified development ordinances often and it was much better to have everything in one plan. Eden was 50 years behind some places. It would take a long time to get it all together and that was the first step in the process.

A motion was made by Council Member Epps to initiate amendments to the City of Eden Land Use Plan and combine the Zoning, Subdivision, Flood Damage Prevention and Water Supply Watershed Regulations into a Unified Development Ordinance. Council Member Ellis seconded the motion. All members voted in favor of the motion. The motion carried.

b. Consideration of a Rockingham County Litter Prevention Advisory Committee appointee.

Mayor Hall explained the program was a partnership between Eden, other municipalities and Rockingham County in an effort to control the litter problem throughout the County. The County formed a committee with bylaws and regular meetings scheduled and called meetings to discuss special projects. A couple of public service announcements had been filmed to warn people not to litter. The County asked each municipality appoint a designee from their municipality. It had to be a citizen instead of an elected official. Mayor Hall recommended Mr. Hutchinson from the Community Appearance Commission be appointed.

Council Member Burnette said Mr. Hutchinson would be an excellent choice as he had done a great job on the Community Appearance Commission. He would nominate Mr. Hutchinson with the understanding that he would bring all of the information back to the City and helped implement it in the City as well.

A motion was made by Council Member Burnette for Michael Hutchinson to serve as the Eden City Council's appointee to the Rockingham County Litter Prevention Advisory Committee. Council Member Moore seconded the motion. All members voted in favor of the motion. The motion carried.

REPORTS FROM STAFF:

Minutes of the regular April 16, 2019 meeting of the City Council, City of Eden:

a. City Manager's Report.

Mr. Corcoran said each Council Member should have received a copy of the report. It was posted on the City's website the previous week and submitted to the Eden's Own Journal for publication. There were hard copies available for anyone wanting one. He would be happy to answer any questions.

City Manager's Report – April 2019

Proposed Budget for FY 2019-20

Copies of the proposed budget for FY 2019-20 (July 1, 2019 – June 30, 2020) were distributed to the Mayor and each member of City Council on Monday, April 8. A copy of the budget document is on file with the City Clerk and is available for public inspection during normal business hours from now until the May 21 public hearing.

The City Council will hold a budget work session on the proposed budget at the end of their regularly scheduled City Council meeting on Tuesday, April 16 at 6:00 p.m.

Executive Summary

- A. The combined budgets for fiscal year 2019-20 are balanced and equal \$32,816,800, which is a decrease of \$515,400 or 1.54% when compared to the current combined budgets at \$33,332,200.
- B. On February 23, 2019, the City Council met for its annual budget/planning retreat. According to the priorities submitted and discussed by the Mayor and members of City Council, the funding priority themes for FY 2019-20 include:
 - a. Economic and Tourism Development Initiatives
 - b. Parks & Recreation Initiatives
 - c. Infrastructure Improvement Initiatives
 - d. *Positively Eden* Strategic Plan Initiatives
 - e. Code Enforcement & Nuisance Abatement Initiatives

In addition to the funding priority themes, the City Council ranked their top four specific spending priorities for FY 2019-20 as follows:

- a. *Positively Eden* Strategic Plan
- b. Code Enforcement & Nuisance Abatement Issues
- c. Construction of Emergency Services Fire Training Facility
- d. Replacement of 1972 Boiler at Eden Municipal Building

Funding to some degree or another for each of these identified and discussed priority themes and spending priorities has been included in the budget as submitted. City Council also requested that staff proceed with finalizing plans for the construction of a shell

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building for industrial recruitment efforts and implementation of a water pressure improvement grant for citizens meeting specific criteria related to low water pressure. Staff will address both of these measures as we move into the fiscal year.

- C. The budget **does not** increase the current tax rate of \$0.609 per \$100 assessed property valuation. A comparison of the existing tax rates currently being charged by surrounding governmental entities is as follows:

Eden	\$ 0.609	Rockingham County	\$ 0.696
Madison	\$ 0.73	Stoneville	\$ 0.69
Mayodan	\$ 0.63	Wentworth	Not Applicable
Reidsville	\$ 0.74		

- D. The budget **does not** increase the water rates, sewer rates or monthly residential solid waste fee.
- E. The budget **does not** increase the motor vehicle license fee of \$15.00 per licensed vehicle.
- F. The budget includes a flat \$500 increase in compensation for all full-time employees. Additional compensation ranging from \$0 (0-4 years of service) to \$1,000 (30+ years of service) based on an employee's length of service to the City is also included. The total cost for both of these measures combined is consistent with the 1.9% increase in the Consumer Price Index for 2018.
- G. The budget includes funding for 180 full-time positions. This is a reduction of one full-time position when compared to the current FY 2018-19, a reduction of four full-time positions since October 2015 and a reduction of twenty-three full-time positions since FY 1995-96.
- H. The budget includes \$1,000,000 in contingency funds (General Fund \$500,000 and Water & Sewer Fund \$500,000) for unanticipated expenditures and/or unforeseen declines in revenue.
- I. The FY 2019-20 spending plan includes the allocation of \$2,000,000 in available fund balances (General Fund \$500,000 and Water & Sewer Fund \$1,500,000). A significant portion (\$1,000,000) of the fund balance from the Water & Sewer Fund is the result of excess leachate revenues that have been and will continue to be received from Duke Energy during the current 2018-19 fiscal year.
- J. During the next three years, we will be undertaking a significant amount of water and sewer infrastructure work. It is projected that we will be spending more than **\$40,000,000** in just the next three years for work associated with the EPA Administrative Order of Consent (AOC), the Mega Park Waterline Extension Project, and improvements at our Water Filtration Plant, Wastewater Treatment Plant as well as our distribution and collection system.

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K. A lump sum allocation of \$300,000 for additional undesignated initiatives related to the continued implementation of the *Positively Eden* Strategic Plan is included in the budget.

L. Funding is included for the following items:

- \$3,955,900 for capital outlay items – several of which, are related to the *Positively Eden* Strategic Plan:

General Fund – \$1,648,900

Powell Bill/Street Resurfacing Account – \$467,500

Water & Sewer Fund – \$1,839,500

- \$1,788,200 in loan proceeds for eleven different items/initiatives.

- \$2,991,500 for debt service payments:

General Fund – \$919,600

Water & Sewer Fund – \$2,071,900

- \$1,068,000 in revenue from the following grants to help fund various projects and initiatives:

1. Rockingham County Aging, Disability & Transit Services (RCATS) Grant for the Skat Bus Operations – \$ 64,900

2. Community Oriented Policing Services Grant – \$ 83,100

3. North Carolina Commerce Rural Infrastructure Authority Grant – \$920,000

- \$160,000 for code enforcement efforts including demolitions and nuisance abatements.

- \$62,300 in funding to continue supporting a number of community-wide organizations.

M. A reappraisal of real property was completed by Rockingham County during 2018. The combined actual values for real property, personal property and public utility for 2018 equaled a value of \$910,328,571. As of April 3, 2019, the estimated post-reappraisal combined actual values for real property, personal property and public utility for 2019 equaled a value of \$901,071,375. This is a reduction of \$9,257,196 or approximately 1.02%. According to North Carolina General Statute (NCGS) 159-11(e) “*the revenue-neutral property tax rate is the rate that is estimated to produce revenue for the next fiscal year equal to the revenue that would have been produced for the next fiscal year by the current tax rate if no reappraisal had occurred*”. This general statute also provides instruction on how the rate is to be calculated. Based on the preliminary information

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highlighted above, the estimated revenue-neutral property tax rate for 2019 equals \$0.617. This is an increase of \$0.008 from the current tax rate of \$0.609.

However, additional loss in value (leading to an even higher revenue-neutral tax rate) could be realized due to appeals and corrections made during the ongoing appeal period of the revaluation. In addition, there are many unanswered questions related to business personal property values and various industries. Due to the nature of the appeals process currently underway, the total tax base as a result of the reappraisal process is not firmly known. As we have seen, some appeals take a significant amount of time to be resolved. For example, the 2017 appeals from MillerCoors is still pending and SGRTEX, which is presently under receivership, has requested an extension to list.

Despite the outcome of the appeals and adjustment process, the budget as submitted maintains our existing tax rate of \$0.609 per \$100 assessed property valuation (currently the lowest in Rockingham County) for FY 2019-20. We believe it is best to wait at least a year to see what the true outcome of this reappraisal and appeals process is on the tax values and revenues for the City.

Please refer to the Budget Message for comprehensive information concerning the FY 2019-20 budget. A copy of the complete 58-page budget message can be found on the City's web page in the document center for your review and information. It can be accessed directly via this link: <https://www.edennc.us/DocumentCenter/Index/987>. A public hearing and adoption of the FY 2019-20 budget will be held during the City Council's regular meeting on May 21 at 6:00 p.m.

Drop Port Sites Eliminated & Recycling Center Hours of Operation Expanded

Effective June 1, 2019, all six of the recycling drop port sites located throughout the city will be closed and all recyclables can be dropped off at our recycling center that is located at 123 Mebane Bridge road. The recyclables allowed consist of the following: plastic containers, mixed paper, used oil, batteries, cardboard, aluminum cans and tin cans. We DO NOT accept tires.

Our Mebane Bridge site is currently being renovated to better handle the recycling material and ease of access. In addition, the site will have longer hours of operation. As of June 1, 2019, the recycling center will be open from 9:00 a.m. to 6:00 p.m. Tuesday thru Sunday. The facility will be closed on Mondays and will be closed in observance of 11 holidays throughout the course of the year.

According to the NC Department of Environmental Quality, the City of Eden is only allowed to accept recycling material from Eden residents. As such, we will be furnishing a vehicle sticker to Eden residents the first time they visit the site to drop off their recyclables. Once residency has been verified, a sticker will be given to the resident. The sticker must be displayed in the right rear of their vehicle. Each sticker will be numbered and assigned to that vehicle only. If a resident needs more than one sticker, for other vehicles they own, that vehicle must be driven to the site on a subsequent visit to the recycling center in order to be registered to receive a recycling sticker.

Anyone caught dumping at the drop port sites after the drop port sites have been closed is susceptible to being charged for illegal dumping. For additional questions regarding any of these

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issues, please call 336-627-7781 ext. 103 or email Dusty Curry, Superintendent of Solid Waste at dcurry@edennc.us.

Eden Youth Council

Are you ready to serve? The City is currently accepting applications for the 2019-20 City of Eden Youth Council. Membership is open to individuals who live in the Morehead High School Attendance Zone (MHS, college, homeschool or private school students) and are between the ages of 14 and 20.

What can you expect?

- Service opportunities
- Develop leadership and professional skills
- Networking with civic leaders
- Coordinate opportunities for Eden youth
- Great experience to list on resumes and college applications

If you are interested in applying, you can get your application at Eden City Hall - Administration, or Morehead High School Student Affairs Office. For additional information, please contact Jennifer Woods at jwoods@edennc.us.

School & Community Team Up to Clean Up Event @ Morehead High School

Seventy-Five (75) city employees joined forces with students, faculty and other school and community members and representatives to help clean up Morehead High School. The event was on Saturday, March 30 from 9:00 a.m. to 1:00 p.m. The day was a HUGE success. Thank you again to everyone that participated!

City of Eden – Morehead High School Partnership – Student/Employee Shadow Day

Several Morehead High School students shadowed employees with the City of Eden on Thursday, March 28. They spent the entire school day with us learning about various jobs they were interested in learning more about, as well as the operations of the City in general. This partnership between the City and Morehead High School is one of the results from the *Positively Eden* Strategic Plan. The City and Morehead High School will collaborate for additional shadow days on Thursday, April 18 and Thursday, May 23.

EPA Administrative Order of Consent

From 1987 – 2001, Eden averaged 2,028,819 gallons in sanitary sewer overflows (SSOs) on an annual basis. Despite being blessed with an abundance of water and sewer using industries that generated significant water and sewer revenue the city did not use that time to make a significant investment towards addressing its on-going problems associated with inflow/infiltration (I/I) and the SSOs.

Since 2001, the city has spent over \$46,161,593 (through March 31, 2019) on improvements to our sewer collection system related to battling inflow/infiltration (I/I) and reducing our problems with SSOs.

City of Eden, N.C.

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Despite our extensive investment and work, the Environmental Protection Agency (EPA) does not tolerate ANY wastewater overflows. They have a zero tolerance policy, despite it being nearly impossible to stop all wastewater overflows when you have sudden and significant rainfall. The city is at the mercy of this federal agency. If it does not comply with this unfunded mandate, the city risks daily fines of up to \$37,500 for each violation as well as possible criminal penalties.

In early 2017, the EPA approved a remediation plan submitted by the City and on March 18, 2017; the clock began on the five-year implementation period for fulfilling our mandated obligations in relation to the EPA Administrative Order of Consent (AOC). The EPA AOC must be completed by April 21, 2022.

On March 21, 2017, City Council approved the creation of a Capital Project Fund for the EPA AOC Sewer Project in the amount of \$33,725,600. It was noted that prior to March 2017, a total of \$15,391,673 had already been spent on this unfunded federal mandate. At that point, in time, the funding to date included:

- 0% and low interest loans \$10,961,507
- Principal forgiveness loans \$ 4,034,000
- Eden pay-as-you-go funding \$ 396,166
- Total \$15,391,673

It was also noted that the remaining work had a projected cost of \$33,725,600 at that point in time, and thanks to the NC Connect Bond, funding for the remainder of this work would come from the following:

- NC Connect Bond Grant \$16,666,000
- NC Connect Bond Loan @ 0% \$15,000,000
- Eden pay-as-you-go funding \$ 2,059,600
- Total \$33,725,600

The City Council voted to transfer \$2,059,600 to this newly created capital project fund in March 2017. An additional \$1,000,000 was allocated in FY 2017-18. Since the inception of this capital project fund in 2017, the “Total Expenditures” for this project as of June 30, 2018 equaled \$2,201,647. The Fund Balance in this fund on June 30, 2018 was \$857,953.

The tentative projected schedule of construction for the remaining EPA AOC Projects (10 phases in remediation plan) moving forward is as follows:

<u>Task</u>	<u>Project Date</u>
Bid/Design Package Approvals	January 2019 – May 2019
Advertise, Receive Bids, Submit Bids	March 2019 – September 2019
Authorization to Award Bids	March 2019 – October 2019
Notice to Proceed	July 2019 – November 2019

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Construction Completion	September 2021 – December 2021
Project Closeout and Completion	Before April 22, 2022

Mega Park Waterline Extension Project

On March 21, 2017, City Council approved the creation of the Mega Park Waterline Capital Project Fund in the amount of \$18,489,600. On November 20, 2018, the City Council approved an amendment to the amounts previously authorized on March 21, 2017. Due to a reduction in the size of the proposed waterline (30-inch to 20-inch water line that will supply a predicted water demand of 6-7 million gallons per day) and additional grants that have now been awarded, the projected cost and funding sources for this project have changed as follows:

Revised Estimated Project Cost as of November 2018: \$7,072,900

Projected Funding Sources as of November 2018:

Drinking Water Reserve Grant	\$1,018,225
Economic Development Administration (EDA) Grant	\$2,000,000
NC General Assembly Legislative Grant	\$1,000,000
Loan @ 0% Interest	\$3,000,000
Loan @ 1.53% (maximum rate)	<u>\$ 54,675</u>
Total	\$7,072,900

The City Council voted to transfer \$500,000 to this newly created capital project fund in March 2017. Since the inception of this capital project fund, the “Total Expenditures” for this project as of June 30, 2018 equaled \$133,951. The Fund Balance in this fund on June 30, 2018 was \$366,049.

The tentative projected schedule of construction for the Mega Park Waterline Extension Project moving forward is as follows:

<u>Task</u>	<u>Project Date</u>
Advertise, Receive Bids, Submit Bids	March 2019
Authorization to Award Bids	May 2019
Notice to Proceed	June 2019
Project Closeout and Completion	January 2021

EPA Administrative Order of Consent & Mega Park Waterline Extension Project – Financing Plan of Action

The combined projected total cost for the EPA Administrative Order of Consent (AOC) Sewer Capital Project and the Mega Park Waterline Capital Project is \$56,190,173. A total of \$15,391,673 had been spent prior to March 2017 leaving a combined remaining total cost of \$40,798,500. We are pleased that:

\$20,684,225 (approximately 50.70%) = grants
 \$18,000,000 (approximately 44.12%) = 0% loans

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\$ 54,675 (approximately 0.13%) = max interest rate of 1.53% loan

This leaves a balance of \$2,059,600 or approximately 5.05% to be funded from the Water and Sewer Fund.

We currently make a combined principal/interest payment of \$1,251,000 on \$14,375,755 in loans that were taken out during 2007 and 2008 with an average interest rate of 3.73%. These loans will be paid in full at the conclusion of FY 2021-22. One of the funding strategies we identified previously and intend to pursue, is to roll-over this existing \$1,251,000 in debt service payments that is already built into our existing rate structure, and will become available for re-appropriation in FY 2022-23. These funds will be more than sufficient to cover the \$903,194 in future debt service payments for the 20-year loans associated with the EPA Administrative Order of Consent (AOC) and the Mega Park Waterline Extension Project.

Waste Management Plans to Cease Offering Curbside Recycling

We recently received notification that Waste Management plans to cease offering curbside recycling in both Eden and Reidsville at the end of June. This will directly affect those citizens who voluntarily signed up for the service and have been paying the associated collection cost. Waste Management currently offers the curbside recycling service as a component of their current franchise agreement with Rockingham County. According to a representative with Waste Management, Eden currently has 371 homes participating in the bi-weekly voluntary curbside recycling program at a current rate of \$3.93 per month. According to our Billing and Collections Division, there are an approximate 5,914 residential solid waste customers in Eden. The 371 homes participating in the current program represent approximately 6.27% of our total residential solid waste customers.

According to Waste Management, the recycling market is at a very low point right now and the current contract is no longer sustainable. They informed us they are losing money every day at \$3.93 per home. They wrote, *“As you can imagine, it would be approximately \$9.00 per home or more for MSW (Municipal Solid Waste) collection. As stated, the only difference now for recycling is that it costs even more to service”*. They went on to state, *“basically, recycling routes utilize the same truck cost, driver cost and now a higher end cost due to processing and a lack of marketing potential. Reports are the markets are only going to get worse when China stops receiving any recycling from the USA. It is mainstream thought this will occur by early next year”*. Finally, they note, *“The issue is recycling processing now costs over 2 ½ times that of MSW LF (linear foot) tonnage rates”*.

Fortunately, the City of Eden has its recycling center that is located at 123 Mebane Bridge road that will accept recyclable materials for all Eden residents who would like to continue recycling moving forward.

Economic & Tourism Development

SGRTex

A national company will complete its due diligence of this facility by April 11. A decision on the purchase will come soon thereafter.

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Industry Expansions

It is likely that two existing Eden industries will expand in 2019. This will create up to 40 jobs. More information will be released as these expansions progress.

Employment Opportunities

Gildan Activewear of Eden needs 30 employees immediately. KDH Defense Systems is also hiring at this time. For more information on Gildan, contact Ameristaff, located at 302-D North Pierce St, Eden, NC, at 336- 623-6252. For KDH Defense Systems visit their operation at 750-A Fieldcrest Road or send your resume and cover letter to nshreve@kdtech.net . Commercial opportunities include Hampton Inn, Papa John’s, and Sheetz. Visit their locations for more information.

UNC Family Practice of Eden—Two New Practitioners

Two new practitioners are accepting patients at UNC Family Practice of Eden. Dr. Alethea Barrino, a graduate of Winston Salem State University, attended medical school at East Carolina University and did her residency in family practice at the University of Mississippi Medical Center. As a family practice physician, she enjoys working with hypertension, diabetes, hyperlipidemia, women’s health, and always places an emphasis on preventive medicine.

Since age 12, Dr. Barrino has known that she wanted to work with people, serving in a community where she can make a difference in peoples’ lives. Becoming a physician has helped her achieve that dream. “My approach to patient care is to treat everyone as an individual; no one patient is identical to another,” she says. “Treat every patient like they are your own family member, with patience, compassion and empathy.”

Britney Joyce is a Nurse Practitioner who grew up in the Western area of Rockingham County. After finishing high school, she worked as a certified nursing assistant. She earned a Bachelor of Science Degree in biology from UNC-Greensboro, and then went on to earn a BSRN from Winston Salem State University. Her goal was to become a nurse practitioner. In 2018, she achieved that goal by earning a Masters’ Degree from South University, graduating Summa Cum Laude.

Britney enjoys helping patients manage chronic conditions, treating acute conditions and promoting health with a focus on holistic care. “I have been taught from a young age to go above and beyond for every patient, exceeding their needs and providing quality care,” she says. UNC Family Practice of Eden is located at 515 Thompson Street, Eden. Phone (336) 627-5178 to make an appointment or to get more information.

UNC Cancer Care at Rockingham—Open to serve you.

UNC Cancer Care at Rockingham, a service of UNC hospitals, formerly known as The Smith McMichael Cancer Center, is located on the campus of UNC Rockingham Health Care. They provide care to residents of Rockingham, Guilford, Caswell, Pittsylvania and Henry Counties. With an Oncology Nurse Navigator on staff, patients have a resource to help them understand their diagnoses, respond to their questions and concerns and serve as a liaison to coordinate care. Many additional services are offered at neighboring UNC Rockingham Health Care. The ability to receive care locally is a convenience and a comfort to patients and their families. They offer radiation oncology including 3-Dimensional Conformal Radiation Therapy, Intensity Modulated

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Radiation Therapy (IMRT), Image Guided Radiation Therapy (IGRT) and Electron Beam Therapy. They also offer Oncology Navigation Services, laboratory services, nutritional support, patient education and financial consultation.

They are located at 516 S. Van Buren Road. Hours are 8:00am-4:30pm Monday-Thursday and 8:00am-3:30pm Friday. Call 336-623-9713 for more information.

Once Upon a Time Fairytale Parties

The Opening Celebration of this business took place on Monday, April 1. Owner Kaitlin Harris conducts Fairytale parties with her characters. She is an enterprising young woman helping to make your child's birthday party special. She is located at 428 B, King's Highway in Eden. Call 336-520-7020 or 336-520-0381 for more information.

WickEd Chikz Design

An Opening Celebration took place on Friday, April 5 at this 602 N. Bridge Street location. WickEd Chickz is owned by Angela Crawford. It offers step-by-step paintings, home decor, wood crafts and more. They also have a little art studio that sells items. Call 336-932-1318 for more information.

The Clock Doc

Eden's only watch/clock repair shop is located at 350-B W. King's Highway. Owner Kevin Webb has done watch/clock repair since 1993. Rolex, divers, chronographs, pocket watches, grandfather, tube chime, cuckoo, ships clocks, & instrumentation are included in his services. On March 10, they reminded customers that they are 3-4 months backlogged on their workload. If you have a clock or watch that needs to be repaired, do not delay in getting it to The Clock Doc, especially if you want it for a Christmas present. The store can be reached at 336-627-3750.

Small Pleasures Gift Shop at UNC Rockingham Healthcare

This gift shop is open Monday-Friday 9:00 a.m. to 5:00 p.m. in the lobby of UNC Rockingham Healthcare. If you are looking for a party gift or something special for your friends or family, stop by to see what they have to offer. UNC Rockingham Healthcare is located at 117 E. King's Hwy in Eden.

Matrimony Creek Nature Trail

The City is considering purchasing property adjacent to the Matrimony Creek Nature. This property will create a recreation area and provide a beautiful view of the trail. A grant will be pursued in May of 2019 to help pay for property improvements.

National Parks Service Historic Preservation Sub Grant

Staff has been working on a grant application that could award up to \$750,000 for Eden historic properties. Those included in the grant were two historic Washington Street properties, the Nantucket Mill, and Spray Cotton Mill. The City would divide the funding up to assist all four buildings. The City will know in the fall of 2019 if the grant application has been approved.

Bridge Street Parking Lot

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Eden City Public Works has removed debris that remained from 622 and 618 Washington Street construction. The dedication sign has returned from the printer and will be mounted to a decorative pole. Concrete pads for benches and landscaping will exhaust remaining grant funding from the Home Savings Endowment.

Fieldcrest Public Space

The fabrication of the corrugated sliding metal doors is nearly complete and we expect the electrical work to be completed in the near future.

Eden Downtown Development Inc.

The board of directors met April 8 for the EDDI annual meeting. Attendees of the NC Main Street conference gave feedback to the group on what they learned that could help the downtown of Eden. An update from the county's Economic Development Small Business Manager, Adam Mark, was given for the Rockingham Economic Alliance Program and the Rockingham Community College's role in the program. A resolution to urge the President of the United States and US Congress to continue the Federal Historic Tax Credit Program was passed. New transformative downtown economic development strategies were developed that are based on the Main Street America model applying the four-point approach to downtown revitalization: Organization, Promotion, Design and Economic Vitality. This plan was designed to achieve measurable results. Faye and Terry Shelton represented Eden as our Main Street Champions for their extensive work at Five Star Realty. Congratulations to Faye and Terry!

Washington Street

The owner of the former Buick dealership building has completed placing four black metal awnings on Patrick Street for four new store fronts. He is on track to begin building out the restaurant this month. The theme of the restaurant will embrace its rich history as the Hampton Buggy Company. The owner of the former Belk and Leaksville Hardware building plans to start construction for his microbrewery the second week of April and is still on pace for the end of summer completion date.

Olde Leaksville Merchants Association

The merchants held their first meeting of the year Tuesday, April 9. Items for discussion included new upstairs residential apartments and new construction projects. A calendar of events will need to be scheduled. Several new business projects were discussed.

Draper Merchants Association and Draper MSD

The Draper merchants met to plan upcoming events. The Draper Raceway Racers Reunion will be held June 22, Shaggin' on Fieldcrest July 20, and the annual Christmas tree lighting December 3. The Draper Municipal Service District members met to discuss Christmas light replacement. The group voted to continue to use the current trumpeting Angels, but replace all incandescent bulbs with new LED sun warm bulbs.

NC Main Street Site Visit

Sherry B. Adams, Coordinator, Downtown Programming & Technical Assistance of the NC Main Street & Rural Planning Center performed a site visit to review our 2018 Main Street Assessment. This formal review affirmed our 2019 Accreditation.

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Henry Street Mural Update

The City Council approved \$20,000 from monies set aside in the 2018-19 budget from the *Positively Eden* Strategic Plan to fund a new mural. Artist Brandon Hardison has started working with a concept that embraces the natural beauty of Eden and our network of trails and rivers. He plans to use ‘Polaroid’ type painting within the mural and logo images surrounding the main artwork. The initial design has been modified to include more color and to embrace work from the recent branding study as well as a look to the future of Eden.

Oink & Ale

We hope everyone will join us at our Oink & Ale event set for Saturday, May 11 from 6:00 p.m. to 9:00 p.m. in Downtown Eden along Monroe Street. Our brewers will include:

- Two Witches Winery & Brewing Co.
- Reynolds Brewery
- Mountain Valley Brewing
- Natty Greenes Brewing Company
- Eden Rotary Beer Garden

Food will be provided by: That Little Pork Shop and Tim Biggs Barbecue. We will also have the Kona Ice Truck and a lemonade stand. Music will be provided by On The Border – The Ultimate Eagles Tribute Band. In addition, we will have games, photo opportunities and lots of FUN! See you there!

Grown & Gathered – Update

Eden Tourism Development invites you to join us for the Spring Grown & Gathered Dinner on Thursday, May 23 at 7:00 p.m. at the Spray Mercantile along the Canal in the Spray Historic District. A seasoned chef will be preparing a mouth-watering menu based on local ingredients. Come enjoy Eden’s hospitality at its best at our premier Farm-to-Fork event. Tickets are \$50 per person or \$90 per couple. This includes dinner, drinks and a commemorative glass. Call 552-6132 or 344-5539 for tickets. Get them early because we are only selling 100 tickets.

Pottery Festival – Update

Our 17th Annual Piedmont Pottery Festival will be held Saturday, June 1 from 9:00 a.m. to 4:00 p.m. We have a new venue this year – FIRST PRESBYTERIAN CHURCH located at 582 Southwood Drive (behind Walmart). We will have more than 50 potters from all over the state of North Carolina and southern Virginia who will be displaying their beautiful creations. There will be pottery door prizes being given away all day. Don’t miss it!

Sunflower Field on the Smith River Greenway

Our 2- acre sunflower field on the Smith River Greenway will be planted mid to late April. Blooms will appear 60 to 90 days later. Standard varieties will grow about 6 feet with smaller varieties along the border. Stay tuned for more exciting updates!

Canadian Golfers

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Our Canadian Golfer friends will be playing golf in Eden and all over the region April 13-20. They stay at the Hampton Inn all week and will be golfing, dining and shopping here in Eden! This is the groups 20th year visiting!

Newsletter

You can get information about upcoming local events by email through our monthly Explore Downtown newsletter. If you want to subscribe, please send your email address to godowntown@edennc.us

Engineering

Street Resurfacing Projects:

Subcontractors for Waugh Asphalt, Inc. started construction on the FY 2018-19 Street Resurfacing Contract, No. 2 on Thursday, March 28. Delta Contracting completed the asphalt milling on Norman Drive, Smith Street, Highland Park Drive, Seymour Court, Greenwood Street, Thomas Street, Davis Street and City Hall Drive. Boone Masonry adjusted 39 manholes and 24 water valves on the streets scheduled to be resurfaced. The paving crew was scheduled to start resurfacing on Friday, April 5 but were delayed due to rain. They are hoping to get started later this week if the rain moves out.

NCDOT State Resurfacing Schedule:

Contractors are slowly making progress on NCDOT's annual resurfacing schedule due to wet weather. Crews are currently working in the Wentworth area. They hope to be moving into the Eden area sometime in the next few weeks.

Waterline Replacement Projects Update

After dealing with damage to an unmarked gas service line, the crew from Joyce Backhoe Service Inc. was able to install the last forty feet of 6-inch diameter ductile iron water main along the south side of Morehead Street on March 13. The new main passed the hydrostatic pressure test the next day without any problems. The bacteriological analysis report for two samples was received on March 21 indicating no issues. The last new water tap was completed on April 3, with the old 2-inch diameter galvanized water main cut and capped shortly afterwards. A paving subcontractor is scheduled to be on site during the week of April 15 to make repairs to the pavement cuts between Glovenia Street and Hollingsworth Street.

A crew from City's Plumbing and Pools, Inc. was able to install a tapping sleeve and valve assembly on the existing 6-inch ductile iron water main in W. Moore Street on March 15. After making the wet tap, the crew installed the last two sections of pipe for the Jackson Street waterline replacement project, along with a 45-degree bend. Trial pressure testing indicated a problem in one section of the new main. Installation of a bell repair clamp near station 2+75 on March 20 and additional trial pressure testing the next day allowed the scheduling of a representative from Alley, Williams, Carmen and King to be on site March 22 to witness the hydrostatic pressure test that passed without any problems. After receiving final approval of the project from the Public Water Supply Section, crews starting making new water taps for customers on April 3. As of April 9, the crew has four more customers that need to be connected to the new water main, with six new water taps completed.

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Joyce Backhoe Service Inc. has submitted all the required bonds and agreements for the West Avenue waterline replacement project as of April 8. The start of the installation work near and south of Central Avenue will begin after the crew completes a water main project elsewhere in the county near a school. This project will eliminate a 2-inch galvanized water main currently serving ten houses. Additional fire protection will be provided by installing a hydrant at the end of the proposed 6-inch diameter water main.

Municipal Services

Code Red Notification System

The City of Eden has a Code Red Notification System to help make residents aware of changes to garbage collection due to weather or holiday closings, missing persons and any road closures. The system is also used for other public service and emergency related announcements. If you are not receiving the notifications and are interested in being included, please contact Georgette Spence at 336-623-2110 option 3 and have your name and number(s) added to the Code Red notification list. If you are an Eden resident, there is no cost to receive these notifications.

Reminder: Solid Waste Ordinance 12-31: Placement of Roll-Out Containers; Collection Schedule; Removal from Street Right-Of-Way After Emptying

According to the Solid Waste ordinance 12-31: placement of roll-out containers; collection schedule; removal from street right-of-way after emptying:

- a. As used in this section, CONTAINERS shall mean those roll out refuse containers owned by the city that have been distributed to any person, firm or corporation in the city.
- b. It shall be unlawful to:
 1. Place a container within the public right of way at any site other than the site designated by the city;
 2. Place a container within the public right of way prior to 24 hours before the day of collection;
 3. Place a container within the public right of way after 7:00 a.m. on the day the container is scheduled to be emptied;
 4. Fail to remove the rollout container at a residential location from the public right of way within 24 hours following the date the container was scheduled to be emptied;
 5. To place a container at the curb for pickup, with a lid opening and failing to close with a gap of more than six inches;
 6. To place a container in such a fashion that it cannot be serviced, due to obstruction by objects.

We wanted to share this reminder for everyone's information and use. Thank you in advance for your assistance with compliance.

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Parks & Recreation

Community Accents Program & Parks & Recreation Radio Program

Staff participated in the Community Accents Program with WLOE (Wonderful Land of Eden) radio on April 12 and will be participating in the same program on May 10. In addition, staff participated in the Parks & Recreation Radio Program with WLOE on March 27 and will be participating in the same program again on April 24 to update the public on our recreational program offerings during the months of April, May and June. We remain involved in these community outreach efforts in an effort to update residents about the programs being offered by our Parks & Recreation Department.

Be Healthy Rockingham County

Staff continues to be involved with Be Healthy Rockingham County initiative. They attended the Be Healthy Rockingham County meeting on April 10 and will attend the May 8 meeting as well.

Freedom Park Splash Pad & Bathhouse Update

VORTEX continues the construction of the Freedom Park Splash Pad. The concrete area for the Splash Pad features was poured on March 12. The remaining concrete for the facility with the exception of a 10' area from the Splash Pad to the Bath House was poured on March 23. Some of the splash pad features have been installed and the remaining features will be installed during the course of the next two months. Construction on the Splash Pad should be completed by May 30 weather permitting.

Cirrus Construction continues their work on the Splash Pad Bath House. They will be pouring footings and starting the foundation and block work in the coming weeks. The wet weather continues to prohibit work from being done and the completion date is now scheduled for June 23. However, Cirrus Construction has informed us they are hoping to complete the project before this date if the weather cooperates.

Softball Tournaments @ Freedom Park

There is a USSSA Softball Tournament at Freedom Park April 20 – 21. In addition, there is a Got Game Tournament April 27 – 28, a Top Gun Tournament May 11 – 12, and a Got Game Tournament May 18 – 19.

Senior Games

The Senior Games for Rockingham County will begin on April 16 and run through May 18 at various locations throughout Rockingham County. For additional information, please contact Georgette Spence at gspence@edennc.us.

Upcoming Events

- April 20 City-wide Easter Egg Hunt will take place at Freedom Park
- April 27 Concert in the Park/Cruise-In will take place at Freedom Park
- May 3 – 4 Relay for Life will take place at Freedom Park
- May 3 – 4 Eden Youth Council Kickball Tournament will take place at Freedom Park

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- May 4 Eden Youth Fishing Derby will take place at Fireman's Hut
- May 11 FunFest 2019 will take place at Freedom Park

For additional information about any of these upcoming events, please contact Georgette Spence at gspence@edennc.us.

Repaving Projects – Update

The walking tracks at the Mill Avenue Recreation Center and Bridge Street Recreation Center will be repaved prior to the end of June. In addition, the parking lot at the Leaksville Landing will be paved prior to the end of May.

Planning & Inspections

Code Enforcement

52 notices have been mailed by certified mail and first class mail that affect the following number of properties: 4 for junk cars, 7 for junk storage and junk cars, 15 for junk storage, 5 for violation of Minimum Housing Standards and 6 for violation of Non-Residential Maintenance Standards.

Collections

\$400.00 has been received as payments on code enforcement fees. In addition, we received \$2,164.16 from the Rockingham County Tax Department as payments on amounts being collected with the property taxes.

GIS

We have provided maps for Economic Development projects as requested. Water data required to be reported to the State of North Carolina is now being required in GIS format so we assisted staff in submitting the data in the requested format.

Board of Adjustment

The Board denied the request for the special use permit for a firearms training facility and gun range.

Community Appearance Commission

The Community Appearance Commission sponsored a citywide cleanup day on April 6. They also participated in the School and Community Team Up to Clean Up event at Morehead High School on March 30.

Zoning Text Amendment

Staff has prepared a case report for a text amendment to allow truck driver training schools in the BSC (Business-Shopping Center) district. The Planning Board amended this request and recommended approval by the City Council.

Historic Revitalization Subgrant Program

On Monday March 25, staff received information about the Historic Revitalization Subgrant Program. It is an entirely new grant and specifically designed to assist communities like ours. It

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is unusual in that we had to come up with a list of potential properties and get consent from the property owners. If approved we can receive up to \$750,000. The properties on our list are 624 Washington Street, The Central Hotel, The Nantucket Mill and the Spray Cotton Mill Complex. We submitted our application on March 30.

Ashton Way Apartments

Ashton Way Apartments have received their certificate of occupancy.

1220 Front Street

The owner of 1220 Front Street was found guilty of violating our Nuisance Ordinance. She received six months of probation, has to pay all court costs, has to pay all of the funds she owes the City by June 25 and must complete 24 hours community service by the same date.

Local Landmark Request

Staff received an application for local landmark designation for Rivermont, located at 351 W. Meadow Rd.

Zoning Sign Ordinance Revisions

Staff prepared a case report and Power Point presentation for the Planning Commission to explain proposed revisions in our sign ordinance. The report will be finalized and presented to the Planning Commission in April.

Stadium Drive Sidewalk

Staff continues to complete the preliminary work for this project with NCDOT. We are very close to seeking engineering firms for the design.

Police

Junior Achievement Program

The Eden Police Department is participating in the Junior Achievement Program, for the second year, at Central Elementary. Junior Achievement helps students realize that the education they are getting today will help them to have a bright future tomorrow. Sergeant David Stepps and Lieutenant David Lamberth have been leading the classes at Central that will wrap-up later this month.

Municipal & County Administration Academy Graduation

Deputy Chief Clint Simpson will be graduating from the Municipal & County Administration Academy offered at UNC-Chapel Hill each month since the fall of 2018. Congratulations to Deputy Chief Simpson on this achievement!

Posting of Outstanding Warrants on Eden Police Department Facebook Page

In January 2019, we implemented a new power point presentation (video) for individuals with outstanding warrants. This power point presentation is currently being utilized on our Eden Police Department Facebook page every three to four weeks. The slide show highlights individuals with outstanding warrants to include a photo, name, and current outstanding charges.

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We encourage our residents to visit the Eden Police Departments Facebook page to view the individuals with outstanding warrants. Anyone having information is asked to call the Eden Police Department at 336-623-9755 or Rockingham County Crimestoppers at 336-349-9683.

Stand Against Litter

On March 19, the Eden Police Department posted a Public Service Announcement on the Eden Police Department’s Facebook page asking citizens to Stand Against Litter as part of the county wide campaign to aggressively enforce littering and illegal dumping violations. The PSA has been viewed more than 9,000 times and shared 57 times.

CONSENT AGENDA:

- a. Approval and adoption of the March 19, 2019 minutes.
- b. Approval to call a Public Hearing to consider the FY 2019-2020 Budget on May 21, 2019.
- c. Approval and adoption of a Resolution declaring surplus equipment.

Mr. Dishmon said the listed items had reached end of life or were in need of parts that exceeded the cost of replacement of the item. He requested they be declared surplus and sold at auction on govdeals.com after April 22, 2019. All items won were “as is/where is.”

2019 SURPLUS VEHICLES & EQUIPMENT			
MAKE/MODEL	YEAR	VIN NUMBER	CONDITION
FORD F800	1993	1FDYK84E5PVA11084	POOR
INTERNATIONAL TK	2000	1HTSCAAN9YH323950	POOR
CHEVY TRUCK	1987	1GCEV24K6HF372515	POOR
DODGE CHARGER	2008	2B3KA43H18H206015	POOR
DODGE CHARGER	2008	2B3KA43H28H138615	POOR
DODGE CHARGER	2008	2B3KA43H98H149305	POOR
SEWER RODDER	1992	92940530	POOR
TRANSFER STATION PUMP AND MOTOR			POOR
SERVICE BODY FROM 2W	1992		POOR
3 POINT HITCH ROAD BROOM	1998	698-1532	POOR
BACKHOE FORD	1996	031001238	POOR
BACKHOE JOHN DEERE	2000	031026079	POOR
SEWER VAC FORD	2000	2FZNAJBB2YAGO8728	POOR

RESOLUTION AUTHORIZING THE DISPOSAL OF PERSONAL PROPERTY BY PUBLIC AUCTION

WHEREAS, the City of Eden owns certain surplus equipment and property listed below in Exhibit A and hereinafter referred to as “the property”; and

WHEREAS, the City of Eden desires to dispose of the property by public auction as authorized by North Carolina General Statute §160A-270; and

City of Eden, N.C.

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WHEREAS, pursuant to North Carolina General Statute §160A-270 (c), the City Council must authorize the use of the public electronic auction service and the means of publication; and

WHEREAS, the property will be sold at a public electronic auction to the highest bidder excepting any reserve placed on the property. The property will be listed at www.govdeals.com starting on April 22, 2019 at 8:00 a.m. and will be posted continuously until it is sold; and

WHEREAS, The City desires to publish this notice solely by electronic means via the City of Eden website; and

WHEREAS, Paul Dishmon, Public Works Director, is an appropriate city official to dispose of the property by public auction.

NOW, THEREFORE, BE IT RESOLVED, by the City Council for the City of Eden that the property listed above be disposed of by public auction, that the publication of this sale be solely by electronic means, and that Paul Dishmon be authorized to dispose of the property by public auction.

Approved and adopted and effective this 16th day of April, 2019.

By: Neville Hall, Mayor

Attest: Deanna Hunt, City Clerk

d. Approval of the Freedom Park Splash Pad Fee Schedule.

This item was pulled from the agenda.

e. Approval of a Resolution in support of the Piedmont Legacy Trails.

This item was moved to 4e.

f. Approval and adoption of Budget Amendment #3.

Assistant Director of Finance Amy Winn said two tourism events, Touch-A-Truck and Grown & Gathered, were not included in the original FY 2018-2019 budget. The budget amendment allocated the proceeds from the events to the corresponding expenditure line items in Economic Development.

	Account #	From	To	Amount
General Fund Revenues				
Touch-A-Truck	10-3350-02400	\$ -	\$ 3,100.00	\$ 3,100.00
Grown & Gathered	10-3350-02500	\$ -	\$ 6,700.00	\$ 6,700.00
				<u>\$ 9,800.00</u>
General Fund Expenditures				
Touch-A-Truck	10-4135-30240	\$ -	\$ 3,100.00	\$ 3,100.00
Grown & Gathered	10-4135-30250	\$ -	\$ 6,700.00	\$ 6,700.00
				<u>\$ 9,800.00</u>

Appropriates festival proceeds to expenditure line items.

Adopted and effective this 16th day of April, 2019.

Attest:

Deanna Hunt, City Clerk

Neville Hall, Mayor

g. Approval and adoption of Budget Amendment #4.

City of Eden, N.C.

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Ms. Winn said when the Police Department made narcotics arrests, they could submit paperwork to the State and have the individuals taxed. The State collected the tax and remitted it to the arresting agency. As of March 31, 2019, Eden had received \$2,180.36 in Controlled Substance Excise Tax which was \$1,980.36 above the amount originally budgeted. This budget amendment allocated the excess to the Police Department for the purchase of a new crime scene camera.

	Account #	From	To	Amount
General Fund Revenues				
Police Controlled Substance Excise Tax	10-3431-41800	\$ 200.00	\$ 2,200.00	<u>\$ 2,000.00</u>
General Fund Expenditures				
Police C/O Equip Non-Depreciable	10-4310-57201	\$ -	\$ 2,000.00	<u>\$ 2,000.00</u>

Appropriates funds received from the State for the Controlled Substance Excise Tax.

Adopted and effective this 16th day of April, 2019.

Attest:

Deanna Hunt, City Clerk

Neville Hall, Mayor

h. Approval and adoption of Budget Amendment #5.

Ms. Winn said the budget amendment allocated proceeds from a Governor’s Crime Commission grant. The grant was for the purchase of weapons for the Police Department. The amendment increased the Police Grant and Police Safety Equipment line items.

	Account #	From	To	Amount
General Fund Revenues				
Police Grant - Governor's Crime Comm	10-3431-72000	\$ -	\$ 24,200.00	<u>\$ 24,200.00</u>
General Fund Expenditures				
Police Safety Equipment	10-4310-21300	\$ 30,000.00	\$ 54,200.00	<u>\$ 24,200.00</u>

Appropriates NC Governor’s Crime Commission grant funds for the purchase of weapons.

Adopted and effective this 16th day of April, 2019.

Attest:

Deanna Hunt, City Clerk

Neville Hall, Mayor

A motion was made by Council Member Ellis to approve the consent agenda. Council Member Hampton seconded the motion. All members voted in favor of the motion. The motion carried.

ANNOUNCEMENTS:

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Council Member Hampton said The Boulevard Merchants had their Food Truck Rodeo on April 13. They had a good turnout considering the rain was continuous. She thanked everyone who helped and supported it, especially Police Chief Light, Deputy Police Chief Clint Simpson and Main Street Manager Randy Hunt.

Mayor Hall said he was able to attend for a little while and it was a nice event in spite of the rain. The Police Department was spread very thin with multiple events going on and it was good to see them out on the street. He thanked Council Member Hampton for all of her hard work on the event as well as the Staff.

Council Member Ellis said on the same Saturday he, Council Member Grogan and Mr. Hutchinson attended the litter pickup around the City. He was glad the City was cleaning up but he was amazed at the amount of trash, glass and plastic in the area he was working on. City employees did a great job at Morehead High School's Team Up to Clean Up. He appreciated City Planner Debbie Galloway for organizing the Citywide Cleanup Day.

Council Member Grogan said some of the areas they picked up trash in were some of the most highly traveled by visitors. The road to Walmart was one of the worst littered places where visitors would view it. It was almost disgraceful to see what people had thrown out from diapers to food and trash from restaurants. It was embarrassing and litter was one of the biggest complaints from the citizens.

Mayor Hall said it was definitely an epidemic and not confined to Eden. It was being taken seriously. License plate numbers of litterers could be turned over to the Police Department or North Carolina Department of Transportation for their Swat-A-Litterbug program. Fines would be so significant that people would not litter more than once.

Council Member Grogan said if anyone knew of a site where people continuously dumped trash, they should inform Mr. Corcoran or Mr. Dishmon or other City Staff. Cameras were being added to some of the known dump sites to catch litterers.

Mayor Hall encouraged anyone who could to donate to the food pantry through one of the boxes located throughout. The Go Far 5K was very successful with a great crowd. The event began and ended at Grogan Park the previous Saturday. The traffic control people did a great job and he appreciated them. He called on Ms. Adams to come forward and review upcoming events.

Ms. Adams said the following night, they would host a reception for the Canadian Golfers at the Hampton Inn where they stayed. On May 11, Oink & Ale was 6 to 9 p.m. on Monroe Street. On May 23, the Spring Grown & Gathered would be at the Spray Mercantile along the canal. On June 1 would be the Piedmont Pottery Festival with a change in venue to First Presbyterian Church. The space in Kingsway Plaza was leased and the church graciously agreed to let the City use their facility. It would be ample parking and space, nice air and right off of Highway 14. City Hall would host the May 14 Chamber of Commerce breakfast in Grogan Park that morning, and all of the City's fifth-graders in Grogan Park for the Hispanic Heritage Celebration that afternoon.

Council Member Grogan asked how many people took part in the Go Far race.

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Ms. Adams replied 800-900 people with more than 300 children running in the race. It was the biggest 5K race in the area. The Partnership for Children, the organizer of Go Far 5K, was one of the most well organized machines that she had ever seen. They gathered volunteers and were passionate about helping children and loved what they did.

Parks & Recreation and Facilities & Grounds Director Johnny Farmer said the next six weeks would be busy for his department. The Citywide Easter Egg Hunt would be April 20, starting at 11 a.m. with the Easter Bunny at Freedom Park for pictures. The Concert in the Park series would get started on April 27 at 5:30 p.m. with the Cruise In and The Bullet Band would be at 6:30 p.m. May 3 and 4, the Relay for Life would be at Freedom Park along with the Eden Youth Council's Kickball Tournament. May 11 would be Funfest at Freedom Park from 10 a.m. to 3 p.m. May 18 were the Senior Games of Rockingham County Awards Ceremony at Morehead High School at 10 a.m. May 25 at 5:30 p.m. would be the Concert in the Park and Cruise In at Freedom Park.

Mayor Hall said there was something to do for everyone in Eden. The Pastries with the Principals event was at Holmes Middle School on April 17, 9 a.m. until 10:30 a.m. It was a chance for the community to come and hear what was happening at Holmes and Morehead. May 2 would be the third annual National Day of Prayer at the flagpole in front of City Hall. It was an impressive gathering of people throughout the community and several different pastors starting at noon.

WORK SESSION:

a. Proposed FY 2019-2020 Budget.

The following is the text of the PowerPoint presentation read and discussed by Mr. Corcoran:

- The combined budgets for next year equal **\$32,816,800**. This is a **decrease** of **\$515,400** or approximately **1.54%** when compared to the current combined budgets of **\$33,332,200**.

<u>Summary (Funds)</u>	<u>FY 2018-19</u>	<u>FY 2019-20</u>
General	\$17,072,000	\$17,122,800
Water & Sewer	\$13,179,000	\$12,573,900
Self Insurance	\$ 3,051,900	\$ 3,090,500
Runabout Travel	\$ 20,000	\$ 20,000
Municipal Service Tax District	\$ 9,300	\$ 9,600
	\$33,332,200	\$32,816,800

- On February 23, the City Council met for its Annual Budget and Planning Retreat. According to the priorities submitted by the Mayor and members of City Council, the funding priority themes for FY 2019-20 include:
 - Economic & Tourism Development Initiatives
 - Parks & Recreation Initiatives
 - Infrastructure Improvement Initiatives
 - Positively Eden* Strategic Plan Initiatives
 - Code Enforcement & Nuisance Abatement Initiatives
- In addition to the funding priority themes, the City Council ranked their top four specific spending priorities for FY 2019-20 as follows:

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1. *Positively Eden* Strategic Plan
2. Code Enforcement & Nuisance Abatement Issues
3. Construction of Emergency Services Fire Training Facility
4. Replacement of 1972 Boiler at Eden Municipal Building

- I am pleased to report that funding for each of these identified and discussed priority themes and spending priorities has been included in the budget as submitted.

- ***The budget as submitted:***

- **Does Not** increase the current tax rate of \$0.609 per \$100 of assessed property valuation. A comparison of the existing tax rates currently being charged by surrounding governmental entities is as follows:

Eden	\$0.609	Rockingham County	\$0.696
Madison	\$0.73	Stoneville	\$0.69
Mayodan	\$0.63	Wentworth	Not Applicable
Reidsville	\$0.74		

- **Does Not** increase the water rates, sewer rates or monthly residential solid waste fee.

- **Does Not** increase the motor vehicle license fee.

- **Includes** a flat increase of \$500 for full-time employees and additional compensation based on service as outlined below. These increases equal an increase of approximately 1.9%. This is consistent with the 1.9% Consumer Price Index increase for 2018.

0-4	Years of full-time service by December 31	\$	0
5-9	Years of full-time service by December 31	\$	250
10-14	Years of full-time service by December 31	\$	400
15-19	Years of full-time service by December 31	\$	550
20-24	Years of full-time service by December 31	\$	700
25-29	Years of full-time service by December 31	\$	850
30+	Years of full-time service by December 31	\$	1,000

- This rewards employees with more seniority and helps to address some of the concerns associated with pay compression.

- **Includes** all of the remaining forms of compensation and fringe benefits that were in place during the current year.

- **Includes** funding for 180 full-time employees. This is a ***reduction*** of 1 full-time position compared to the current year. This is a reduction of 4 full-time positions since FY 2015-16 and 23 full-time positions since FY 1995-96.

- **Includes** \$1,000,000 in contingency funds (GF \$500,000 & WSF \$500,000) for unanticipated expenditures and/or unforeseen declines in revenue.

- **Includes** the allocation of \$2,000,000 in available fund balances (GF \$500,000 & WSF \$1,500,000). A significant portion of the fund balance from the Water & Sewer Fund (\$1,000,000) is the result of excess leachate revenues that have been and will continue to be received during the current year.

- During the next three years, we will be spending more than **\$40 million dollars** for work associated with the EPA Administrative Order of Consent, the Mega Park Waterline Extension Project and other infrastructure improvements at our Water Filtration Plant, Wastewater Treatment Plant as well as our distribution and collection system.

- **Includes** \$300,000 for undesignated initiatives related to the continued implementation of the *Positively Eden* Strategic Plan.

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- **Includes** \$3,955,900 in funding for capital outlay items – several of which, are related to the *Positively Eden* Strategic Plan:
 - General Fund \$1,648,900
 - Powell Bill/Street Resurfacing \$ 467,500
 - Water & Sewer \$1,839,500 (Excludes EPA AOC & Mega Park)
- **Includes** \$1,788,200 in loan proceeds for 11 different items.
- **Includes** \$2,991,500 in funding for debt service payments:
 - General Fund \$ 919,600
 - Water & Sewer \$2,071,900
- **Includes** \$1,068,000 in revenue from the following grants:
 - Rockingham County Aging, Disability & Transit Services (RCATS) Grant for the Skat Bus Operations – **\$64,900**
 - Community Oriented Policing Services Grant to Help Fund Two Additional Police Officers – **\$83,100**
 - North Carolina Commerce Rural Infrastructure Authority Grant for the New Street Sewer Improvements Project – **\$920,000**
- During the past six years, Eden has been awarded **\$56,684,655** in grants and 0% or low interest loans for various water & sewer related projects. Of this total, **\$28,309,039** or 49.94% is in the form of grants or principal forgiveness loans **that do not have to be repaid!**
- **Includes** \$583,200 in pass thru funds (i.e. non-taxpayer funds within the budget that are collected by the City from a specific source and then spent by/for that same source). Examples include: Runabout Travel Fund, Project SAFE Rockingham County and the Municipal Service District Tax Fund.
- **Includes** \$123,600 in funding to pay for the City’s obligations in reference to performance agreements with four local industries/companies: Gildan, Karastan, Innofa and Latham Photography.
- **Includes** \$160,000 in funding for code enforcement efforts, including demolitions and nuisance abatements.
- **Includes** \$62,300 in funding to continue supporting a number of community-wide organizations.
- On March 21, 2017, the City Council voted to establish the EPA Administrative Order of Consent (AOC) Capital Project Fund and the Mega Park Water Line Extension Capital Project Fund.
- The EPA AOC project involves the elimination of Sanitary Sewer Overflows (SSOs) and the Mega Park project involves the extension of a waterline to the NC/VA state line.
- Approximately **\$40,798,500** in work related to these two projects will dominate much of our time over the next three years:

EPA AOC Project	\$33,725,600
Mega Park Waterline Project	<u>\$ 7,072,900</u>
	\$40,798,500
- A reappraisal of real property was completed by Rockingham County during 2018.
- The combined actual values for real property, personal property and public utility for 2018 equaled a value of \$910,328,571.

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- As of April 3, 2019, the estimated **post-reappraisal** combined actual values for real property, personal property and public utility for 2019 equaled a value of \$901,071,375.
- This is a **reduction** of \$9,257,196 or approximately 1.02%.
- According to North Carolina General Statute (NCGS) 159-11(e) *“the revenue-neutral property tax rate is the rate that is estimated to produce revenue for the next fiscal year equal to the revenue that would have been produced for the next fiscal year by the current tax rate if no reappraisal had occurred”*.
- This general statute also provides instruction on how the rate is to be calculated.
- Based on the preliminary information received, the estimated revenue-neutral property tax rate for 2019 equals **\$0.617**. This is an **increase of \$0.008** from the current tax rate of **\$0.609**.
- Additional loss in value (leading to an even higher revenue-neutral tax rate) could be realized due to appeals and corrections. In addition, there are many unanswered questions related to business personal property values and various industries.
- Due to the nature of the appeals process currently underway, the total tax base as a result of the reappraisal process is not firmly known. Although the last day for filing an appeal is May 8, some appeals, take a significant amount of time to be resolved. The 2017 appeal from MillerCoors is still pending and SGRTEX, which is presently under receivership, has requested an extension to list.
- We will request updated information once the filing date for appeals has been closed and appeals resolved. As additional information becomes available I will share it accordingly.
- Despite the outcome of this process, it is recommended that our existing tax rate of \$0.609 per \$100 assessed property valuation (currently the lowest in Rockingham County) remain unchanged for FY 2019-20.
- We believe it’s best to wait at least a year to see what the true outcome of this reappraisal and appeals process is on the tax values and revenues for the City prior to making any increases in our current tax rate to achieve a revenue-neutral outcome.
- The budget notebook includes a **5 Year Capital Improvement Plan (CIP)** that totals **\$67,225,400** for the General Fund (\$20,767,500), Water & Sewer Fund (\$5,659,400), EPA AOC Capital Project Fund (\$33,725,600), and Mega Park Capital Project Fund (\$7,072,900).
- The **Budget Message** section of the budget notebook has a 3 page Executive Summary (*highlighted in this presentation*) as well as a much more comprehensive presentation of information concerning the proposed budget.
- The **Tax and Service Rates** section of the budget notebook outlines all of the tax and service rates for the upcoming year.
- The **Personnel** section of the budget notebook outlines all of the pertinent information concerning personnel.
- The **Large and Small Capital Outlay** section of the budget notebook provides a listing of the large and small capital outlay items for the upcoming year.
- I would like to conclude by expressing my sincere thanks and appreciation to each of the department heads, division heads, and their staff members for the excellent work they continue to do for our community on a daily basis.
- They’ve been asked to make sacrifices, often wear multiple hats, and do more with less for many years now.

Minutes of the regular April 16, 2019 meeting of the City Council, City of Eden:

A special thanks to our staff for their excellent service!!!

Mayor Hall asked if the General Statute that required the City to remain revenue neutral had a time that they had to adopt a specific rate or could they wait and see how the appeals changed.

Mr. Corcoran replied the decision on what to do about a revenue neutral rate was up to the specific governing body. There was not a law that said they had to remain revenue neutral but what the law did say was they had to be transparent about what the revenue neutral rate was. The law talked about including that information in the budget message and some opinions from the Institute of Government and they had done that. Everything he had presented was in the budget message. Unfortunately, with the values less than what they were, it was a rare type situation because at that point to achieve a revenue neutral rate they would have to increase the tax rate. On May 8, it was his intention to follow up with the County to get the updated information and share the findings with the Council immediately. He gave the presentation based on the information he currently had.

Mayor Hall said regarding revenue neutral, if someone had a \$100,000 house and they were paying .607 per hundred, they would pay about \$607 annually to the City in taxes. If a reappraisal set the house at \$120,000, revenue neutral was where they would want the homeowner to continue to pay \$607, so they would decrease the rate the homeowner was charged.

Mr. Corcoran said the important thing to understand was the revenue neutral rate applied to the entire City, not to an individual. For instance, if the value of his house went up and the City kept the tax rate of \$.609, he would still pay more taxes because the value increased but there would be other houses in the City that decreased in value. With revenue neutral, it was the City as a whole would be revenue neutral, not the individual. Some taxes would go up and some down.

Mayor Hall said it appeared that City's values as a whole went down 1.02 percent. Appeals were accepted until May 8 and it could take years to get the appeals settled.

Mr. Corcoran said with appeals pending, that meant the values could go down. When the revenue neutral rate was calculated, there are three different things: real property or homes, personal property and public utilities. If homes went up one percent across the City but personal property went down and public utilities went down, maybe overall they would go down. It was complex and he probably spent more time writing those three paragraphs in the budget message regarding revenue neutral than any others. He provided as much information as he could.

Mayor Hall said he could tell there was a lot of research in that part of the budget and he thanked Mr. Corcoran and Staff for getting the budget to balance. He understood that it was not an easy task. He noticed the five things that were listed as priorities for the budget were all designed to make Eden a better place to live, work and play. Number one was Economic and Tourism Development (work); number two was Parks and Recreation (play); number three was Infrastructure Improvement Initiative (live); number four was the Positively Eden Strategic Plan (live and play), and then Code Enforcement and Nuisance Abatement (make it a better place to live.) People wanted to see their neighborhoods cleaned up. He had not really thought about it that

Minutes of the regular April 16, 2019 meeting of the City Council, City of Eden:

way until he heard Mr. Corcoran read those priorities. They were trying to make Eden a better place to live, work and play.

Council Member Grogan said the people who did the grant writing, Public Utilities Director Terry Shelton and Economic Development Director Mike Dougherty, did a remarkable job and brought a lot of grant money to Eden.

Mayor Hall said a copy of the proposed budget was available in the Administration office for review or to make a copy.

Mr. Corcoran thanked the voters for the passage of the North Carolina Connect Bond. The NC Connect Bond provided \$16.666 million in grant money for the EPA Administrative Order, which was an unfunded mandate that was forced upon Eden by the Federal Government. The impact of that grant money was tremendous. On top of that, the NC Connect Bond provided another \$15 million for that same project at zero percent interest loan. That one bond passed by the voters of North Carolina would benefit the City's efforts to fund the mandate by over \$31 million which was quite significant.

Council Member Burnette made a request of Mr. Corcoran to present in the next few months what the water and sewer rates for Eden would have been without the NC Connect Bond money. He wanted citizens to see what had been done by the City and Staff to keep the rates what they were at that point.

Council Member Carter said they had deferred several rate increases.

Mr. Corcoran said it was important to note and it was in the budget message that the water and sewer rates had not increased since January 1, 2016. Mr. Corcoran replied there would be a public hearing and adoption at the May 21 meeting.

ADJOURNMENT:

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

CITY OF EDEN, N.C.

A special (retreat) meeting of the City Council, City of Eden, was held on Saturday, February 23, 2019 at 8:30 a.m. in the Eden Room, Eden City Hall, 308 East Stadium Drive. Those present for the meeting were as follows:

Mayor:	Neville Hall
Mayor Pro Tem:	James Burnette
Council Members:	Bernie Moore
	Angela Hampton
	Darryl Carter
	Jerry Epps
	Sylvia Grogan
	Jerry Ellis
City Manager:	Brad Corcoran
City Clerk:	Deanna Hunt
City Attorney:	Erin Gilley
News Media:	Roy Sawyers, Rockingham Update

MEETING CONVENED:

Mayor Hall called the special meeting of the City Council to order and welcomed those in attendance. He asked Council Member Jerry Epps to give the invocation.

A. Review of Agenda, Retreat Notebook and City Council Priorities for FY 2019-20

Mayor Hall called on City Manager Brad Corcoran.

Mr. Corcoran said in the Council Members' retreat notebooks, tab one contained information submitted by each of the members. The themes that emerged as listed by at least four or more members were economic development and tourism related issues and initiatives; parks and recreation issues and initiatives; code enforcement, nuisance abatement, community aesthetics, and street lighting issues and initiatives; and infrastructure and rolling stock issues and initiatives. Some other themes listed by at least two to three members included taxes, water/sewer rates, employee wages and the continued implementation of the Positively Eden Strategic Plan. Tab two was the proposed audit contract for the fiscal year. Copies of the PowerPoint presentations were behind tabs three through nine as well as tab 11. A copy of the General Fund rankings priorities worksheet was behind tab 10. Finally, behind tab 12 was supplemental information including the goals and priorities for 2019-20 submitted by various departments, updated information on projects and initiatives, and an update on the progress towards the self-identified goals and objectives established during the 2018 retreat.

B. Consideration of Audit Contract for FY 2018-19

Mayor Hall called on Director of Finance and Personnel Tammie McMichael.

Ms. McMichael was seeking approval for the 2018-19 Audit Contract submitted by Rouse, Rouse, Rouse and Gardner, LLP, for year ending June 30, 2019. The contract amount was \$50,725. If City Staff completed the items listed in the contract, the amount would be reduced to \$45,130. She said Staff would complete the items listed to reduce the price. Based on the firm's experience and dedication to the City and the longtime desire to want to do business locally, it was Staff's recommendation to approve the contract.

Council Member Burnette asked if the audit got more difficult each year because he noticed an increase in charges each year.

Ms. McMichael replied as the City continued to include grants, the EPA and other things that required special auditing to be done, it was more time consuming for the auditors to review and give their best overview of the projects. They had to verify the City was following the guidelines of the grants and contracts.

A motion was made by Council Member Ellis to approve the Audit Contract for FY 2018-19 with Rouse, Rouse, Rouse and Gardner, LLP, for \$50,725, and if the items were completed by City Staff for \$45,130. Council Member Hampton seconded the motion. All members voted in favor of the motion. The motion carried.

C. Discussion and Consideration of Proposed Changes in Recycling Drop Ports and Eden Recycling Center Operations

Mayor Hall called on Municipal Services Director Paul Dishmon.

The following is the text of the PowerPoint presentation shown and discussed by Mr. Dishmon:

Improved and Cost Effective Recycling

We have six drop port sites in our recycling program throughout the city.

Many of you have visited these sites and have seen firsthand that they typically have a tremendous amount of items being dropped off that are not allowed.

We depend upon the public to follow the instructions clearly outlined on the signage at these sites. Unfortunately, you will see in this presentation that this is not happening.

This disregard for the current rules is causing contamination at these sites as well as wind blown trash going everywhere. We receive constant complaints about the unsightly conditions at our drop port sites.

Current Recycle Center Operations

Currently, two part-time attendants with benefits worked 36 hours every bi-weekly pay period. Recycle Center hours of operation were as follows:

Tuesday: 9 a.m. – 6 p.m.

Thursday: 9 a.m. – 6 p.m.

Friday: 9 a.m. – 6 p.m.

Saturday: 8 a.m. – 5 p.m.

Sunday: 1 p.m. – 5 p.m.

*Each day employees had a one-hour unpaid lunch break.

The average yearly salary for one attendant: \$9,360.

Cost of benefits: \$1,657.62.

Salary $\$9,360.00 \times 2 = \$18,720$

Benefits $\$1,657.62 \times 2 = \$3,315.24$

Total current yearly cost for two attendants = \$22,035.24

Estimated Cost for Handling Drop Port Recycle Yearly

Three knuckleboom trucks at \$35/hour each = \$105/hour x 5 hours = \$525 x 52 weeks = \$27,300

Four employees at \$17.50/hour = \$70/hour x 5 hours = \$350 x 52 weeks = \$18,200

Cleaning around drop ports daily:

Two knucklebooms at \$35/hour each = \$70/hour x 3 hours = \$210 x 52 weeks = \$10,920

- This is the cost associated with cleaning six sites of non-recyclable materials not accepted at these locations.
- Please note: approximately 14 times a year, return trips are made to the sites due to complaints resulting in an additional cost: $\$210 \times 14 = \$2,940$

Cost to put recyclables into our trailers at the recycle facility:

Two employees at \$17.50/hour = \$35/hour x 2 hours = \$70/hour x 52 weeks = \$3,640

- This takes about two hours once a week.

One skid steer at \$45/hour x 2 hours = \$90 x 52 weeks = \$4,680

Estimated yearly cost to handle drop ports = \$67,680

Replacement Cost of 24 Igloos

Since August 2000, the cost to replace the 18 Igloo containers increased almost 300 percent:

In 2000, the cost to replace 18 containers totaled \$22,328

In 2009, the cost to replace 18 containers totaled \$45,180

In 2019, the cost to replace 18 containers totaled \$57,620

Replacement of steel containers with igloo containers: \$22,800

Total cost to replace the necessary igloo containers is currently: \$80,420

The purchase of these replacement containers would not be practical due to the expense involved in replacing the containers, personnel, and the proper equipment needed to handle the containers.

The above cost does not include the cost of 6 additional containers needed for plastic recycling.

The 6 current cages are not approved for lifting overhead.

The metal plastic recycling bins were recently removed from the 6 drop port locations due to not being engineered, designed, and certified for lifting overhead.

Temporarily there are six 96 gallon containers at each site in place of the metal plastic recycling bins.

Current Recycle Center Operations

Currently, two part-time attendants with benefits worked 36 hours every bi-weekly pay period. Recycle Center hours of operation were as follows:

Tuesday: 9 a.m. – 6 p.m.

Thursday: 9 a.m. – 6 p.m.

Friday: 9 a.m. – 6 p.m.

Saturday: 8 a.m. – 5 p.m.

Sunday: 1 p.m. – 5 p.m.

*Each day employees had a one-hour unpaid lunch break.

The average yearly salary for one attendant: \$9,360.

Cost of benefits: \$1,657.62.

Salary $\$9,360.00 \times 2 = \$18,720$

Benefits $\$1,657.62 \times 2 = \$3,315.24$

Total current yearly cost for two attendants = \$22,035.24

Feedback from surrounding cities and counties

Councilwoman Grogan and I visited the Henry County, Va., recycling site in Axton, Va. Henry County does not offer curbside pickup for household garbage or recyclables. They did not accept glass or bulk waste at any of the sites. The sites were open and attended 12 hours a day and they only accepted items from Henry County residents. Residents were required to display a sticker on the bottom left corner of their back glass. If no sticker was displayed the attendants verified residency and supplied one sticker per household. There was a charge for additional stickers. Attendants monitor all recycling areas to ensure recyclables were not contaminated. The removal of items from a site was absolutely not permitted and a fine of \$500 was issued if attempted. The site was very well maintained. Part-time attendants were paid \$10 per hour with no benefits. Henry County had decreased from 44 unmanned sites to 7 manned sites due to the extreme contamination and illegal dumping.

City of Danville residents currently have 5 convenience recycle drop off sites unmanned and also offer curbside recycling to residents at the rate of \$90 per year emptying them two times per month at \$3.75 per collection. They only accept mixed cans, mixed paper, #1 plastics, and #2 plastics.

City of Martinsville only offered their residents one unmanned drop off location that only accepted part of their household waste such as mixed cans, mixed paper, #1 plastics, and #2 plastics.

City of Reidsville discontinued all drop-off centers for recyclables and now only offered voluntary curb side recycling service through Waste Management.

City of Stoneville residents went through Waste Management for any curbside recycling services and were billed directly from Waste Management.

Town of Madison only offered mandatory curbside recycling through Waste Management.

Town of Mayodan only offered mandatory curbside recycling through Waste Management.

Rockingham County previously had two recycle trailers and they only accepted plastic, mixed paper, and cardboard that was carried to six different locations throughout the county each day using a different location. Each afternoon, the two recycle trailers were brought to the county landfill to be emptied into one of the box compactors. This was the only source of recycling offered to the county residents. However, it was not cost effective and the county decided to discontinue the service. Rockingham County now partners with Waste Management for mandatory curbside recycling for all customers countywide.

Citizen Complaints

In talking with surrounding cities, Reidsville averaged approximately 15 percent of citizen complaints.

New Recycle Center Operations-Proposed

- Open the center six days per week and be closed on Sunday.
- Employees would work 10-hour days with a one hour lunch break.
- The facility will observe 11 holidays per year:

1. Martin Luther King Jr. Day	5. Independence Day	9. Thanksgiving Day
2. Presidents Day	6. Labor Day	10. Christmas Day
3. Good Friday	7. Columbus Day	11. New Year's Day
4. Memorial Day	8. Veterans Day	
- Each employee will work two days per week and same days each week rotating days each month. For example: employee 1 would work Monday and Tuesday each week of the month then Wednesday and Thursday each week the following month.
- Each employee would turn in 36 hours every two weeks for payroll not being paid for their lunch break.
- Each employee would work 936 hours per year not including the 11 holidays the site will be closed.
- Compensation: \$7.50 per hour with no additional benefits or holiday pay.
- Three attendants working 936 hours each at \$7.50 per hour totals: \$21,060.
- We currently have one attendant at \$9 per hour and receiving benefits that will be in place until retirement.
- The recycle attendants would be responsible for the cleanliness of the site, assisting residents with their recyclables and making sure all items are being put in the correct places. They will also take care of the paint recycling we have in place as well as stacking the cardboard in the trailer designated for cardboard in an effort to minimize the contaminating of the recyclables.
- The attendants will also be responsible for checking information to confirm that they are City of Eden residents and live within the City.

Plans to Update Recycle Facility at 123 Mebane Bridge Road

The 2 existing buildings already on site will be utilized. The 12x16 building will be relocated near the entrance with a window installed on 3 sides that will enable attendants to monitor incoming traffic and recycling areas. The remaining building will be modified to deposit aluminum cans for recycling. Concrete pads will be poured to better accommodate resident access to recycling trailers. Signage will be made to direct residents to the recycling center and

each container will be clearly labeled as to which recyclables belong where. Estimated cost for needed updates is \$5,000.

1. Buildings
2. Pour concrete
3. Add clean stone
4. Rearrange waste oil and paint areas
5. Improve landscaping

Cost For Recycling

Currently, we have a cardboard vender, EMI in Basset, VA, that pays \$60.00 per ton delivered to their site.

3 loads of recycling taken to the landfill (1) 1/11/19 and (2) 1/19/19 at approximately \$400 per load at the rate of \$38 per ton for a 10.5 ton load.

For the City of Eden to haul recyclables to a Recycle MRP as a non-customer the rate will be \$160 per ton. A 10.5 ton load would cost \$1,680 to get rid of the same type of materials.

Solid Waste Permits

The City of Eden Solid Waste Permit requires that we only allow City of Eden residents to use the recycling facility.

We are looking to put a numbered sticker system in place that would identify city residents resulting in only allowing the City of Eden residents to recycle at our site, this would greatly reduce the amount of recycling volume we currently are handling.

Citizens will be notified two months prior to closing of the six drop port sites by means of local newspapers, social media, the monthly City Manager's Report, and through the Code Red Notification System.

Signs will be updated with the new hours of operations and allowing only residents to recycle at this facility per our State permit.

Staff Recommendations

1. Eliminate the existing 6 Drop Port Sites.
2. Save \$67,680 per year for servicing the 6 Drop Port Sites which does not include the cost of fuel and maintenance on equipment.
3. Free up 1,040 man hours currently being spent on servicing the 6 Drop Port Sites to be used in the future as needed at Municipal Services in the Solid Waste Division to better maintain the requirements per our DEQ Permits.
4. Save \$80,420 that would be needed to replace 24 igloos + \$67,680 per year servicing the 6 Drop Port Sites for a total savings of \$148,100.
5. Have a managed facility to prevent contamination of recyclables and eliminate illegal dumping.
6. No need in the future to replace 1 pickup truck and 1 six ton dump truck currently used to haul

recyclable materials.

7. Free up one current full time employee 4 days per week to be used in other areas as needed.
8. With City Council approval we will proceed with the process of closing the 6 Drop Port Sites and handling all recycling at the Mebane Bridge Facility.

Mr. Dishmon wanted to propose eliminating the six recycling drop ports that were an expense and an eyesore. The cost of servicing the drop ports as opposed to one recycling center at Mebane Bridge Road could save the City close to \$70,000 a year. Drop ports were designed to be useful to the neighborhoods. He noted the PowerPoint included photos of the drop ports in Eden when furniture, tires, paint and five-gallon buckets of mystery materials had been left. All of the items had to be disposed of accordingly at a cost to the City. The drop ports were collecting a lot of garbage from outside the City. Emptying all of the drop ports took three trucks and two extra men, so five people working all day. They had looked at repairing their outdated igloos but that would cost about \$1,000 each. They were a big safety risk. He discussed issues with the various sites. The City owned four of the six sites, The Boulevard and Virginia Street were independently owned. He noted the metal bins that held plastic recyclables were recently removed from the locations due to being illegal and not being engineered, designed, and certified for lifting overhead.

Mr. Dishmon said Henry County decreased from 44 unmanned to seven manned sites. When Henry County went to the sticker system, the materials brought in decreased by 50 percent. The costs of current operations presented in the PowerPoint did not include wear and tear to the trucks, which were not designed to empty the drop ports. He and Solid Waste Superintendent Dusty Curry had spent a lot of time researching the costs to be presented. It would cost \$148,000 annually to continue the program as it existed.

He said Henry County had a smooth and strict operation going. The employees at the sites made sure everything was placed in bins appropriately and nothing could be removed. Most of the municipalities in the County presently provided only for curbside. They had spoken to a company that would take all of the City's glass. That was about seven 90-gallon trashcans a week, which added up to tonnage not going to the landfill. Under the upcoming changes, the attendants would be required to assist people and make sure they were City residents. Henry County had plans in place to help residents who were not able to take their own trash but relied on a family member or friend to dispose of the resident's garbage. It required a doctor's note on file for the person dropping off the garbage at their site.

Mr. Dishmon said they had found a vendor who would take waste oil for free instead of the City paying to haul off. They were currently heating a shed at Public Works shop with waste oil. That had been a big utilities savings. He said they would rearrange the area and redo the landscaping at the center. There were plans to paint the logo on the first recycling trailer coming into the facility to make it look nice and clean. The attendants would make sure there was no trash on the ground because the Solid Waste Permit required no windblown trash or the City could be fined. Currently, a cardboard vendor in Bassett, Virginia, paid \$60 per ton delivered to their site.

Council Member Ellis asked if they had to bale the cardboard.

Mr. Dishmon replied no, they packed it in a 53-foot trailer until it was completely full and then hauled to Bassett about every two months. The recycle attendant folded and packed the cardboard in a step system from the front to back of the trailer until the door could just close.

Council Member Ellis asked how many hours attendants worked and how much they made.

Mr. Curry replied they worked 8 hours per day and the attendants who were there currently made \$9 an hour plus half the benefits.

Council Member Ellis asked what the ages were of the attendants.

Mr. Curry replied mid-50s and 60s. He explained that proposed schedule was for the attendants to work two days a week, rotating workdays each month. They would average working about 900 hours a year.

Council Member Grogan asked if people who could work the unusual schedule were retired and looking for extra income.

Mr. Dishmon replied most of them wanted a little extra money and something to do. He said once the center was cleaned up it would not be a hard job to do.

Mr. Curry said the new attendants would not receive the benefits package that previous workers received; therefore, they could hire three workers for the cost of two with benefits.

Council Member Ellis asked if the attendants were given uniforms so they would not wear contaminated clothes home.

Mr. Curry said the workers handled recyclable materials so it should not be contaminated. Tie back suits were available if the employee wanted to wear one especially when dealing with paint. Personal protective equipment was provided for employees if they wanted to wear it.

Council Member Grogan asked if people who lived outside the City limits of Eden could use the center.

Mr. Curry said their State permit said they could only handle items from City of Eden residents.

Council Member Grogan asked if people outside the City could be charged a fee to use the center.

Mr. Dishmon said the permit possibly could be changed, but that was a question for the inspector.

Mr. Corcoran noted people in the County had curbside recycling.

Mr. Dishmon pointed out people came from outside the City to try to recycle and were turned away. There would be increased signage when the site was remodeled. He said Henry County

had moved to a sticker that disintegrated when removed so that people could not use someone else's sticker. The attendants would be able to easily identify that the City's sticker was for recycling.

Council Member Ellis asked how many people inside the City limits had curbside recycling with Waste Management.

Mr. Dishmon replied about 500 citizens. If the drop port sites were eliminated, people would realize that the recycling service offered by Waste Management was a deal. The charge for the service was around \$4.85 monthly for biweekly curbside service. He said in talking with Planning & Inspections Director Kelly Stultz, he learned the original plan was for the drop ports to be a temporary service until curbside service was available. Citizens would be notified prior to the closing of the sites by means of local newspapers, social media, the monthly City Manager's Report, Code Red Notification System and signage. They would monitor previous drop port areas and would clean up any items left. It could take a little while for citizens to learn new habits. They would continue to pick up recyclables from City Hall, the post office and schools once a week but that was manageable.

Council Member Ellis asked Ms. McMichael how many water/sewer accounts were billed monthly and how much was the monthly fee for Waste Management recycling.

Ms. McMichael replied there were about 6,900 active and inactive accounts total.

Mr. Dishmon said he knew the City did not want to mandate the curbside recycling but he thought a lot of residents would choose it for themselves or go to the center.

Mr. Curry said the County Waste Management customers were not given a choice, the containers were dropped off and they were billed for the service. The surrounding cities had gone to curbside recycling.

Mr. Dishmon said if the City wanted to continue the drop port recycling, the \$148,000 figure did not include a \$200,000 to \$300,000 front-load truck to empty the igloos.

Council Member Grogan said the drop port areas were a distraction because people dumped everything at the sites. She said even if the igloos were removed people would have to learn to not put items there. She said there may need to be a fine assessed if people left junk at the former sites. She was in favor of eliminating the drop ports and she had not been aware about the safety issue.

Mr. Dishmon replied emptying the recycling bins was very unsafe because a worker had to get inside the truck bed to release the lever on the bottom of the bin. They had been fortunate that no one had been hurt.

Mr. Corcoran said if Council wanted to continue with the drop ports then no action would be needed but if they wanted to support staff recommendations, a motion would be needed.

Council Member Burnette was in favor of eliminating the drop ports. There had been discussion of litter in the community and removing the drop ports would help beautify the community. He thought \$7.50 per hour for the attendants was unrealistic, they would get what they paid for. Since there was discussion with Henry County, he felt most of the details with the center were worked out so they did not need to discuss details. A safety hazard had been identified and they did not need to do it any longer. He said not everyone was on the Code Red System for the notification of the closing of the drop ports. The only way he thought they could notify everyone was to put a message on the water bill.

Ms. McMichael said there was limited room on the actual water bill but she would check into it.

Council Member Grogan said they could possibly do a separate mailing.

Council Member Burnette said a separate mailing to all water/sewer customers would get the word out and he agreed with Council Member Grogan that change would be difficult as he had been through a similar situation at Belews Creek where a dumpster was removed but people continued to dump at that location. He said the previous drop port locations would have to be monitored and rules enforced.

Council Member Grogan agreed that \$7.50 per hour for the workers was too low.

Mr. Corcoran said one thing that could be done with a little more time, especially with a separate mailing, was to agree to eliminate the drop ports with an effective date of June 1, which was a little over 90 days away. The delay would give them time to get the word out with the separate mailing.

Council Member Epps said the igloos were not safe because they were so thin, the holes were small and people forced stuff inside breaking the opening.

Council Member Hampton thanked Mr. Dishmon for checking on the drop ports around town. When she was on The Boulevard she saw the mess around the area, which was just outside a restaurant. The drop ports were an eyesore. She also thought \$7.50 per hour was not enough pay for the attendants. She was glad the City provided the PPE for the workers who had to handle the materials.

Council Member Burnette asked Mr. Corcoran what other part-time workers were paid.

Mr. Corcoran replied it depended. New summer workers typically started at minimum wage and got raises as time went by. There were some part-time workers who made \$8, \$9 and \$10 per hour, it just depended. He had previously mentioned that \$7.50 per hour might be a little light so they could adjust the rate.

Mayor Hall said he thought the notification mailer was a great idea because if it was on the water bill it might not catch someone's attention. The attendants could possibly have to deal with hostile people for a while so maybe the first couple of months they may need to have an additional person with them to handle people upset about the change in recycling. He suggested

moving the schedule to be open on Sunday because many people cleaned up around the house and took stuff to recycling.

Mr. Curry replied they were currently closed two days a week.

Mayor Hall said if the center was open just half a day on Sunday afternoon it would be good.

Council Member Ellis asked if they could talk with Waste Management to see what they could do for residents regarding recycling.

Mr. Curry replied Waste Management's rate would not change, it would be a little over \$4 monthly.

Mayor Hall replied the City did not want to make curbside recycling mandatory so they had voted to make it optional. When the drop ports were available as an easy place for residents to take recyclables, many did not start the curbside service but may now. Eden could have done what other cities did but the Council listened to residents who said they did not want to be forced to recycle; therefore, Eden made curbside recycling optional. He feared if more residents did not start the service Eden could lose leverage with Waste Management and the price could increase.

Council Member Ellis asked if the City could give something back to the citizens in the savings they would have from the sites closing.

Mr. Dishmon replied the \$68,000 saved was in man hours only.

Mayor Hall said if the City were to provide curbside recycling to all 6,900 households at about \$11 a quarter, the total would be about \$324,000.

Mr. Dishmon said one other thing they would like to do at the center would be to put in a Goodwill donation box that would be managed, maintained and cleaned out by Goodwill. He had been told by other municipalities who had that feature that it was one of their most used things.

A motion was made by Council Member Burnette to proceed with eliminating the drop port locations as of June 1, 2019. Council Member Ellis seconded the motion. All members voted in favor of the motion. The motion carried.

D. Discussion and Consideration of Emergency Services Fire Training Facility

Mayor Hall called on Fire Chief Tommy Underwood.

The following is the text of the PowerPoint presentation shown and discussed by Chief Underwood:

PROPOSED EMERGENCY SERVICES FIRE TRAINING FACILITY – WHY IS THIS NEEDED?

- There has been a decline in structure fires nationwide due to effective fire prevention programs, fire sprinkler requirements and quicker response time from responding units.
- Although this is GREAT – it means the amount of experience a firefighter gets fighting actual structure fires is minimal.
- A training facility allows firefighters to receive regular training and first hand experience they do not readily receive on the job.
- Fire protection is already a very dangerous occupation without making it more dangerous through inaction.
- We believe we must develop a comprehensive training program that includes live fire training scenarios – this training facility will fill a much needed void.
- The live fire training we would be capable of doing is essential to keeping all of our firefighters prepared and properly instructed for various emergency situations.

PROPOSED EMERGENCY SERVICES FIRE TRAINING FACILITY

An Emergency Services Fire Training Facility is needed in this area of the county. It would greatly benefit all Emergency Services: Fire, Law Enforcement, Rescue Squad and EMS. The facility could also serve as a back up to Rockingham Community College if needed.

Insurance Rating Information

The facility could help the Eden Fire Department lower our ISO rating, which is now a 4. We underwent an ISO inspection in January 2017 and missed the rating of a 3 by ONLY 2 points. A lower ISO rating should attract more industry. The lower the ISO, the more money industries save on their insurance premiums. We will continuously strive to lower our ISO rating.

We recently donated a 1986 Tele-Squirt Reserve Apparatus we took out of service to the Rockingham High School Fire Academy in exchange for 2 acres of land from Rockingham County Schools. The property joins Station 4's property line and its tax value is \$60,933. In order to get credit for a training facility, ISO requires that we have a minimum of 2 acres of land. Adding this 2 acre lot to the existing land at Station 4 should give us 3.37 acres of land.

The building we are looking at is The Battalion Chief: a two-and-a-half story training structure with four working deck levels. Its design resembles a residence with its double-door entrance, two floors with L-shaped stairs, usable attic, gabled shutters, and burn room annex (garage). The burn room offers two exits, one to the interior of the tower and the other to the exterior.

Projected total cost for this project, which includes the building, water line, landscaping, plaque, fencing, a concrete and drive pad, and a 10% contingency totals \$466,342.61:

Cost per item	
Building - \$354,343.80	Waterline in house - \$16,000
Landscaping - \$9,000	Plaque - \$2,500
Fence - \$26,153.75	Concrete and Drive Pad - \$15,950
Subtotal	\$423,947.76
10% Contingency Fund	\$ 42,394.76
Grand Total	\$466,342.61

We would suggest the City borrow the funds to complete this project. We recommend going with a 15 year loan. As an example, a 4% interest rate would result in an annual debt service payment of approximately \$42,000 per year.

Donations Received To Date

In-kind Donations:

Land - \$60,933
Sam Smith - \$8,000
Chandler Concrete - \$1,300
Robertson's Survey - ?
Total - \$70,233

Monetary Donations:

Norman Nance - \$4,571, Anonymous Pledged - \$2,000,
John Smith III Pledged - \$2,000, Fair Funeral Home - \$1,000,
Christway Church - \$1,000, Dents and More - \$500,
Eden Drug - \$500, Anderson family - \$500
Boone & Cooke - \$300, Chaney's - \$200
W. L. Pryor - \$200, Fisherman's Galley - \$200,
Food Land - \$100, David Price Auto - \$100
Total - \$13,171

Chief Underwood said the facility was badly needed in Eden. The facility could be used for training to extinguish fires, advancing stairs with equipment and laddering a building. He described what the functions were for the facility in Summerfield that was pictured in several slides. He received a call the day before stating the labor came down \$11,000 but the cost of building materials increased \$4,000. He thanked the Council for all they did.

Council Member Epps said they could never overdo safety. With technology advancing and new buildings being constructed, the department needed to be able to handle it. He thought the facility was a good idea.

Council Member Carter asked how the burn room was powered.

Chief Underwood replied pallets and straw fueled the fire. There should not be any major maintenance upkeep on it as there was nothing that could break.

Council Member Hampton asked if the facility would be a collaboration with Rockingham Community College for training.

Chief Underwood replied yes. Randy Evans, the Fire Training Coordinator at RCC, said at some point Eden could start delivering their own in-house certification programs. That was big because they could work around people's schedules. RCC would provide the instructors with no cost to the City as the State would pay.

Council Member Moore asked how soon the contractor would start on the facility if it was approved.

Chief Underwood replied they were ready to start immediately.

Council Member Grogan asked if the training facility in Wentworth was just like the proposed one.

Chief Underwood replied it was similar but the Wentworth facility was 25 years old. Many times the Wentworth facility was broken down and could not be used. The Wentworth facility was 12 miles away from the City, which made training difficult to complete because the firefighters and truck could not be 12 miles outside the City due to liability.

Council Member Moore asked if the Wentworth facility broke down because they used propane gas.

Chief Underwood replied yes. He and Deputy Chief Harden felt it would be best to use Class A, natural materials.

Council Member Burnette said the facilities underwent a severe service providing the training. He asked what type of maintenance was required on an annual basis.

Chief Underwood replied it just needed to be kept clean but he could not think of anything that could break down or require a maintenance fee except painting every once in a while.

Council Member Burnette asked if Chief Underwood anticipated the facility being an advantage to acquire more volunteer firefighters.

Chief Underwood thought the facility would attract people. They should do anything it took to draw young people to the job, as it was physically demanding.

Council Member Hampton asked how the training facility would be multi-use with the Police Department.

Chief Underwood said the Police Department could use the facility to train on hostage situations or breaching walls and doors. There was a door simulator they could borrow from RCC any time to practice breaking in doors.

Council Member Ellis asked when Station 3 was rebuilt.

Mr. Dishmon replied 1997.

Council Member Carter asked Chief Underwood if he had heard from the school program.

Chief Underwood replied he talked to Rockingham County Schools Assistant Superintendent of Operations & Logistics Sonja Parks almost two weeks prior and she said currently there were no funds available. Superintendent Rodney Shotwell said if the facility was not built, the program definitely would not expand to Morehead High School. There were two fire chiefs in western Rockingham County who were fighting to have the program there but they did not a training facility either. It would take having a training facility available. Ms. Parks was optimistic that funds could be available in the future but the training facility was needed first.

Council Member Epps asked if the Fire Department was recruiting in the high schools.

Chief Underwood said they tried to recruit everywhere they could. He thought recruiting in the high schools was a good place to start. If the program was expanded to Morehead through the school system, that would allow them to go into the school and pick people.

Council Member Moore asked how many students transferred to Rockingham for their fire program.

Chief Underwood did not know the number. He had talked to several Morehead students who were deterred from being in the program because it required them to transfer to Rockingham.

Council Member Ellis asked what the thoughts and ideas were of the donors.

Chief Underwood replied they thought the facility would be beneficial to the Fire Department, Police Department and EMS for years to come.

Council Member Grogan asked about the need for additional trucks.

Chief Underwood replied since they had just bought a truck two years prior, they did not need one right now. In his budget goals for 2019-2020, he suggested the City look into a five-year truck purchase plan. If the Council felt like there was a need for a new truck in two years, they could make preparations to purchase another truck because it took a year to build. So in the third year they would get a truck and start on the five-year purchase plan. On January 9 this year, he submitted an email to all of his staff asking for any equipment needs and he had not heard from anyone.

Council Member Epps asked if Chief Underwood felt he had enough tanker trucks to handle a big fire.

Chief Underwood thought so and if there were a really big fire, there was always mutual aid to help. He said they were always there ready to come help and the Eden Fire Department responded to mutual aid calls as well.

Council Member Ellis asked if the volunteer firefighter numbers were up.

Chief Underwood replied the numbers were not as high he would like them to be. The department had 16 full-time firefighters counting himself and Deputy Chief Harden and 24 on the roster for part-time (or volunteer) firefighters.

Council Member Grogan pointed out they were paid so not really volunteers.

Chief Underwood agreed.

Mayor Hall said in January, they had missed the ISO rating becoming a three by two points. He asked if that was prior to the purchase of the new truck. He asked if they would go to a three with the new truck.

Chief Underwood replied the new truck was not included in that previous rating but it would take more than the new truck to bring the rating to a three.

Council Member Grogan asked what the numbers were on the scale and what the scores were in the County.

Chief Underwood replied 1-10 with 10 being no rating at all. The lower the number, they better. Currently Eden was at a four. Some rural departments had made it to a three the previous year but many were five, six and seven.

Mayor Hall asked if the training facility would be visible on Moore Street. Although the facility was functional, it looked like a burned house.

Chief Underwood replied he thought the hill would block the vision of the facility from Moore Street.

Council Member Burnette asked what the difference in insurance would be for a company like Gildan if the ISO were reduced to a three.

Chief Underwood replied it would be significant but he did not have the exact number.

Council Member Ellis said cleaning up the City by removing the drop ports and increasing the safety of citizens with the additional training facility were positive directions for Eden.

E. Discussion and Consideration of Economic and Tourism Development Issues

Mr. Corcoran said he and Mayor Hall were in Raleigh the previous week at the N.C. League of Municipalities Town, City and State Dinner with about 400 to 500 attendees. The event was kicked off with a video that highlighted four communities' economic development efforts. The first community in the video was Eden. (The video was then played.)

The following is the text of the PowerPoint presentation shown and discussed by Economic Development Director Mike Dougherty and Main Street Manager Randy Hunt:

Eden/Rockingham County New Street Site:

Sign placed on site in January of 2019

City and County Web Sites included site and data center information

- Federal Opportunity Zone

Duke Energy data center specialists had been informed of the site

- Working with Economic Development Director John Geib on potential tenants—Feb. 18th meeting
- A data center taking this site would be the best return for Eden

CBRE Broker is marketing both this and the adjoining site to a user

Two projects remain active

Seeking other data center site consultants

- Site consultant trip will be scheduled in March of 2019

Large Water Users

Miller Coors facility is the only one of its kind with the square footage and food-grade infrastructure in the U.S.

- Site is being marketed aggressively by the Real Estate arm of D. H. Griffin and other partners

Southern Virginia Mega Site at Berry Hill is one of the best sources for water revenue

- Many of target industries are water intensive which will benefit Eden.

MGM Site

- Currently available since Gildan vacated the site
- Large water user could locate there

MillerCoors Site

Recommendation to new owners to consider development of the almost 500 acres of prime industrial property on the site

Site submitted for 200 acre project in early February of 2019

SGRTex Facility

Two companies doing due diligence process to possibly reopen the facility. (Others also interested)

Both are American or have American partners who know how to do business in the U.S.

Approximately 70-80 employees

Resolution projected by March of 2019

Southern Virginia Mega Site @ Berry Hill

Due to confidentiality agreement with Regional Infrastructure Authority (RIFA) limited information can be shared on active projects

Site continues to be a strong contender for large projects with significant investment and jobs.

December 2018 meeting with NC and VA leaders led to discussions on how to address:

- Continued transportation improvements in NC and VA
- Workforce education collaboration between RCC, Danville Institute for Advanced Technology and Danville Community College.
- Workforce is the new currency
Triad Business Journal-Jan. 2019
- Goal: To create a regional workforce unsurpassed in the southeastern U.S.

Partnerships with RCC

RCC currently occupies two downtown buildings for the Brewing Sciences and ESL/GED programs

- The City assumes the monthly rental rate (\$12,000 per year)
-

RCC is seeking a presence in the four County high schools

- Provide training to high school students
- Encourage them to continue their education at the college after high school graduation.

Strategy to seek alternative sites in cities is no longer a priority

Workforce Development Center programming and promotion is a major concern

- Former Rockingham Now Editor Gerri Hunt hired as new Public Information Officer to promote the college to middle and high school students.

Project Inquiries-Rockingham County

Year	Search Classification: 50,000 Square Feet or less	Search Classification: 50,000-100,000 Square Feet	Search Classification: 100,000 – 150,000 Square Feet	Search Classification: 150,000 + Square Feet
2018	11 Inquiries	6 Inquiries	5 Inquiries	8 Inquiries
2017	14 Inquires	5 Inquires	5 Inquires	14 Inquires
2016	9 Inquires	1 Inquire	3 Inquires	4 Inquires
Total: 85	34	12	13	26

Current “Product” Inventory

530,000 SF at MG Facility

- Gildan is under contract with the facility until December 2021 with no sublease option
- Masood brothers will only lease the entire facility; not part of it.
- In the past, they leased parts of the facility for storage.

Liberty Textile Facility—full

Basic Sportswear Facility (KDH)—full

380,000 SF at Powell Furniture facility

- Could be subdivided into as low as 20,000 SF spaces
- Many companies want their own space and are not willing to share
- Ceiling heights are only 17 to 20 feet
- Location could be a problem

2018

10 inquiries for a 50,000 SF building with room for expansion through the county ED office

Recommend shell building at 12.7 acre Eden Industrial Center site

Shell Building Specifications

50,000 SF expandable by 50,000+ SF

12.72 acres, Commerce Drive, Eden Industrial Center

- NC Certified Site

Eden/Rockingham County 204 acre site

- Allows greater room for expansion

32’ clear ceiling height

Tilt wall construction

6” slab in place

Current/Future Market

Landmark is constructing its 4th shell building in 2018.

Building inventories in the Triad that were dormant since 2010 have been depleted.

Industrial market is favorable for next 5-10 years based on current projections.

North Carolina Economic Development Association (NCEDA) December 2018 Product Development Meeting

- Survey done prior to the Session
- 55% of communities surveyed engaged in speculative buildings (60 respondents)
- Most have done 2-3 buildings
- 3.5 years is the average amount of time their buildings sat vacant.(includes recession years)
- 90% of respondents felt it was positive to have spec. buildings for economic development.
- 80% of clients want an existing building.
- 50,000-100,000 square feet is the most prominent desired size, but some building needs are larger for distribution centers.
- Lack of product continues to be a major issue in NC.

Timetable

March/April 2019 start—could be 6-7 months due to weather

City assumes facility—September of 2021 (if not sold)

Purchase price: \$3,325,335

- If marketing period expires without sale or lease, City/County may purchase property at above price or lease at \$4.62/SF NNN *(15 year term, 2% annual rent increases.)

Lease payments (instead of purchasing)

- 2021-22 \$231,000 (\$115,000 if City/County partnership)
- 2022-23 \$235,620 (\$117,810 if City/County partnership)

*NNN=Triple Net Lease--- a lease in which provision is made for the lessee to pay, in addition to rent, all expenses associated with the property such as property taxes, insurance and maintenance and operation charges.

Banker Participation

Bank regulations do not allow participation in speculative projects as they did in the past

Local banks given opportunity to support but declined

Recommendation

Proceed with shell building project at March 2019 Eden City Council meeting

- Prospective contract is being developed by Davidson Craven Capital

Seek Partnership with Rockingham County, but if they are not willing to partner, proceed alone

- Due to MillerCoors contesting past taxes and other project needs, there may not be votes to partner with Eden.

Construction complete: 6-7 months from approval

Marketing period: 24 months after delivery

Developer will lease or sell to any qualified prospect approved by City/County during marketing period

Shopping Centers-Parking lots/Buildings

Kingsway Plaza

- Kotis Properties was notified of Non-Residential Maintenance Code Violation in February of 2019.
- Either property owner addresses potholes or City repairs and attaches retailer lease payments until costs are recovered.
- Dollar Tree Real Estate Manager contacted to put pressure on landlord to fix parking lot

Eden Mall

- Owner Bob Swofford was notified of violations of the Non-Residential Maintenance Code in February of 2019
- State Employees Credit Union has repeatedly requested repairs to no avail

Retail Follows Industry

Hanesbrands closing marked a rise in poverty rates and stagnant Median Household Income

MillerCoors closure was an estimated \$2 billion hit for NC

- \$89,000 median annual salary for 287 Rockingham County residents
- Unwillingness of MC to sell the property for 2 years hurt ability to recruit new user
- New user will improve Eden's ability to recruit retail

Southern Virginia Mega Site at Berry Hill

- Large user (s) will dramatically affect Eden's commercial development
- Eden is closer to the site than commercial areas of Virginia
- Draper will benefit disproportionately

Recent Trends (July of 2017)

- Real estate market is very strong—residents moving to Eden from Triad and other states
Goal: reverse population losses
- Median HH Income is up/poverty level has decreased/% of college graduates @ 15%

Shopping Centers—Empty Storefronts

Eden Centre--\$16/SF rental rates preclude many small business owners from locating there.

Food Lion Shopping Center

- Work with leasing agent---MillerCoors status had affected ability to recruit to Eden.

Remaining Wal-Mart Space

- Ollie's was contacted in the 4th quarter of 2018 in conjunction with the center leasing agent.

Rural King

Contacted Rural King in Jan. 2019 about former K-Mart building

- Currently not locating any stores for 2- year period
- Will revisit site in early 2021

Waffle House

- Proposal for former Sonic site
- Company had considered Eden before change in strategy to larger metro areas
- Following up with real estate department

Lidl

Contacted Director of Communications Will Harwood on January 22, 2019

- Eden store remains "on hold"
- The company is looking at different sites to consider opening.
- Based on "market feedback" which means—consumer acceptance of stores.
 - Most likely better stores are opening in larger metropolitan areas
 - Greensboro, NC
 - Folsom, PA (550,00We will maintain contact with them every 2-3 months until the Eden store status changes.
- It is preferable to have the company determine the best product mix before opening in Eden
- Expect nothing to happen to the Eden store for at least 3 months.
- Basically.....the city cannot tell them what to do with the property.
- They pay taxes and keep it landscaped.

NC Certified Retirement Community

Eden ended its program participation effective December of 2018.

Reidsville/Mt. Airy have embraced the program

#20 and #21 top selling zip codes (out of 25) in Piedmont Triad*

Cannot definitively connect to retirement program, but it could be having an impact

Zillow and other sites have made Eden and other cities part of a global marketplace

Local realtors will tell you that they get calls from across the nation about Eden properties.

Eden will continue to attract retirees because of its cost of living relative to the Northeastern and Midwestern U.S.

Retiree attraction was only one small part of economic development strategy

*Triad Business Journal

Main Street Update

Small Business Assistance

- REAL entrepreneurship training
 - Rural Entrepreneurship Through Action Learning
- Growing Entrepreneurship Marion (NC) program
- RCC/County Economic Development/ City of Eden
 - Entrepreneurship training to attract prospective business owners
 - Pilot program in Eden
- Service Corp of Retired Executives (SCORE)
 - Chapter to be started in Eden in 2019

Shop Eden Campaign

Explore Eden Facebook page—7,300 fans

- Used to promote Eden businesses

Print

- Weekly Rockingham Now and monthly Eden's Own Journal newspaper columns dedicated to promoting local businesses

◦

Small Business video on Economic Development section of City web site with small business owners encouraging others to open businesses in Eden

Propose a joint City/Eden Chamber of Commerce "Buy Local" campaign in 2019

Cindy Adams is 2019 Chamber of Commerce Chairman

Downtown Revitalization

Vacant Downtown Properties

Vacant Property Registration

Warrenton, NC has had this in place for 6-7 years.

Town Administrator claims they did not get much push back from property owners

Many owners have replaced vacant storefronts with facades depicting art or farmers markets

Community has received 3 Main Street Solutions and 1 CDBG grants—indicating investment

Vacant Property Registration Ordinance

Warrenton, NC has a \$15.00 annual vacant property registration fee

Maintenance Requirements

- The exteriors of building (s)/structure(s) on the Property shall be painted and maintained in a way that does not exhibit any Evidence of Vacancy
- The yard(s) of the Property shall be maintained in a way that does not provide Evidence of Vacancy
- The deck(s) and door(s) of the building(s)/structure(s) of the Property shall be intact and operable and shall be maintained in a way that does not provide Evidence of Vacancy.
- Instances of rotting of building(s)/structure(s) located on the Property or portion thereof shall be corrected in order to eliminate Evidence of Vacancy so that there is no visible rotting, with the exterior painted and kept in good aesthetic condition.
- The storefronts and facades of buildings shall be maintained in a way that does not provide Evidence of Vacancy.
- The interiors when visible to passersby through storefront windows shall be maintained in a way that does not exhibit Evidence of Vacancy.

Vacant Property Registration Ordinance

Inspections

- Town has authority and duty to inspect properties subject to registration for compliance and to issue citations for any violations. The Town has the discretion to determine when and how such inspections are to be made provided that their policies are reasonably calculated to ensure registration/maintenance is enforced.

Enforcement: Violations and Penalties

- All persons in violation of the ordinance shall be required to submit an acceptable plan of action to the Town Administrator within 10 business days of notification. The plan must include but is not limited to a description of work to be done, by whom and a specific schedule. Plans shall be reviewed by the Board of Commissioners (Planning and Inspections in Eden) and work is to commence within 15 days of Board approval. When not otherwise specified, failure to meet any stated condition within 10 days of required action shall constitute a separate offense.

Penalties for failure to comply:

- Failure to initially register with the Town within the time frame required is punishable by a civil penalty of \$50.
- Failure to report changes to registration information within the time frame required is punishable by a civil penalty of \$50.

- Failure to annually register is punishable by a civil penalty of \$50.
- Failure to meet the maintenance and security requirements is punishable by a civil penalty of \$500.
- Failure to submit a plan of corrective action is a violation punishable by a civil penalty of \$50.
- Failure to implement a plan within 15 days of approval or complete it in a timely manner is a violation punishable by a civil penalty of \$500.

Appeals

- Any person aggrieved by any of the requirements of the ordinance may present an appeal in writing to the Board of Commissioners (Planning and Inspections in Eden.)

City Hall LED Sign

- Sign was originally intended to only feature City information.
- Limited space and time to read.
- Featuring businesses would lead to claims of favoritism and requests from non-profits to publicize their events. (This was seen with the Leaksville Merchants sign)

Mr. Dougherty noted from the video that Eden was doing the same thing Sanford was, but Eden was doing water and sewer and across state lines. Google had announced they were spending \$13 billion nationwide in 2019, unfortunately not in North Carolina but it was a good omen. In 2008, they were the first company to move a data center into the State, followed by Microsoft and Yahoo. If they were the first to announce it, other companies would be doing the same thing. A data center would be the best use for the New Street Site.

He said the MillerCoors site did not move until the Pabst settlement. D.H. Griffin had hired a Chicago consultant who specialized in food processing and they would be contacting 15,000 companies immediately. One of the companies interested in SGRTex had dropped off since the PowerPoint was created. VDOT had approved a connector road to the Danville Expressway for the Southern Virginia Mega Site that would solve a major transportation issue there.

He said sometimes projects came in through the State. Each county had an economic development office so when the Department of Commerce or the Economic Development Partnership of N.C. had projects, they would send those throughout the entire State. If you had buildings that met the criteria, you would submit those and that was how you were considered. The only building Eden had available with 50,000 square feet or less was the Powell Furniture facility (former Hanesbrands) but the ceiling height and location were issues. He noted that developers and communities built spec buildings. Loparex and Innofa in the Eden Industrial Center were both spec buildings in the '90s. His department had spoken with several construction companies, including Osborne and Cirrus. Having a building got people to a community. He said a shell building was a risk but if they did not build one, the City had no product to sell. Eden had the record with the Loparex and Innofa buildings.

Mr. Dougherty said the owners of the Kingsway Plaza and Eden Mall parking lots had been contacted about repairs to those and told they had to be fixed or the City would do it and garnish the funds to pay for it.

Mr. Dougherty asked Mr. Hunt to talk about the entrepreneurship program that he had worked on with Rockingham County Small Business Manager Adam Mark.

Mr. Hunt said last year they learned about a program called Growing Entrepreneurship Marion that was designed to fill empty buildings in a downtown community. Mr. Hunt and Mr. Mark toured the program and talked to the major players who described what they had done. It was a partnership between the downtown business association, the Chamber of Commerce, the community college and the county who ran a series of classes to find entrepreneurs. They knew they had those people in the community and wanted to embrace that talent and empower them with a support network. A series of eight classes were held. In the first class, the entrepreneurs stated what their dream business consisted of. In the next six classes, instructors from the community college, attorneys, bankers, tax specialists, and members of the Council and Chamber came and they created a support network. In the last class, the entrepreneurs presented their business plan to the program organizers who had \$25,000 to invest. The program organizers then determined what businesses would be right for their downtown area and then awarded \$5,000 grants to support the chosen businesses with rent in the downtown area and to offset utilities for the first year. The program started in 2016 and they leveraged the initial \$25,000 into \$2.4 million worth of investment in their downtown and another \$2.6 million worth of investment in their community since not every business fit into the downtown. They had fostered the group that could network and had filled up their empty buildings downtown. Building rent and property values had increased. Mr. Hunt has worked with Mr. Mark, Council Member Burnette, the Eden Chamber of Commerce and Rockingham Community College to develop a program named Rockingham Entrepreneurship Alliance Program (REAP) which would hopefully be ready by October. The new Rockingham County Director of Economic Development had a small business background also. The timing seemed right and maybe the program could help fill the downtown buildings.

Mr. Dougherty said 622 Washington Street was saved and sold by the City and plans were for the new owner to open a meadery and tapas bar in this building. The former Piedmont Rental Center building was sold. He explained the issues with tracking down building owners to try and get vacant properties repaired and possibly sold. At a conference for the Department of Commerce in Biscoe a few weeks prior, he learned every main street community had that issue. Basically, with the proposed Vacant Property Registration as done in Warrenton, there could no indication that a property was vacant.

Council Member Grogan said she loved the Vacant Property Registration because it made the property owner accountable instead of just having the build sit there. She asked what the ordinance would do to the Central Hotel owner.

Mr. Dougherty said the owner would have to pay the fine if he did not do what he was supposed to, as would any property owner. It was a way to push property owners along to try and get the buildings fixed. He said it was fine to be sentimental about the building but it should not make everything else look bad. He said Mr. Hunt had made some great progress with the downtown

areas like the former Full Moon Salon that was vacant for years but had recently been fixed up. Some good things had happened but more needed to be done.

Council Member Carter asked about the City of Reidsville partnering with RCC for a machine program.

Mr. Corcoran explained the City of Reidsville got a Golden Leaf grant to help fund the program in Reidsville High School.

Mr. Dougherty said that was a program they would look into as well as with the community college programs working with companies that would underwrite machinery.

Mr. Corcoran said Reidsville High School had the IB program and the machining program as well.

Council Member Hampton asked if Lidl had mentioned selling their building or if they were going to just let it sit.

Mr. Dougherty thought they were trying to establish a larger market share and looking at the larger cities to get their name out there. He had mentioned to them that there were some people interested in purchasing the building but they did not want to sell. He talked to Lidl's director of communications about every three months for an update.

BREAK

F. Discussion and Consideration of Parks and Recreation Priorities

Mayor Hall called on Director of Parks & Recreation and Facilities & Grounds Johnny Farmer.

The following is the text of the PowerPoint presentation shown and discussed by Mr. Farmer:

City of Eden Youth Football Program

- City Staff has met with the Eden Prowler Football Organization and the City is in the process of preparing to manage all youth football in the City of Eden.
- All equipment and resources from the Eden Prowlers will be turned over to the City.
- The City will start the process of hiring a part-time employee to help manage and supervise this program with the City's Athletic Director.
- This employee will be a contractual employee for the City to help sustain and build the youth football program in the City.
- The Eden Prowlers will be providing the City with approximately \$29,000 worth of equipment and uniforms.

- The City will also look into having all background checks looked at on an individual basis, with the City Manager making the final decision.
- There will be a \$100 charge per participant (this is the same fee charged by the Eden Prowlers last year), but scholarships will be available to those who cannot afford this. Scholarships will be based on similar guidelines that entitle families to receive DSS funding.
- The City wants to have a first rate Youth Football Program, and wants it to be self-sustaining like the Prowlers have been in the past, with revenue from fees, gate receipts, concession sales, etc. covering all of the associated costs.
- With the City Council's approval, the City will proceed with implementing the City-Wide Football program in 2019.

Youth Participation Involvement

- Parks and Recreation staff will continue to work with the Schools to distribute registration information to the students with flyers.
- Staff will have discussions with Rockingham County School Officials to see if City Staff can meet with the Physical Education Classes to talk about each upcoming sport season.
- Staff will reach out to the local churches to let the youth members know about the registration for each sport season.
- Staff will reach out to the churches and schools about the upcoming registration of the Youth Baseball and Youth Softball programs.
- Staff will continue to work with the Eden Boys and Girls Club and the Eden YMCA to provide interlocking sports schedules for the youth in the City.
- The City will continue to look at partnerships like the one the City is entering with the Eden Prowlers in an effort to get as many kids involved as possible.
- Staff will reach out to the local Youth Baseball and Youth Softball travel teams to see how we can work together to get as many kids as possible involved in our programs.

Parks and Recreation Program Ideas

- Afterschool Programs, Mentoring Programs, and Volunteers – the Parks and Recreation Department presently offers afterschool programs to the children at the Bridge Street Recreation Center and the Mill Avenue Gym, as well as a Summer Day Camp Program. Staff and volunteers assist the children with their homework and other activities. Volunteers are critical components for the Parks and Rec program.
- The Parks and Recreation Department relies on volunteers to assist in coaching all of the programs, and we would not be able to do what we do without their assistance. Seniors

from the Garden of Eden Center also interact with the children in summer camp with the Community Garden program, as well as helping them with arts and crafts projects.

- Volunteers are critical to the success of the Parks and Recreation Department and helping ensure the children in our City are being provided with the proper knowledge and care to help them become the leaders of tomorrow.
- Parks and Recreation staff will increase efforts to get volunteers to assist in all of the City's Youth Programs by meeting with local businesses, non-profit organizations, local retirees and others to get them involved in the City's Youth Programs to serve as mentors and role models. Staff will also work with members of the Strategic Planning Commission to help get them involved in volunteering with the youth in the City.
- Staff will ask to speak at non-profit board meetings, civic club meetings, and others to ask members to consider volunteering in the City's programs.
- Staff will make contact with the Human Resource Officers of local businesses to provide information about volunteering in the City, and schedule a time to visit employees to let them know how they can volunteer. Mr. Farmer had talked to Mr. Bill Griffin at Gildan and he will talk to others about meeting with employees five minutes to try to recruit help for Parks & Rec. Mr. Farmer said Council Member Moore had expressed concern with the age group of 8 to 12 having a critical need for good role models. They would make an extra effort to recruit more positive role models for the kids.

Costs for Additional Parks & Recreational Projects That Have Been Asked About

- Walking Track Lighting at Freedom Park (\$40,000 for purchase or \$18,000 per year for yearly lease agreement).
- Putt-Putt facility at Freedom Park (\$125,000-\$450,000) depending on what is selected- not including any buildings, such as restrooms and concession area or parking lot.
- Add additional playground equipment at the Bridge Street Recreation Center (\$50,000)
- Replace Boiler at City Hall (\$242,000). Staff had Brady Trane access the condition of the air handler, and it has been determined that this is functioning properly and there should be no major issues with this in the future. The Boiler is the only thing that needs replacing in the near future.
- Repave the Walking Tracks at Bridge Street and Mill Avenue (\$36,000).

Miscellaneous Items

- Refreshment Machines along the Greenways – There are water fountains at the beginning of each Greenway, and individuals can fill up water bottles before they begin their walk. Refreshment Machines could be placed along the Greenways, but you would have to have electricity run to these areas, and they would be something that could be vandalized on a regular basis.

- Staff will contact representatives with the SKAT Bus to see if they can add Freedom Park as a stop to their daily route in the Spring, Summer and Fall.
- Staff will continue to work with the City Manager, Mayor and City Council to obtain funding to continue to keep the City's Parks, Recreation Facilities, Greenways, and Natural Resources attractive to our residents and visitors, and expand these areas where needed.

Mr. Farmer explained he wanted consideration of the City talking over complete control of a combined football program. His department had been in talks with the Eden Prowlers for two to three years about combining forces between all the local football programs into one comprehensive program. A new part-time position would help with recruiting players and getting them set up in the leagues. The position may cost around \$3,000. Parks and recreation football involvement across the United States had decreased because parents did not want children involved in very physical programs due to injury risks and children were also more involved in video games and technology. The plan would help create and keep a positive football program in the City. He noted that background checks prohibited some good people with minor convictions from being volunteers and their plan was to adopt a new strategy on an individual basis. Serious crimes would still continue to disqualify other volunteers. The existing Prowler program was self sustaining and the combined program called for a \$100 fee per participant, with scholarships available for those who qualified. That would help cover uniforms, banquets and such. He wanted the Council's approval to move forward with the combined program.

Council Member Epps asked what the liability for injuries would be.

Mr. Farmer replied it would stay the same as they already had a youth football program. They would increase players by between 40 to 60. The current program averaged about 70 players and about 50 cheerleaders, so they were already covered for liability insurance through the N.C. League of Municipalities.

Mr. Corcoran said if there were no other concerns, the City would move forward with the program. There were no additional comments.

Mr. Farmer noted his department focused on communicating most with the elementary schools, which was where most of the department's participants were. He believed if the department did not provide the existing programs it had, many youth would not have anything to do and may end up in mischief. Volunteers and seniors from the Garden of Eden Senior Center were vital parts of the programs. He continued to recruit volunteers when he could. They wanted positive people around the youth in the program. The City had added many amenities and recreational facilities to what they already had. He planned to ask for two additional employees to assist in maintaining those. They had fewer employees than years prior but had more responsibilities and they wanted to keep the facilities top notch.

Council Member Ellis said the City would need to look at increasing employees to assist with keeping the City clean. He asked about the use of Spray ballpark and Draper ballpark for the football program. He said it could be a possibility to turn one of those parks into a football field

since they already had lighting at each. That type of athletic program was good for the community and would entice families to move here. He said it was one of the best things he had heard about in a long time for Eden.

Council Member Burnette also said they would have to consider the addition of staff as they added the amenities to make Eden a better place to live and play. He asked Mr. Farmer about the new boiler's efficiency. They should see a savings on electricity. He said City Hall was closed one day that year because of the boiler malfunctioning.

Mr. Farmer replied they should save on electricity as the size of the new boiler was half the size of the old one and more efficient. There should be a decrease in the utility bill but he did not know the exact percentage. City Hall was closed one day because the boiler igniter went out on the day of the snow storm and no one would deliver the part. Facility and Grounds Superintendent Ray Thomas and his guys went and picked up the part and put it in themselves. He was very happy with all Mr. Thomas and his crew did to maintain items for the City. Sometimes the things that needed replacing like the boiler were beyond their ability to tackle.

Council Member Carter asked Mr. Farmer if the tubes were what went bad inside the current boiler.

Mr. Farmer replied it was the age of the boiler and they had changed out tubes. They knew there was a crack inside the boiler. He said once the boiler went out it was a very long process to get it back up and running. If they were going to replace the boiler it would be better to do it in the summer instead of waiting until winter and being without heat.

Council Member Carter asked if it would be necessary to have restrooms for the putt-putt area.

Mr. Farmer replied they could probably place the area near the restrooms for the splash pad. He thought they probably could build a nice area in the \$125,000 range but that would depend on the type of fixtures wanted for the course.

Council Member Ellis complimented Mr. Farmer on the splash pad but he felt the dog park needed to be moved because it did not look right. He was also concerned with the dogs being close to the kids playing in the water at the splash pad.

Mr. Farmer replied there would be a fence around the splash pad and the dog park was also separately fenced in.

Council Member Moore said he appreciated all the Parks and Recreation Department had done and he thought the program with the Prowlers was good. His concern was with the Parks and Recreation's basketball team as when he had been watching his grandson play, he noticed that the same team had three different coaches. He said he did not know if coaches were just not showing up for games but that made him think the City needed good people with the ability to coach, with a good background and to be a good mentor to the kids. He did not want to see the children fall behind. The children in Eden needed to be number one. He thought pickleball was

good, but he had witnessed adults rushing children off the courts so the adults could play. The kids were what was important for the program. The scheduling issue needed to be looked into.

Mr. Farmer replied it was a time and resources issue with limited facilities available. They always tried to use the facilities as efficiently as possible and he would look into both of the issues.

G. Discussion and Consideration of Report on Code Enforcement, Nuisance Abatement, Community Aesthetics and Street Lighting

Mayor Hall called on Ms. Kelly Stultz.

The following is the text of the PowerPoint presentation shown and discussed by Ms. Stultz:

2018 Code Enforcement Inspections Total LC Inspections = 1,347

2017 = 666

2018 Code Enforcement Notices Total Certified Mail Notices = 643

2017 = 295

Proactive Code Enforcement

- ▶ Inspectors are assigned specific areas of the City each day to identify any violations of the Nuisance Ordinance, Human Habitation Standards, Non-Residential Maintenance Standards and Zoning Ordinance.
- ▶ A map of the grid used by the Inspectors is shown on the next slide.
- ▶ The Planning and Inspections Department has created a Facebook page to post properties that are found to be in violation of any of the above stated Ordinances.

1220 Front Street requires court action – owner Teresa H. Liamani

2018/2019 Demolitions Completed

330 E. Meadow Road. Owners Donna and Ronald Campbell

1313 George Street. Owner James B. Allen, III

1013 First Street. Owner Jorge Solis

715 Oak Street. Owner Bobby G. Robertson

2018/2019 Demolitions

205 Morgan Road – Owner: Eden Apartments, Inc.

- Waiting on contractor to complete.
- Should be completed by February 15, 2019.

233 The Boulevard – Owner: Rudy S. Walker

- The complication with the awning that was also attached to the adjoining building has been resolved and demolition will start the week of February 11, 2019.

1009 Maryland Avenue – Owners: Roosevelt Galloway Heirs

- On January 23, 2019, the contractor said the job would be complete by February 1, 2019. We are waiting on a response to the message left for him on February 5, 2019.

Proposed 2018/2019 Demolitions/Clean Up

ADDRESS	OWNER	ESTIMATED COST
1309 Center Church Road	James B. Allen, III	6,500.00
604 Friendly Road	Iris Ray Heirs	4,000.00
319 Main Street	David Jones Heirs	9,000.00
410 Main Street	Benny Wray, Jr.	5,000.00
219 Matthews Street	Ersley Hampton Heirs	3,000.00
133 S. New Street	Keyna Broadnax	3,000.00
621 Boone Road – Clean Up	Donnie Scott	25,000.00
Estimated Total		55,500.00

1309 Center Church Road

Owners James B. Allen III and Jaleesa Settle

Estimated cost of demolition: \$6,500.00

604 Friendly Road

Owner: Iris H. Ray Heirs

Estimated cost of demolition \$ 4,000.00

319 Main Street

Owner: Kerry D. Jones Heirs

Estimated cost of demolition \$ 9,000.00

410 Main Street

Owner: Benny D. Wray, Jr.

Estimated cost of demolition \$ 5,000.00

219 Matthews Street

Owner: Ersley Hampton Heirs

Estimated cost of demolition \$ 3,000.00

133 S. New Street

Owner: Keyna Broadnax

Estimated cost of demolition \$ 3,000.00

Proposed 2019/2020 Demolitions

ADDRESS	OWNER	ESTIMATED COST
304 E. Aiken Road	Anna Jarrett	4,500.00
622 Anderson Street	Mark A. Tuggle	6,000.00
924 Burton Street	Adelaide Holt Heirs	3,500.00
106 S. Fieldcrest Road	Janice Fargis	5,500.00
624 Friendly Road	Cassie Hampton	7,000.00
409 Henry Street	Mizpah Baptist Church	6,000.00
100 S. High Street	Damon Boyd, III	8,000.00
1607 E. Meadow Road	Helen McBride Heirs	5,000.00
133 Roosevelt Street	William Wilkerson Heirs	5,000.00
TOTAL ESTIMATED COST		50,500.00

Additional Potential 2019/2020 Funding Needs

ADDRESS	OWNER	ESTIMATED COST
1321 Carolina Avenue - Demolition	Robert N. Stultz	4,500.00

405 Moir Street - Repair	Cynthia Goyette Heirs	15,000.00
12013 NC 87 - Demolition	Houston & Clint Barrow	4,000.00
631 North Street - Demolition	Justin W. Sawyers	6,000.00
105 Short Morgan St - Demolition	Maynard W. Rieson Heirs	5,000.00
Clean Up Trash and Secure American Warehouse	Piedmont Folk Legacies	20,000.00
Remove Undergrowth at Nantucket Mill	Nantucket Mill LLC	50,000.00
TOTAL		104,500.00

2019/2020 Misc. Funding Needs

Miscellaneous Nuisance Abatements Too Large For City Staff	20,000.00
Legal Expenses (LexisNexis Research Program, Recording Fees for Easements and Ordinances, Filing Fees for Notice of Lis Pendens, Sheriff Service Fees, DMV Fee for VIN Search)	5,000.00
Asbestos Tests	1,000.00
TOTAL MISC. FUNDING NEEDS	26,000.00

Summary of 2019/2020 Funding Needs

Proposed 2019/2020 Demolitions	50,500.00
Additional Potential 2019/2010 Funding Needs	104,500.00
2019/2020 Miscellaneous Funding Needs	26,000.00

TOTAL REQUEST FOR 2019/2020	181,000.00

Vacant Properties Owned by the City of Eden

ADDRESS	CITY'S EXPENSE	TAXES DUE	TAX VALUE
416 Decatur St			16,720.00
131 Greenwood St	5,266.76	199.17	7,782.00
631 Grove St	3,750.00	265.67	2,468.00
429 Monroe St	6,981.84	391.86	4,851.00
886 Morgan Rd	6,293.00	162.81	6,293.00
1001 Sharpe Ave	4,224.00	361.95	4,224.00

951 Harris St	6,220.00	207.19	5,380.00
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Sold June 21,2018 for \$3,500.00; Buyer paid property taxes in full

Strategy For Vacant Properties Owned by the City

All properties that have been acquired by the City through Code Enforcement actions have signs on them that the property is for sale.

We will post pictures of all of these properties on the City of Eden website.

We will advertise them twice per year in the local newspaper.

416 Decatur Street, surplus date unknown

131 Greenwood Street, surplus date 4-21-09

631 Grove Street, surplus date 12-18-12

429 Monroe Street, surplus date 9-21-10

886 Morgan Road, surplus date 8-18-09

1001 Sharpe Avenue, surplus date 9-21-10

Cleanliness/Eyesore Issues

- Enforcement of Non-Residential Maintenance Code in commercial areas
- Periodic litter assessment (Appearance Commission)
- Participation of Community Appearance Commission and merchants in litter sweeps, beautification efforts, etc.
- Ideas to create “neighborhood pride”
- Encourage vacant property owners to sell or “spruce up” their properties in order to market (property owner responsibility)

Anti-Litter Campaign

- Market campaign on City web page and Facebook page
- Articles in newspaper
- More trash receptacles in shopping centers and downtown areas
- “Adopt-a-Park” to keep parks and greenways clean
- City-wide cleanup days involving civic groups, merchants and volunteers

Unified Development Ordinance

Work in progress to revise and update existing Zoning Ordinance into a Unified Development Ordinance. Staff began working on this project in the fall of 2018 when it was decided that the funding would not be available from the Strategic Plan.

Revisions during the last year are as follows:

- Added minor home occupations allowed in a separate structure
- Planning Board initiated action to define and regulate Disabled Vehicles.

Consistent regulations and definitions over entire ordinance.

Permitted use table for all zoning districts.

Eliminate outdated uses and regulations.

Add new regulations/terminology to address current and new issues that are not in current ordinance.

Simplify entire ordinance so that regular citizens can understand. There are too many zoning districts.

Be pro-active in addressing new potential issues.

Rezone properties which are currently zoned inappropriately.

Street Lights - Eden Police Department

Due to the increasing number of street lights that are not operational, we are implementing a strategic plan to identify nonfunctioning street lights, a uniform way of reporting the nonfunctioning street lights to Duke Energy, as well as, a uniform way to track our progress with reporting and repair of street lights.

To simplify the process, effective immediately, February 1, 2019, we are implementing areas of responsibility as follows:

A-Squad will be responsible for Zone 1 (Leaksville area)

B-Squad will be responsible for Zone 2 (Draper area)

C-Squad will be responsible for Zone 3 (Spray area)

D-Squad will be responsible for Zone 4 (Central area)

Lieutenants and Sergeants shall ensure their Team inspects street lights during their tour of duty, in their assigned area, while working nights (Friday-Monday and Tuesday-Thursday), to identify faulty street lights by marking the pole with tape and completing the attached Street Light Outage Report Form. The completed forms will be turned in to Ms. Angie Thomas, who will then fax the form(s) to Duke Energy for repair. Ms. Thomas will maintain a file for each squad for all forms outages reported and faxed to Duke Energy for repair.

This will assist in tracking the data for reported outages and provide a way to ensure reported street lights are being repaired. Thank you for the efforts made in reporting street lights in the past. Once again this will provide trackable data for the future.

Ms. Stultz said her department was heavily focused on code enforcement. That year, the Council more than doubled the amount of money for local code enforcement and they were able to change their program a great deal. They often heard complaints from citizens that the department was not working in a particular neighborhood, but from the maps it was obvious the actions were spread out over the community. Staff were able to do some sweeps and would continue to do that. The certified mail notices were about \$8 so it was an expensive program, not just for the cleanup. Inspection staff were assigned specific areas to check daily to identify any violations. They had created a Facebook page to post properties that were found to be in violation.

She said the house at 1220 Front Street, which was the worst code violation her department had ever dealt with, had been sent nine violation notices since February. It took many City employees hours to clean up the property and by the next week, it was full again. It was the first time in Ms. Stultz's career that criminal charges were taken out against someone over code enforcement violations. They had been to court twice and the past time the resident did not show up and an order of arrest had been issued for her. The resident told Ms. Stultz that her son made a living by buying from storage unit auctions. He then brought all of the items to his mother's property to store. Ms. Stultz explained to them that they could not have that type of business in a residential

neighborhood. The resident owed the City \$1,400 for violations and the neighbors were livid about the mess. Ms. Stultz wanted everyone to be aware that the City was doing everything they could to take care of the situation.

Ms. Stultz reviewed the demolitions her department had already been able to do with the funding from the Council, as well as the demolitions they hoped to complete before the end of the fiscal year and in 2019/20. She noted that since she became director, they had amended the zoning ordinance 183 times. There were a lot of things that needed doing in the map and ordinance. In June 1993, a proposal came before Council to adopt the Unified Development Ordinance and it was defeated. They had been dealing with that since. The cost to hire someone to work on the ordinance was expensive. Staff would try to work on it themselves in the next year. It would likely create the need for special meetings of the Planning Board and the Council. Their existing ordinance was confusing to developers.

She said the Police Department was working on a systematic program to monitor streetlights. If the lights were out, the City was still paying for them.

Council Member Burnette said the City had done a lot with code enforcement the last year. They needed to continue to keep the pressure on. Code enforcement and litter fines needed to continue. The Community Appearance Commission appeared to be a stepped up group that year.

Ms. Stultz thanked the Council for the wonderful appointments to the Community Appearance Commission and said the group had really come together.

Council Member Burnette said there needed to be a focus on quality of place. That was a part of the Strategic Plan and quite a lot had been done on quality of place by including it in the annual budgeting process, identifying initiatives to attractiveness, encouraging more outside dining opportunities and encouraging public arts projects. Eden was a Keep America Beautiful community but nothing had been done in several years. It needed to be re-established and projects identified to help improve the physical areas in Eden. A Pride in Eden campaign needed to be promoted. He challenged the Community Appearance Commission to establish A Pride in Eden campaign and if they needed volunteers for various neighborhoods, he would volunteer for his. He said the other piece that was missing was pride.

Ms. Stultz agreed and said the Community Appearance Commission, along with the Strategic Planning Commission, played a big role in pride and in the past four or five years they had struggled with attendance at the Community Appearance Commission meetings. It was an effort to get the members engaged and involved, but now there were new members with some spark who have engaged the existing members. If they were to do the campaign it would require a little more money for them in the budget or she would have to ask the Strategic Planning Commission.

Local Codes Administrator/GIS Analyst Debra Madison asked the Council about the vacant City owned properties that were for sale. People called and inquired about buying a property but they were not willing to pay the amount the City had in it in order for the City to recover their funds. Her question was if the City wanted to recover the money or sell the lot. The City might have \$4,000 or \$5,000 in a property but were being offering \$1,000.

Ms. Stultz said the City had owned them for several years and Staff had to mow them which would continue until they were sold. Staff encouraged the interested person to make an offer and

they would go through the processes. If there were taxes owed on a property, it would be tax foreclosed on. She said it was not likely they could get all of the City's money back as hard as they tried.

Mayor Hall said they knew when they took on those properties they may lose money. He asked if there was a possibility of having an auction and selling all of the properties.

Ms. Stultz said they could have an auction if the Council wanted them to try. They would have to pay an auctioneer.

City Attorney Erin Gilley said they had talked to an auctioneer in the past but he was skeptical to do it because they were just vacant properties.

Ms. Stultz said they would have to follow all of the State rules required when they sold property.

Council Member Burnette said if a property had been on the books so long, something needed to be done because there was an upkeep cost. The City wanted to enhance code enforcement so there could be more properties taken over by the City.

Ms. Stultz said if someone was trying to give the City cash for one of the properties, they would go to the Council for approval but to get it back on the active tax roll was better than nothing.

Council Member Hampton thanked Ms. Stultz and her department for what they did. She could tell a big difference just riding around town. She was impressed with all of the demolitions and the cleanup afterwards.

Ms. Stultz said one of the things that happened with code enforcement was if they did not have the funding to back up notices they sent out, people knew. The more active the City was at actually doing the demolitions and collecting finds, people knew the City was serious about notices and there would be better response to them.

Council Member Grogan asked if the owner of 1220 Front Street responded to the fines she received.

Ms. Stultz said they pursued criminal charges with that case.

Council Member Hampton said the City went beyond what was necessary to help her. She hated that it happened but action had to be taken.

Council Member Ellis asked Ms. Stultz how many people worked in her department.

Ms. Stultz replied herself and four others.

H. Discussion and Consideration of Single Family Rehabilitation Loan Forgiveness Program

The following is the text of the PowerPoint presentation shown and discussed by Ms. Stultz:

What is it that makes your home, your house, so important?

A person's house is where they go to rest. It is where one seeks relief from stress and where one seeks comfort.

Quality, safe housing is important to the very old, the very young and to all of us.

A person's home needs to be safe.

A person's home needs to be maintained and functional.

As much as any other factor, one's home and its condition impact a person's future health and prosperity.

Housing Conditions

- The Eden City Council has already found and declared “that there exist in the jurisdiction dwellings, which are unfit for human habitation due to dilapidation, defects increasing the hazards of fire, accidents and other calamities, lack of ventilation, light and sanitary facilities, and due to other conditions rendering such dwellings unsafe or unsanitary, and dangerous and detrimental to the health, safety and morals, and otherwise inimical to the welfare of the residents of the jurisdiction.” This has been done through the Eden Human Habitation Standards Ordinance.
- The purpose of the ordinance states that “In order to protect the health, safety and welfare of the residents of the jurisdiction as authorized by G.S. Chapter 160A, Article 19, Part 6, it is the purpose of this article to establish minimum standards of fitness for the initial and continued occupancy of all buildings used for human habitation, as expressly authorized by G.S. § 160A-444. (Ord. passed 5-15-95)”

Human Habitation Standards Program in Eden

- An ordinance like ours is designed to protect the housing stock of the City of Eden.
- To date, we have used this valuable tool to demolish or vacate and close dwelling units around the community. We also believe it is important to do what we can to protect the existing housing stock.
- We have received (CDBG) Community Development Block Grants in the past. Although the September filing deadline was missed due to some issues with the Piedmont Triad Regional Council, we are hopeful that the State will have another call for applications at some point in 2019. If they do, we intend to submit an application as we outlined previously in our presentations to the City Council in July and August of last year.

Urgent Repair Program Opportunities

- According to Dan McFarland with the NC Housing Finance Agency, the Urgent Repair Program eligibility DOES include municipalities with populations greater than 5,000 residents.
- Jesse Day with the Piedmont Triad Regional Council has informed us their housing department submitted an Urgent Repair Grant that is open for all of Rockingham County.

- He notes there is an active 2018 grant available now to qualifying individual homeowners looking for rehabilitation work that will bring the house up to code with the \$25,000 investment.
- According to Jesse Day, there are six active projects in this County and they'd like to have 15 or 16 to spend all the funds in 3 years (now in year 2). This is an opportunity staff will pursue!
- Interested homeowners can apply, and more information is available at: <https://www.ptrc.org/services/housing/home-repair>. Also, if an individual homeowner wants to submit a request for contact, they can visit: <https://www.ptrc.org/services/housing/housing-services-initial-interest-form>.

Program Proposal

Why

- We believe it is time for the City to begin addressing the other half of the intent of the Human Habitations Standards Ordinance which is to protect the existing housing stock. The following program proposal is designed to do just that.

Purpose

- The City of Eden recognizes the fact that there are single family homeowners that are of low and moderate income. Those homeowners may be in need of assistance in maintaining their homes. In order to assist these homeowners and to provide for the safety and quality of life of the inhabitants of such dwellings, the City created the Single Family Rehabilitation Loan Forgiveness Program. The single family home must be primary residence of the owner/applicant.

Jurisdiction

- The jurisdiction for this program shall be the corporate limits of the City of Eden.

Program Requirements

- Funding for this program is limited and is available on a first come, first served basis. The loan forgiveness amounts are limited to freestanding, single family dwellings. Each home selected is eligible for a grant up to \$10,000 with a maximum homeowner match of \$1,000. The match will be based upon extremely low income at 2.5%, very low income at 5% and low income at 10%.
- Each applicant shall fill out the grant application completely. Incomplete applications may result in disqualification. To be eligible for the program, the total household income cannot be greater than 80% of median income of Rockingham County as per the State of North Carolina Demographer's office for the most recent year, a copy of the 2018 Income Limits Documentation System is attached as Attachment C.
- Loans in this program will be forgiven after 8 years based upon the date of the Deed of Trust. No payments will be required during the time of the loan. If the property is sold

during the loan period and the new homeowner is proven to be of low and moderate income the program loan remains in place. However, if the new owner does not personally reside at the location or if they are not of low and moderate income (or if no proof of income is provided to the City), the loan will have to be repaid in full.

- A Note secured by a Deed of Trust will be prepared by the City Attorney, executed by the homeowner(s) and the Deed of Trust recorded in the Office of the Rockingham County Register of Deeds.
- Once the application is received, it will be reviewed. If the application is deemed complete and the property meets the qualifications for the program, an inspection appointment will be scheduled. This will be done by the Planning and Inspections Director or his or her designee. Program funding must be used to repair life safety issues before any other work can be performed. Examples are lack of smoke detectors, carbon monoxide detectors, faulty wiring, faulty heating and air and serious structural defects. A list of qualifying improvements will be agreed upon in writing between the City of Eden and the Homeowner.
- The Planning and Inspections Department will solicit bids for the work to be done. Bids will be awarded to the lowest responsible bidder. No work will be undertaken until the applicant has submitted their required matching funds to the City of Eden. All work must conform to the NC Residential Building, Plumbing, Mechanical, Electrical and other applicable codes. Permits will be required when applicable and permit fees will be waived by the City of Eden.
- Contractors will be paid by the City of Eden upon proof of work completion.
- All applicants must be current with their city and county property taxes, City of Eden utility bills and any funds owed to the City for the abatement of violations. During the time of the loan, the property must be in compliance with all City of Eden Ordinances.
- All applications must be returned to the Planning and Inspections office Monday through Friday between the hours of 8 am and 5 pm.

1/24/2019 FY 2018 Income Limits Documentation System -- Summary for Rockingham County, North Carolina

FY 2018 INCOME LIMITS DOCUMENTATION SYSTEM

HUD.gov HUD User Home Data Sets Fair Market Rents Section 8 Income Limits MTSP Income Limits HUD LIHTC Database

FY 2018 Income Limits Summary

Selecting any of the buttons labeled "Explanation" will display detailed calculation steps for each of the various parameters.

FY 2018 Income Limit Area	Median Family Income	FY 2018 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Rockingham County, NC HUD Metro FMR Area	\$55,200	Very Low (50%) Income Limits (\$)	19,350	22,100	24,850	27,600	29,850	32,050	34,250	36,450
		Explanation								
		Extremely Low Income Limits (\$)*	12,140	16,460	20,780	25,100	29,420	32,050*	34,250*	36,450*
		Explanation								
		Low (80%) Income Limits (\$)	30,950	35,350	39,750	44,150	47,700	51,250	54,750	58,300
		Explanation								

NOTE: Rockingham County is part of the **Rockingham County, NC HUD Metro FMR Area**, so all information presented here applies to all of the **Rockingham County, NC HUD Metro FMR Area**. HUD generally uses the Office of Management and Budget (OMB) area definitions in the calculation of income limit program parameters. However, to ensure that program parameters do not vary significantly due to area definition changes, HUD has used custom geographic definitions for the **Rockingham County, NC HUD Metro FMR Area**.

The **Rockingham County, NC HUD Metro FMR Area** contains the following areas: Rockingham County, NC;

* The FY 2014 Consolidated Appropriations Act changed the definition of extremely low-income to be the greater of 30/50ths (60 percent) of the Section 8 very low-income limit or the poverty guideline as established by the Department of Health and Human Services (HHS), provided that this amount is not greater than the Section 8 50% very low-income limit. Consequently, the extremely low income limits may equal the very low (50%) income limits.

Income Limit areas are based on FY 2018 Fair Market Rent (FMR) areas. For information on FMRs, please see our associated FY 2018 Fair Market Rent documentation system.

For last year's Median Family Income and Income Limits, please see here:

<https://www.huduser.gov/portal/datasets/MI/2018/2018summary.pdf>

Ms. Stultz said when she came to work for the City, they could not apply for grants to help people with housing because they did not have a minimum housing code. It was a feat to get the code adopted because people were afraid they would put elderly people out of their houses. They finally got it approved and they were able to apply for housing grants. It had proved to be a great tool to clean up the community. It used to be that every three years they could apply for Single Family Rehab federal money channeled through the State, but the program changed. Now a set amount was sent to each county, one-third annually, and the amount was reduced. Rockingham County did an extremely good job with the money but the amount was not anywhere near the money needed for the conditions they had. Helping someone replace the roof on their house who could not afford to was better than having to tear down the whole house later. They had already declared through the housing code that there existed in the jurisdiction dwellings unfit for human habitation due to dilapidation. Those dwellings did not become unfit in a short amount of time, it was that way due to lack of maintenance years prior. An ordinance like the City's was designed to protect the housing stock.

Council Member Burnette asked if the Community Development Block Grant (CDBG) that timed out was for \$750,000.

Ms. Stultz replied it was. For six years, the State had allowed entitlement communities to receive federal money. Small communities like Eden had to compete for a pool of money and for six years, there was no money allowed for housing for small communities, only infrastructure. She had spoken with Senator Phil Berger and she knew it was an unintended consequence of some changes they had made. They did change it back the last year.

Council Member Burnette asked if the CDBG would be coming back.

Ms. Stultz replied yes. She had talked to Iris Payne who was the head of the program in Raleigh. She expected there to be a call in March or April with an application deadline in August. When funding housing for small communities ended, consulting firms in the area went out of business. She had found a consultant based out of Asheville with a Greensboro office to help get the application completed. Currently in the County, programs available were an Essential Housing (Single Family Rehab) and Urgent Repair. These programs were only available for those 62 or older, disabled, a veteran or if there was lead paint in the house and a child under six had been impaired. They were great programs and helped a lot of people, but the proposed program would help people who did not meet that criteria but needed help with repairs. It was time for the City to begin addressing the other half of the housing code issue. She reviewed the proposed program, which would only be available to those who lived inside the City limits. Other programs were available for those who lived in the ETJ.

Council Member Moore pointed out that repairs needed to be maintained.

Ms. Stultz replied the contract stated the property owners could not be in violation of any of the City's ordinances.

Council Member Burnette asked who awarded the contractors. The City was likely to get better pricing if they were handling a lot and could be sure all the money was going to the contractor.

Ms. Stultz replied the City would.

She said Eden's incomes were lower than the County and State average. If Council chose to use the program, they would reach out to the residents who really needed help.

Council Member Burnette asked if she anticipated the maximum award of \$10,000 to be the standard loan amount.

Ms. Stultz replied no, she did not believe many of the loans would be for the whole \$10,000. She anticipated repairs like a handicap ramp, new water heater or repair to the front porch.

Mayor Hall asked if people could be granted the loans multiple times.

Ms. Stultz replied they could apply but that did not mean it would be approved. She asked Council to make it a pilot program for a three-year basis at \$100,000 each year. Next year at the retreat if it was a failure, she would tell them. She thought it was something they needed to try.

Council Member Grogan asked how she would publicize the program.

Ms. Stultz replied it would be announced everywhere they could, including at a Council meeting. They could mail notices to target areas, display on the sign in front of City Hall, send out a Code Red message and post on Facebook and the City website.

I. Discussion and Consideration of Residential Water Pressure Improvement Assistance Grant Program

Mayor Hall called on Director of Public Utilities Terry Shelton.

The following is the text of the PowerPoint presentation shown and discussed by Mr. Shelton:

Purpose

- We are aware of the fact that there are residential water customers who experience water pressure that meets the required residual residential pressure of 20 psi for Rules Governing Public Water Supplies – Storage of Finished Water (15A NCAC 18C .0405 (b) (2), **BUT**, due to the elevation of their property and/or the reduced pumping operations due to the loss of large water customers, the water pressure at their residence may be less than satisfactory for their uses.
- These water customers may be in need of assistance to obtain a more satisfactory water pressure at their residence.
- In order to assist customers experiencing water pressure problems and to provide for a better quality of life for the residents at such residences, staff is recommending the Residential Water Pressure Improvement Assistance Grant Program for City Council's consideration.

Program Requirements

- This grant program will be limited to funding 30 projects per budget year, on a first come, first served basis, to install a Booster Pump System for freestanding, single family dwellings.
- The water customer's house must be the primary residence of the owner/applicant.
- Each home selected is eligible for a grant up to \$1,000 with a maximum homeowner match of \$300. The match will be based upon extremely low income at \$75, very low income at \$125, and low income at \$175. Household incomes above the MHI (median household income) for Eden will be required to pay a \$300 match.

Specific requirements of the house for the installation of a Booster Pump System:

- The cause of the water pressure issue must be elevation of the property or a water main delivering water to the meter at the applicant's residence as determined by the City.
- The residential plumbing must be compatible with and capable of sustaining this pressure improvement.
- Household plumbing from the meter to the faucets must be free of corroded galvanized piping that restricts flows. Also, small piping of less than ¾ inches that may contribute to flow reduction on main distribution piping within the house could be deemed unusable for these Booster Pump Systems.
- Static Water Pressure between 20 and 30 psi upon testing to qualify for this grant assistance program.
- A 110 volt electrical outlet must be available to power the Booster Pump System. Availability of this power source would be the homeowner's responsibility.
- Upon completion and final inspection by the City, the Contracting Plumber will be paid and the Booster Pump System becomes the sole property of the applicant/homeowner. Once the system warranty expires, the system must be maintained at the sole expense of

the applicant/homeowner. Subsequent homeowners will inherit the responsibility for the system.

- At no time will the City assume ownership or responsibility for any part of the water customer's plumbing beyond the water meter.
- All applicants must be current with their city and county property taxes, city utility bills and any funds owed to the city for the abatement of violations.
- Each applicant shall fill out the grant application completely. Incomplete applications may result in disqualification.
- Once the application is received, it will be reviewed. If the application is deemed complete and the property meets the qualifications for the program, an inspection appointment will be scheduled. This will be done by the Planning and Inspections Director or his or her designee. The applicant's residence will be inspected and tested to see that the minimum criteria for current pressure and flow and existing plumbing meets the prescribed standards set by the City as well as state and federal laws. Program funding must be used to purchase a home pressure booster pump with bladder pressure sustaining tank (Booster Pump System) to be installed by a designated plumber selected annually by the City.
- The City's designated Plumber will be selected annually in a bidding process to select a qualified Plumbing Contractor to install the home Booster Pump System.

1/24/2019

FY 2018 Income Limits Documentation System -- Summary for Rockingham County, North Carolina

HUD USER **FY 2018 INCOME LIMITS DOCUMENTATION SYSTEM**

HUD.gov HUD User Home Data Sets Fair Market Rents Section 8 Income Limits MTSP Income Limits HUD LIHTC Database

FY 2018 Income Limits Summary

Selecting any of the buttons labeled "Explanation" will display detailed calculation steps for each of the various parameters.

FY 2018 Income Limit Area	Median Family Income	FY 2018 Income Limit Category	Persons in Family								
			1	2	3	4	5	6	7	8	
Rockingham County, NC HUD Metro FMR Area	\$55,200	Very Low (50%) Income Limits (\$)	19,350	22,100	24,850	27,600	29,850	32,050	34,250	36,450	
		Explanation									
		Extremely Low Income Limits (\$)*	12,140	16,460	20,780	25,100	29,420	32,050*	34,250*	36,450*	
		Explanation									
		Low (80%) Income Limits (\$)	30,950	35,350	39,750	44,150	47,700	51,250	54,750	58,300	
		Explanation									

NOTE: Rockingham County is part of the **Rockingham County, NC HUD Metro FMR Area**, so all information presented here applies to all of the **Rockingham County, NC HUD Metro FMR Area**. HUD generally uses the Office of Management and Budget (OMB) area definitions in the calculation of income limit program parameters. However, to ensure that program parameters do not vary significantly due to area definition changes, HUD has used custom geographic definitions for the **Rockingham County, NC HUD Metro FMR Area**.

The **Rockingham County, NC HUD Metro FMR Area** contains the following areas: Rockingham County, NC;

* The FY 2014 Consolidated Appropriations Act changed the definition of extremely low-income to be the greater of 30/50ths (60 percent) of the Section 8 very low-income limit or the poverty guideline as established by the Department of Health and Human Services (HHS), provided that this amount is not greater than the Section 8 50% very low-income limit. Consequently, the extremely low income limits may equal the very low (50%) income limits.

Income Limit areas are based on FY 2018 Fair Market Rent (FMR) areas. For information on FMRs, please see our associated FY 2018 Fair Market Rent documentation system.

For last year's Median Family Income and Income Limits, please see here:

<https://www.huduser.gov/portal/datasets/il/2018/2018summary.pdf>

1/2

Mr. Shelton said they had been aware of residential water pressure complaints for about six months. Quotes he had received for installing the systems were about \$1,000 for each system, which would cost \$30,000 annually if they funded 30 projects.

Council Member Burnette asked Mr. Shelton if the grant would apply to rental houses.

Mr. Shelton replied it would be the Council's decision whether to allow rental properties to be included. It was not specified in the program guidelines.

Mr. Corcoran replied he would think so. Before industries left, the water and sewer rates were far below State averages. With the loss of the industries, the rates were much higher. There were isolated areas throughout the City, that because of elevation and reduced pumping because of less industrial use, had serious water pressure problems. Even if a house was a rental, it was still a house and the tenant was suffering from the poor water pressure.

Council Member Burnette asked if the grant program applied to the tenant or the owner.

Mr. Corcoran replied the fee would apply to the owner of the property and the owner would pay the match.

Council Member Moore asked approximately how many people in the City were affected by low water pressure.

Mr. Shelton replied about 14-15 houses around the Jackson Street and Farrell Street area and five to 10 houses on Lennox Drive behind the Eden Mall. Creekridge Drive had another eight to 10 houses sitting at higher elevations with low water pressure. They proposed 30 houses that budget year as a place to start the project. It all would depend on the interest or need for the program. If there were a lot more people affected, he would come back to Council.

Council Member Moore asked if the City would go ahead if there were 50 people affected with low water pressure but only five wanted the system.

Mr. Corcoran replied if Council approved the program and had allocated \$30,000 but only spend \$5,000, the remaining \$25,000 would be unspent funds. Typically they saw the most interest at the start of new grant assistance programs. There have been similar programs in the past like the drainage improvement grant assistance and façade improvement program for downtown businesses. If money was left unspent, it would go towards the fund balance.

Council Member Moore said for many, it was no fault of the homeowner.

Mr. Corcoran said that was why they had developed the program.

Mr. Shelton replied without the large water users, the pumps at the water plant could not be run constantly because of the size. The worst times for low water pressure was when the pumps were off at the plant. The elevated tanks did not seem to be enough to produce a good pressure in the homes.

Mr. Corcoran said they had looked at installing isolated booster pump stations in some of the areas and had examined reducing the pump size at the plant. Both of the options were hundreds

of thousands of dollars. The grant program was by far the most economical solution to the low water pressure problem.

Council Member Moore said it would be tough for some people to come up with their portion of \$300 to participate in the program. He asked if the payment could be paid over an extended period of time.

Mr. Corcoran replied \$300 was just a number that could be revised and it was the Council's decision on the amount.

Council Member Burnette asked what would happen to a resident's individual pump if the City got a large water user correcting the issue in the system.

Mr. Corcoran said the resident would still have the pump but it could be shut off.

Collections and Distribution Superintendent Darryl Tilley said the residential pump would have its own pressure gauge and if the main pump was on, the residential one may not even come on depending on what they have the pressure set at. The current system may have as much as a 35 psi drop in pressure.

Mr. Corcoran said many of these residents would say there were times they had great water pressure but at other times the pressure was very minimal.

Council Member Burnette said the program was something they needed to do but the residents would need to understand they had to maintain their pump themselves.

Council Member Ellis asked how much one pump costs.

Mr. Corcoran replied about \$1,000 but it would depend on what type of electrical hookup was there.

Mr. Tilley said \$1,000 included the installation.

Council Member Ellis asked who would install the pump system.

Mr. Corcoran replied a certified plumber that the City would contract with.

Mr. Shelton said they got the price from a local plumber for budgetary consideration and he priced it at \$950 for the package without electrical. The electrical would be 110V as it would plug into a normal receptacle.

Mr. Tilley said they had to put one of the pump systems in at Freedom Park because the toilets would not flush properly. They no longer had problems there with the water pressure.

City Attorney Erin Gilley said as far as the maintenance there would be an agreement similar to the storm water drainage program. It would state it was the homeowner's responsibility to maintain it.

J. Complete Priority Ranking Sheets

Mr. Corcoran noted with putting together a budget, often times there were a lot of ideas but the resources were very limited. He handed out a ranking worksheet and asked the Council and Staff to rank the listed items in the order they should be prioritized in a budget, ranking their top four priorities. There were many different opinions about what was important but ultimately, it was his responsibility to develop a balanced budget that reflected the vision and priorities of the City Council. He needed yes or no answers if the shell building and Residential Water Pressure Assistance Grant Program should be pursued.

Mayor Hall asked if the Additional Street Resurfacing was in addition to the Powell Bill.

Mr. Corcoran replied it was in addition to the Powell Bill. Transportation Engineering Director Tammy Amos had said in the past in order to maintain a 15-year replacement program on the streets, it required more money than allotted with the Powell Bill and the vehicle tax.

LUNCH BREAK

MEETING RECONVENED

K. Review, Discussion and Consideration of City Finances & Budget Priorities for FY 2019-20

The following is the text of the PowerPoint presentation shown and discussed by Mr. Corcoran:

Heading into FY 2019-20

- As we begin to consider the upcoming budget, it's good to get a basic refresher on some of our finances.

“Where's the money - ???”

- Are funds available to do what is needed?
- Are discretionary funds available to do what is wanted?

AND

- Where should we direct our financial resources for FY 2019-20?

Current FY 2018-19 Budget

- The combined budgets for the current year equal \$33,332,200.
 - Increase of \$78,400 or 0.24% from FY 2017-18.
 - The current budget:
 - DID NOT Increase Taxes
 - DID NOT Increase Water Rates or Sewer Rates
 - DID NOT Increase Monthly Residential Solid Waste Fee
 - DID NOT Increase Motor Vehicle License Fee
- Capital Outlay Funding included in the current budget is as follows:

• General Fund (Includes <i>Positively Eden</i>)	\$1,543,600
• Powell Bill/Street Resurfacing	\$ 856,700
• Water & Sewer Fund (A)	<u>\$2,360,600</u>
Total	\$4,760,900

(A) Does not include Capital Project Funds for EPA Administrative Order and Mega Park Waterline

Project that were previously established in March 2017.

- The budget includes **\$1,000,000 in contingency funds** (General Fund \$500,000 and Water & Sewer Fund \$500,000) for unanticipated expenditures and/or unforeseen declines in revenue.
- The current budget includes the allocation of **\$1,000,000 in available fund balance:** General Fund - \$500,000 and Water & Sewer Fund - \$500,000.

General Fund

During the past ten years:

- Revenues increased by an average rate of 2.02% per year.
- Expenditures increased by an average rate of 2.66% per year.
- Our expenses continue to increase on an annual basis as prices continue to escalate – despite the reduction and/or loss of various revenue sources.
- Many of our costs are fixed costs which leaves us very little room for discretionary adjustments.
- Much of what we can or can't do in terms of discretionary funding initiatives is directly related to our available revenue.

General Fund – Tax Rate

- Existing tax rates currently being charged by surrounding entities:

Eden	\$0.609	Rockingham County	\$0.696
Madison	\$0.73	Stoneville	\$0.69
Mayodan	\$0.63	Wentworth	NA
Reidsville	\$0.74		

- Based on a 2018 Real Property Valuation of \$910,328,571 and Registered Vehicles Valuation of \$101,273,264 we have calculated that:

For each \$0.01 increase in our existing tax rate of \$0.609 we would generate an additional \$101,160 in annual revenue for use within the General Fund.

- Rockingham County has just completed a revaluation of all properties and final numbers will be distributed in the near future once the appeals process has been completed.

General Fund Revenue Increases

- There have been increases in some revenue sources during the past several years. Two examples include:

- Ad Valorem Taxes (Increase of \$1,208,412 or 25.91% [2.59% per year] in Last 10 Years):

FY 2007-08	\$4,663,379
FY 2017-18	\$5,871,791
- Unrestricted Intergovernmental Revenues from the State – sales tax, utilities sales tax, wine and beer tax etc. (Increase of \$857,557 or 23.29% [2.33% per year] in Last 10 Years):

FY 2007-08	\$3,681,863
FY 2017-18	\$4,539,420

General Fund Revenue Reductions

- There have been several reductions in and/or loss of revenue sources during the course of the past several years. Four examples include:
- Despite having more funds in the bank – interest earned has tanked!

FY 2007-08	= \$744,987
FY 2017-18	= \$162,564

Loss of \$582,423/year or 5.76 cents on our tax rate.
- NC General Assembly removed ability to charge a Business Privilege License on local businesses including all of the Sweepstakes.

Loss of	\$224,338/year	or 2.22 cents on our tax rate.
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- Powell Bill revenue from NC for street resurfacing needs have been cut.

FY 2007-08	= \$583,057
FY 2017-18	= \$473,929

Loss of \$109,128/year or 1.08 cents on our tax rate
- Annexation-In-Lieu Agreement revenues have been reduced.

FY 2012-13	= \$733,802
FY 2016-17	= \$702,861
FY 2017-18	= \$608,425

Loss of \$125,377/year or 1.24 cents on our tax rate, and additional reductions are expected in our current budget.
- These four examples alone, equal an annual loss in General Fund revenues of \$1,041,266 or 10.29 cents on our tax rate.

General Fund Revenues

- Unfortunately, as soon as we take one step forward with some of our revenue sources it seems we take two steps back.
- GREAT NEWS:
Duke Energy agreed to a new 5 year annexation-in-lieu agreement at their existing flat rate of \$200,000 annually that will run through FY 2023-24.
- BAD NEWS:

Annexation-in-lieu payments received from MillerCoors has continued to drop since their closing in September 2016 (the agreement runs with the property owner):

2012-13 – \$535,319	2017-18 – \$393,666
2016-17 – \$489,828	2018-19 – \$266,130
2019-20 - ??????????????????	

General Fund – Future Budgets

- With diminishing resources and increased costs they will be faced with making critical decisions on:
- What should or should not be funded?
- Necessities for today, including the services we are required to provide on a regular basis, and
- Funding aimed at our shared vision for the future.
- Where we put our resources sends a message – intentional or not.
- How items will be funded?
- Fund Balance, Elimination of Staff/Services, Tax/Rate Increases, Borrowing

Funding for Future Capital Outlay and Strategic Initiatives?

Projected GF Capital Improvement Needs for FY 2019-20 Submitted By Department/Division Heads

Positively Eden Strategic Plan

Implementation of Positively Eden Strategic Plan Initiatives and Projects \$ 300,000

Police

Replace LiveScan Fingerprint Machine \$ 21,000
 Replace Two Patrol Cars – Includes Equipment and Detailing \$ 94,600
 K-9 Replacement \$ 9,700
 Replace Body Cameras \$ 10,500
 Stealth 5 GPS Tracking Device \$ 2,200
 Police In-Car Vide Replacements \$ 10,000

Fire

Fire Training Facility \$ 466,400
 Replace 10 Sets of Turnout Gear \$ 27,000
 Replace Center Lane Concrete @ Station 1 \$ 5,000
 Battery Operated Combination E Hydraulic Extrication Tool \$ 10,000

Street Resurfacing

Powell Bill Street Resurfacing Projects \$ 463,000
 Additional Street Resurfacing Projects to Maintain 15-Year Replacement Plan \$ 544,100

Facilities & Grounds

Replace Boiler @ City Hall \$ 242,300

Replace Facilities & Grounds Pick-up Truck	\$ 35,000
Replace Lighting in Gyms of Recreation Centers with LED Lighting	\$ 8,500
Replace Two 60" Mowers for Facilities & Grounds	\$ 25,000
Upgrade Playground Equipment @ Bridge Street Recreation Center	\$ 50,000
Resurface of Outdoor Basketball Courts @ Bridge Street Rec Center & Peter Hill Park	\$ 16,500
Dump Trailer for Abatement Cleanups, Mulching, etc.	\$ 7,500
Shelter Add-On for Equipment @ Jones Street Shop	\$ 6,000
Replace Fence @ Jones Street Shop	\$ 5,000

Parks & Recreation

Replace Recreation Van 29R	\$ 58,000
Resurface Freedom Park Phase II Main Roadway	\$ 30,000
Crack Seal and Repave Walking Track @ Mill Avenue Recreation Center	\$ 13,500
Crack Seal and Repave Walking Track @ Bridge Street Recreation Center	\$ 22,500
Security Enhancements @ City Hall	\$ 200,000
Pave Freedom Park Roadway Loop Around RV Pads	\$ 15,000
Pave Parking Lot @ Freedom Park Water Tank	\$ 175,000

Information Technology

Replace Web Filter	\$ 8,100
PC to Laptop Conversions	\$ 10,400
MDT Lifecycle Replacements	\$ 12,000
Desktop Lifecycle Replacements	\$ 16,000
Replace Phone System @ Klyce Street Facility	\$ 8,000
Endpoint Security	\$ 9,000
Two-Factor Authentication	\$ 3,600
Replace & Expand Security Cameras @ Klyce Street Facility	\$ 3,700

Streets

Replace Street Division Dump Truck	\$ 145,000
Replace Leaf Machine 67S	\$ 70,000
Enclosed V-Nose Emergency Equipment Trailer	\$ 6,000
Replace Compaction Tamp	\$ 3,500
Replace Concrete/Asphalt Cut Saw	\$ 2,000

Solid Waste

Replace Knuckle Boom Truck	\$ 165,000
Closed Top Ejector Trailer	\$ 65,000
Replace Sidewinder Garbage Truck	\$ 310,000
Replace Leaf Collection System Truck	\$ 210,000

Planning & Inspections

Code Enforcement Initiatives	\$ 181,000
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General Fund Total

\$4,101,600

“Where’s the money-?”

General Fund – Fund Balance

- Fund Balance on 6-30-18 = \$9,408,745 on 6-30-00 = \$4,157,472
- Unassigned Fund Balance on 6-30-18 = \$6,612,247 on 6-30-00 = \$2,541,779
- During FY 1998-99, City Council voted to keep an “unassigned” fund balance, equal to at least three months operating expenses.
- Based on last year’s expenditures = \$4,149,183.
Amount unassigned on June 30, 2018 = \$2,463,064 over that threshold.
- This \$2,463,064 (based on current policy) is the amount eligible for future appropriation as of June 30, 2018.

Allocation of General Fund Fund Balance?

- Although there have been some years whereby the General Fund budget did not include the use of any fund balance in order to balance the General Fund budget, there have been other years, such as the current budget, when this has been necessary.
- The amount appropriated from fund balance for the last nine budgets:
 - FY 2010-11: \$626,100
 - FY 2011-12: None
 - FY 2012-13: \$518,200
 - FY 2013-14: None
 - FY 2014-15: \$450,000
 - FY 2015-16: \$856,700
 - FY 2016-17: \$545,900
 - FY 2017-18: None
 - FY 2018-19: \$500,000

Staff Reductions?

- The City has already made staff reductions in an effort to reduce costs. Consider the following:

FY 1995-96: 203 FTE FY 2000-01: 189 FTE FY 2015-16: 184 FTE

- For comparison purposes:

Eden – 2016 Population of 15,279 and 14.05 square miles
FY 2018-19 budget includes funding for 181 full-time positions (A)

Note: Includes 8 full-time positions that did not exist in FY 2000-01. These include: 2 COPS grant positions, Director of Information Technology, IT Specialist, City Attorney, Director of Economic Development, Coordinator of Tourism & Special Projects/Events, and Main Street Manager. Without these positions we would be at 173 full-time positions.

- Reidsville – 2016 Population of 14,152 and 13.68 square miles without Lake Reidsville
- FY 2018-19 budget includes funding for 193 full-time positions
- There are several department/division heads who believe additional manpower is needed and intend to submit requests for additional personnel as we head into FY 2019-20.

Reduction in Services?

- A reduction in services could be explored but there is typically a high level of resistance from taxpayers when communities initiate discussions about the possible elimination and/or reduction of city services – especially if there is not a corresponding reduction in taxes or fees.
- For example: After the February 23, 2008 annual budget retreat the City Council appointed a special committee consisting of citizens, Councilman Carter, Mayor Pro-Tem Burnette and staff to examine the solid waste services currently being offered and to make recommendations for the future.
- The final findings were presented to the City Council on November 17, 2008.
- Based on the feedback received throughout the community, it was recommended NOT to reduce services. In fact, the committee found that citizens preferred an increase in their monthly solid waste fee in order to keep the comprehensive services they were currently receiving as opposed to making cuts to those services.
- It was clear, our citizens had become accustomed to the comprehensive level of solid waste services being offered and were opposed to any reduction.

Reduction in Support of Community Organizations?

- City Council could reduce and/or eliminate financial support currently being awarded to various community organizations. The current budget includes the following:

Rockingham County Arts Council (\$2,000)	Eden Library (\$2,600)
Eden Chamber of Commerce (\$15,000)	Eden Rescue Squad (\$12,000)
Project SAFE Rockingham County (\$3,900)	Eden Citizens Academy (\$2,000)
Eden Youth Council (\$4,000)	Riverfest (\$5,000)
Pottery Festival (\$500)	Shaggin on Fieldcrest (\$1,300)
Eden Historical Museum (\$3,600)	Eden Preservation Society (\$1,000)
Dan River STI Crossings Campaign (\$10,000)	Charlie Poole Festival (\$500)
Façade Improvement Grants (\$2,000)	RCC Project (\$12,000)
Eden Downtown Development Corporation (\$3,000)	Dan River Basin Association (\$2,610)

Citizens Economic Development (\$2,000) Building Renovations Grants (\$25,000)
July 4th Celebration Contribution – Eden Kiwanis (\$5,000)

\$115,010

- Do you have any questions or concerns about any of these organizations, events and/or initiatives?
- Do you wish to see funding included in the FY 2019-20 budget to continue supporting these items?

Tax/Fee Increases?

- Based on a 2018 Real Property Valuation of \$910,328,571 and Registered Vehicles Valuation of \$101,273,264 we have calculated that for each \$0.01 increase in our existing tax rate of \$0.609 Eden would generate an additional \$101,160 in annual revenue for use within the General Fund.
- Municipal Vehicle Fee Increase
The Municipal Vehicle Fee is currently set at \$15.00 per vehicle. We have calculated that for each \$5.00 increase in our existing fee we would generate an additional \$48,160. The maximum fee that can be charged is \$30.00 per vehicle. The money generated with the vehicle tax was restricted in use for example it could only be used for street resurfacing.
- Solid Waste Fee Increase
The solid waste fee is currently \$18.75 per month. This fee has not been increased in 8 years. We have calculated that for each \$0.50 increase in our existing fee we would generate an additional \$35,514 in annual revenue for use within the General Fund based on 5,919 (1/1/19) active residential solid waste accounts.

Borrowing?

- Leveraging borrowed funds to fund Capital Improvement needs that are paid back over a number of years is an option that is available to the City Council.
- Ex: City borrowed \$1,228,000 to do initial section of the Greenway (\$713,000) as well as some Downtown Revitalization Improvements (\$515,000). The loan was for a period of 15 years at an interest rate of 3.58%. Payment 11 of 15 will be made this year with a payment of \$106,000 per year.
- Based On A Recent Loan: A \$1,000,000 loan over 15 years with a 3.63% interest rate would have an annual payment of approximately \$87,630 or just less than \$0.01 on our tax rate. A \$2,000,000 loan over 15 years with a 3.63% interest rate would have an annual payment of approximately \$175,259 or just less than \$0.0175 on our tax rate.

Mr. Corcoran said Eden remained the lowest tax rate throughout the County. According to the current revaluation, Eden experienced right at three percent growth but they were in the period of appeals, which typically caused a loss of one percent. If Eden had growth and the tax rate was

kept the same, it had to be advertised as a tax increase or the tax rate lowered so Eden was revenue neutral. That would have to be addressed when the final numbers came in for the revaluation. Under General Fund revenue reductions, Mr. Corcoran pointed out the City had more money in the bank but the interest received was so much less than 10 years prior. Because of the General Assembly, the City could no longer charge a Business Privilege License fee, resulting in more than \$200,000 a year. The decrease in Powell Bill funds was why Ms. Amos had to request additional money for paving each year. He noted the MillerCoors annexation-in-lieu payment went with the property, not the company. The value for 2019-20 was undetermined. That was another area they would probably lose additional money from. Mr. Corcoran pointed out the slide that named items that had been listed by department and division heads, equaling \$4.1 million and in that same category he currently had about \$1.5 million. The department and division heads were instructed not to submit any unneeded items so what they turned in was what they felt was really needed for their department. The needs and requests always outpaced the funds. Mr. Corcoran noted that staff reductions were not really an option as the City was already doing more with less. One thing the Council had explored in 2008 to reduce costs was reducing the solid waste pickup services and the community indicated they would rather have their rates raised than services reduced.

Mr. Corcoran paused after his General Fund presentation and asked for questions.

Council Member Burnette asked if there would ever be a reason to unbundle the annexation-in-lieu of agreement at the MillerCoors property, assuming D.H. Griffin sold the main property and developed the other parts.

Mr. Corcoran replied that was a legal question and he was not sure that could be done.

Ms. Gilley said that it a good question and there was also a question if they sold off a percentage to another owner and how that annexation payment would be made if there were multiple owners. To change it would have to be an agreement by both parties and she thought that could be difficult.

Council Member Burnette said if they sold the major portion of the property but then had vacant land left it would have a different value.

Ms. Gilley replied she thought it would be handled the way taxes were valued. It was not specified in the agreement how it would work. They had not had to deal with that issue before.

Mr. Corcoran asked if anyone had concerns about funding for the community organizations.

Council Member Ellis said one of the largest contributions was to the Chamber of Commerce and seldom did they see those representatives.

Mr. Corcoran replied Coordinator of Tourism & Special Events/Projects Cindy Adams was the in-coming chair of the Chamber of Commerce.

Ms. Adams replied the Chamber had just had a retreat where they discussed plans to step it up with partnering with the City on the anti-litter campaign and the visibility of the Chamber staff.

Council Member Ellis replied that was what he wanted to hear.

Council Member Carter asked Ms. Adams if the Charlie Poole Festival was coming back to Eden.

Ms. Adams replied it was canceled the prior year due to lack of funding. She was not sure what the status was for the current year.

Council Member Grogan replied the event had been moved to RCC but there was no funding available even though the RCC staff was very supportive. There were very few people willing to donate. They had moved it to RCC to try to revive it but the community and County did not see the importance of it.

Council Member Epps asked if the City was still giving the \$500 donation a year.

Mr. Corcoran replied the money was in the budget but would not be spent unless they had the festival.

Water and Sewer Fund

- During the past ten years:
 - Revenues (with rate increases) increased by an average rate of 1.14% per year.
 - Expenditures increased (with mandates) by an average rate of 1.35% per year.
- Again, our expenses continued to increase on an annual basis as prices continued to escalate – despite the fluctuation in revenue sources.
- Many of our costs were fixed costs which left us very little room for discretionary adjustments.
- Much of what we could or couldn't do in terms of discretionary funding initiatives was directly related to our available revenue.
- This was an Enterprise Fund whereby revenues at a minimum, were supposed to equal expenditures.

Previous Reductions in Water & Sewer Fund Revenue and Usage

- Since 2006, Eden lost nearly 1,500 jobs and approximately \$4,893,691 in NET water/sewer revenue per year due to four industry closings:

Parkdale Mills (11-01-06)	Hanes Brand (02-05-09)
Liberty Textiles (07-31-07)	MillerCoors (09-01-16)

- Our industries were subsidizing our residential rates and our rates prior to any of these closings were far below the statewide averages in both North Carolina and Virginia.
- A review of the drastic reduction in billable water and sewer usage since the first closing outlined above indicates the following:

Fiscal Year	Billable Water	Billable Sewer
2005-2006	3,150,306,200 Gallons	1,769,763,100 Gallons
2017-2018	1,231,922,000 Gallons	347,445,300 Gallons

60.9% Reduction in Water 80.4% Reduction in Sewer

- When we examine the statistics for our average residential gallons used per month we also see a consistent decline:

01/01/2010 to 12/31/2010 Avg. Mos. Residential Usage was 4,691 gallons per month

01/01/2018 to 12/31/2018 Avg. Mos. Residential Usage was 3,846 gallons per month

- The numbers above reflected an 18.0% reduction per month in just the past 8 years.
- All of this data is troubling because reduced usage equals less revenue to address our ongoing operational, capital and debt service related funding needs.

Impact of Large Industrial Users on Water & Sewer Service Charges

Fiscal Year	Water Charges	Sewer Charges
2006 – 07	\$4,681,025	\$3,968,308

Water Flat Rate:	\$ 5.30	Water Per 1,000 Gallon Charge: \$1.56
Sewer Flat Rate:	\$ 3.73	Sewer Per 1,000 Gallon Charge: \$1.87

Fiscal Year	Water Charges	Sewer Charges
2017 – 18	\$4,534,274	\$4,679,582 (A)

Water Flat Rate:	\$12.35 (133%↑)	Water Per 1,000 Gallon Charge: \$5.09 (226%↑)
Sewer Flat Rate:	\$11.72 (214%↑)	Sewer Per 1,000 Gallon Charge: \$6.50 (247%↑)

(A) Special Order of Consent & EPA AOC and not including 17-18 Leachate Revenue

NOTICE the impact from the loss of industrial users on our rates to generate similar revenue

Water and Sewer Service Charges

Fiscal Year	Water Bill @ 5,000 Gallons/Month	Sewer Bill @ 5,000 Gallons/Month
2006-2007	\$13.10	\$13.08
2006 NC Average	\$23.29	\$25.75

2006 VA Average	\$21.39	\$25.87
2018-2019	\$37.80	\$44.22
2018 NC Average	\$34.55	\$42.60
2018 VA Average	\$35.69	\$45.99

Warning Sign

- The June 30, 2018 audited financial statements indicate the combined “Water Sales” and “Sewer Charges” increased by \$504,417 or approximately 5.27% from \$9,567,599 in FY 2016-17 to \$10,072,016 for FY 2017-18.
- However, without the \$858,160 in revenues received from Duke Energy for the treatment of their leachate, there would have been a year-to-year combined reduction of \$353,743, or approximately 3.70% from \$9,567,599 in 2017 to just \$9,213,856 for 2018.
- During the past year, we had a combined reduction of \$360,046 in water/sewer revenues from three industries and an additional reduction of \$109,780 in water/sewer revenues from one business. The combined reductions from these four accounts equaled \$469,826.

Water & Sewer Rate Increases

- City Council previously voted to increase rates effective September 1, 2016 but that increase was delayed until January 1, 2018. In the FY 2017-18 budget the rate increase was delayed again until January 1, 2019. In the current FY 2018-19 budget the rate increase was delayed yet again until January 1, 2020. The rate increase would equal \$10.32 per month for our average customer that uses 4,000 gallons per month. This would be our first increase since January 1, 2016.

<u>Fiscal Year</u>	<u>Water Flat Rate</u>	<u>Water Per 1,000 Gallon Charge</u>	<u>Sewer Flat Rate</u>	<u>Sewer Per 1,000 Gallon Charge</u>	<u>Water & Sewer Bill @ 4,000 Gallons Per Month</u>
2015-16	\$12.35	\$5.09	\$11.72	\$6.50	\$70.43
2019-20(A)	\$14.85	\$5.93	\$14.22	\$6.99	\$80.75

(A) Effective January 1, 2020.

Can the January 1, 2020 increase be amended, delayed or eliminated?

Importance of Grants

- Terry Shelton and Mike Dougherty have done a great job at securing outside funding to meet many of our water and sewer related capital needs. He also needed to thank Senator Berger because he played a major role with the Connect Bond money to make sure there would be money if it passed to help the City with EPA Administrative Order.

- Past 6 Years:
- Awarded \$56,684,655 in Grants and 0% or Low Interest Loans for Water & Sewer Projects
- \$28,309,039 or 49.94% = grants that DO NOT HAVE TO BE REPAID!
- Imagine where our water and sewer rates would need to be if we had not been fortunate enough to receive this funding!

Capital Spending and Rate Increases

- In the last 17 years, we have spent approximately \$59,627,909 on various improvements to our water and sewer systems.
- Most of this spending has been due to unfunded mandates forced upon our taxpayers by regulatory agencies from the state and federal government.
- This level of funding, combined with the industry closings noted previously, and the corresponding drop in billable water and sewer usage have had a devastating impact on our water and sewer revenues. This is the reason WHY the City Council has been forced to raise water and sewer rates so substantially since FY 2005-06.
- Again, there has been no increase in our water/sewer rates since January 1, 2016.

Water & Sewer Fund – Fund Balance

- The combined fund balance in the Water & Sewer Fund, the Mega Park Waterline Project Fund, and the EPA AOC Sewer Project Fund as of June 30, 2018 was \$7,099,131. This represented a decrease of approximately 17.68% or \$1,524,395 from the June 30, 2017 total of \$8,623,526.
- On June 30, 2011 the Fund Balance in the Water and Sewer Fund equaled \$11,333,437.
- Due to insufficient revenues to meet our ongoing capital improvement needs we've used a total of \$4,234,306 in fund balance during just the past seven years (\$11,333,437 down to \$7,099,131). This is a reduction of approximately 37.36%.
- The fund balance on June 30, 2000 was equal to \$4,345,594.

Allocation of Water & Sewer Fund Balance?

- Although there have been some years whereby the Water & Sewer Fund budget did not include the use of any fund balance in order to balance the Water & Sewer Fund budget, there have been other years, such as the current budget, when this has been necessary.
- The amount appropriated from fund balance for the last nine budgets:
 - FY 2010-11: \$1,200,100 *
 - FY 2011-12: \$2,970,200 *

FY 2012-13:	\$2,544,400 *
FY 2013-14:	None
FY 2014-15:	\$800,000
FY 2015-16:	\$425,000
FY 2016-17:	None
FY 2017-18:	None
FY 2018-19:	\$500,000

EPA Administrative Order

- On March 21, 2017, City Council approved the creation of the EPA AOC Sewer Project Fund. It was noted that as of January 31, 2017, a total of \$15,391,673 had already been spent on this unfunded mandate and the funding to date had included:

0% and low interest loans	\$10,961,507
Principal forgiveness loans	\$ 4,034,000
City of Eden Funds	<u>\$ 396,166</u>
Total	\$15,391,673

- It was also noted that the remaining work had a projected cost of \$33,725,600 at that point in time, and thanks to NC Connect Bond, funding for the remainder of this work would come from the following:

NC Connect Bond Grant	\$16,666,000
NC Connect Bond Loan @0%	\$15,000,000
City of Eden Funds	\$ 1,600,000
Total	\$33,725,600

- You will remember the City Council voted to transfer \$2,059,600 to this newly created capital project fund in March 2017. An additional \$1,000,000 was allocated in FY 2017-18.
- Since the inception of this capital project fund in 2017, the “Total Expenditures” for this project as of June 30, 2018 equaled \$2,201,647. The Fund Balance in this fund on June 30, 2018 was \$857,953.
- Timeline for the EPA AOC Projects (10 phases in remediation plan) moving forward is as follows:

Task	Projected Date
Bid/Design Package Approvals	January 2019 – May 2019
Advertise, Receive Bids, Submit Bids	March 2019 – September 2019
Authorization to Award Bids	June 2019 – October 2019
Notice to Proceed	July 2019 – November 2019
Construction Completion	September 2021 – November 2021
Project Closeout and Completion	February 28, 2022 (5 Year Deadline)

Waterline Extension Project to Serve Mega Park

- On March 21, 2017, City Council approved the creation of the Mega Park Waterline Capital Project Fund. On November 20, 2018, the City Council approved an amendment to the amounts previously authorized on March 21, 2017. Due to a reduction in the size of the proposed waterline and additional grants that have now been awarded, the projected cost and funding sources for this project have changes as follows:

Revised Estimated Project Cost as of November 2018: \$7,072,900

Projected Funding Sources as of November 2018:

Drinking Water Reserve Grant	\$ 1,018,225
Economic Development Administration (EDA) Grant	\$ 2,000,000
NC General Assembly Legislative Grant	\$ 1,000,000
Loan @ 0% Interest	\$ 3,000,000
Loan @ 1.53% (maximum rate)	\$ 54,675
Total	\$ 7,072,900

- You will remember the City Council voted to transfer \$500,000 to this newly created capital project fund in March 2017.
- Since the inception of this capital project fund, the “Total Expenditures” for this project as of June 30, 2018 equaled \$133,951. The Fund Balance in this fund on June 30, 2018 was \$366,049.
- Timeline for the Waterline Extension Project moving forward is as follows:

Task	Projected Date
Advertise, Receive Bids, Submit Bids	March 2019
Authorization to Award Bids	April 2019
Notice to Proceed	April 2019
Construction Completion	November 2020
Project Closeout and Completion	February 2021

Funding Sources for Capital Project Funds & Future Debt Service Payments

- Combined total cost for the Mega Park Waterline Capital Project and the EPA AOC Sewer Capital Project – \$56,190,173.
- \$15,391,673 spent prior to March 2017.
- COMBINED REMAINING TOTAL COST OF \$40,798,500.
- We are very pleased that:
 - \$20,684,225 (approx. 50.70%) = grants
 - \$18,000,000 (approx. 44.12%) = 0% loans
 - \$54,675 (approx. 0.13%) = max interest rate of 1.53% loan

- This leaves a balance of \$2,059,600 or approximately 5.05% to be funded from the Water and Sewer Fund.

Leveraging Existing Debt Service Payments for Future Obligations

- Currently make an annual debt service payment of \$1,251,000 on \$14,375,755 in loans that were taken out during 2007 and 2008 with an average interest rate of 3.73%.
- Loans will be paid in full at the conclusion of FY 2021-22.
- A funding strategy we identified previously, and intend to pursue, is to roll-over this existing \$1,251,000 in debt service payments that is already built into our existing rate structure and will become available for re-appropriation in FY 2022-23.
- These funds will be more than sufficient to cover the \$903,194 in future debt service payments for the 20-year loans associated with the EPA Administrative Order and the Mega Park Waterline Extension Project.

Water & Sewer Fund – Other Capital Outlay Needs

- In addition to the annual funding needed to meet our operational needs, debt service payments and capital project expenses, there will also be a need for funding that will be dedicated to other capital outlay improvement needs associated with:

Billing & Collections
 Water Plant
 Collection & Distribution
 Wastewater Treatment Plant
 Water Construction
 Sewer Construction

Funding for Future Capital Outlay NOT Including Capital Project Funds?

Projected WSF Capital Improvement Needs for FY 2019-20 Submitted By Department/Division Heads

Billing & Collections

Replace Automated Meter Reading Software	\$ 38,200
Replace Automated Meter Reading Meters as Needed	\$ 15,000
Replace Toughbook Laptop for Automated Meter Reading	\$ 3,500
Schonstedt GA-72Cd Magnetic Locator	\$ 1,000

Water Plant

Replace Chlorinator Feed System to Vacuum	\$ 32,000
Replace Mixer for Clearwell	\$ 49,100
Hach SL 1000 Testing Equipment	\$ 4,000

Collection & Distribution

Replace Class 5 Crew Cab Service Truck 57W	\$ 120,000
Replace Sewer Camera Van with Closed Circuit Video Inspection System	\$ 200,000
Spare Sewer Pump for Covenant Branch Pump Station	\$ 42,000
Spare Sewer Pump for Mansfield Pump Station	\$ 30,000

Wastewater Treatment Plant	
Digester Demolition	\$ 150,000
Replace Scum Troughs on Clarifiers	\$ 11,000
Replace Rakes and Other Worn Parts on Influent Barscreens	\$ 15,000
Replace Chlorine System with New Regulator System	\$ 30,000
Water Construction	
Waterline Replacements Due to Remediation Program Sanitary Sewer Work	\$ 260,000
Waterline Tap Replacements Due to Remediation Program Sanitary Sewer Work	\$ 70,000
Waterline Replacements Due to NC 14 & King's Highway Project U-5893	\$ 20,000
Sewer Construction	
Inflow & Infiltration Sewer Fix It Program	\$ 50,000
New Street Sewer Improvements	\$ 600,000
Water & Sewer Fund Total	\$1,740,800

“Where’s the money-???”

Funding for Future Capital Outlay and Strategic Initiatives?

Treatment of Leachate

- Duke Energy continues to pump leachate to our Wastewater Plant. However, we expect them to conclude this work within the next several months and do not anticipate that this will be a reliable revenue source that we can depend upon during FY 2019-20.
- The revenue realized to date from the treatment of their leachate is as follows:

FY 2018-19: \$ 858,160
FY 2019-20: \$2,145,990 (First 6 months)
Total \$3,004,150

- This revenue source allowed us to delay the previously approved rate increase and has provided us with some additional revenue to meet some of our capital improvement needs on a pay-as you-go basis. The more it rains the more leachate.

FY 2019-20 Budget Priorities

- Based on the Council’s submitted information, it’s clear their priorities for the upcoming budget include several of the areas highlighted in the Positively Eden Strategic Plan. These include:
 - A. Economic Development & Tourism Related Initiatives
 - B. Parks & Recreation Initiatives
 - C. Infrastructure Improvement Initiatives
 - E. Code Enforcement, Nuisance Abatement, Community Aesthetics,

& Street Lighting Initiatives

- We will work to prepare a balanced budget that attempts to address each of these areas as well as those you indicate support for throughout the course of this retreat.

Mr. Corcoran pointed out that they could see by the reduction in residential billable water and sewer usage, that homeowners were cutting back too trying to save money. At the end of the day, they all had to use a certain amount of water. He noted the slide pertaining to the Impact of Large Industrial Users on Water & Sewer Service Charges was one of the most telling he had put in the presentation. Even though water rates had increased 133 percent since 2006-07, the water charges were not as much – the plants still had to be staffed around the clock, the water and sewer lines still had to be maintained. The sewer charges were higher last year but they should remember the City was under the EPA AO to do more than \$50 million of work. They should look at what the current rates were to generate what they received in 2006-07. That was the impact the loss of industries had on the water and sewer rates. That's why City Council and previous Councils had to raise rates. Ultimately, their expenses were not and could not decrease, they lost all of the revenue from the industrial customers, so the residential customers had to make up the difference. Eden was now higher on water rates than the N.C. and Virginia averages, and just lower on sewer than the Virginia average. Despite all the increases that had been done, Eden was still not drastically over the averages. Although it looked from the audit that last year was a good year with \$504,417, increased water and sewer service charges, part of that was leachate payment from Duke Energy. Charges actually continued to drop.

Mr. Corcoran noted that on the Importance of Grants slide, he needed to include Sen. Berger as well who had played a major role in securing the Connect NC Bond money for Eden.

Pertaining to the Water & Sewer Fund Fund Balance, with many of the projects, the City could not submit a reimbursement request until they were under contract to do construction. The engineering fees related to the EPA AO were in the millions of dollars. All of those fees had to be paid out of City funds. Once construction got underway, the City could seek reimbursement. From 2011 to 2018, the City had to tap into the Fund Balance for more than \$4 million and most of that was engineering fees.

For the EPA AO, there would be over \$30 million worth of overlapping projects done in the next three years with a deadline to complete as Feb. 28, 2022.

Council Member Burnette said they had spent about \$60 million so far on the EPA AO and needed upgrades and there was still another \$30 million plus to go. He thought the study done in the early 2000s said upgrades would require \$90 million plus.

Mr. Corcoran said it was around \$97 million and that was not factoring in an EPA AO.

L. Discussion of Current Project Updates & Budget Priorities for FY 2019-20 & Beyond

Mr. Corcoran said based on the priorities the Council submitted, the budget would reflect economic and tourism related initiatives, parks and recreation initiatives, infrastructure

improvements, as well as code enforcement, nuisance abatement, community aesthetics and streetlighting initiatives. He would total the Staff's rankings and send out an email with those later. He had tabulated responses from the Council. Out of the 11 items, four did not receive a single vote from the eight elected officials. As a group, the Council honed in on the same areas. Continued funding for the Strategic Plan was voted number one by four Council Members and ranked by seven, with spending on that item ranking from \$150,000 to \$300,000. The number two priority was code enforcement voted for by all Council Members as a priority with only one vote for number one. The overall consensus was to do the demolitions, nuisance abatements and repairs. There must have been a concern on spending money only on clean up. The number three ranked item was the Emergency Services Fire Training Facility listed by five of the eight people and two listed it as their top priority. The fourth ranked priority, to replace the boiler at City Hall, was listed by four people but none as number one. The fifth priority was to do additional street resurfacing and was voted on by three people with one person having it as number one, with values ranging from \$200,000 all the way to \$544,100. The sixth priority was the putt-putt facility at Freedom Park listed by three people. The seventh priority, also listed by three individuals, was the Eden Single Family Loan Forgiveness Program. There were no votes for paving the parking lot at the Freedom Park water tank, playground, lights and re-pavement. All eight Council Members wanted to proceed with the Residential Water Pressure Improvement Assistance Grant and some indicated they would like lower matches than what was presented. All eight Council Members would like the City to proceed with a shell building. The rankings showed he needed to do what he could to fund the Strategic Plan; code enforcement for demolitions, repairs and nuisance abatements; the Emergency Services Fire Training Facility, and the boiler unit at City Hall.

Mayor Hall said the boiler was a necessity but it possibly should be a part of an annual maintenance instead of a budget priority.

Mr. Corcoran said the only reason they put it in the ranking was it was such a big ticket item. They borrowed money that year to do some things and Chief Underwood had mentioned borrowing money for the Fire Training Facility. He thought if they borrowed less than \$1,000,000 they did not have to go to the LGC.

Ms. McMichael replied it was under \$500,000 and less than five years.

Mr. Corcoran said the boiler was something they should go ahead and pay for now and possibly finance the Fire Training Facility at \$42,000 a year. He thought Chief Underwood was still trying to get additional contributions. He and Chief Underwood had discussed putting a donor recognition plaque up similar to the one at Grogan Park. If they were still paying for the facility, people were more likely to continue to contribute. The Strategic Plan and code enforcement money had been in the budget previously so those should not be a big issue. If there were additional funds left after covering everything already mentioned, then they could consider some street resurfacing followed by the putt-putt facility and the Eden Single Family Loan Forgiveness Program.

Council Member Grogan said the street resurfacing would especially be important to the people who lived on the streets with problems. She had heard from people who have lived on streets that had been repaired and those people were appreciative of the work done.

Council Member Ellis said Ms. Amos did a great job. He suggested allowing the employees a once a year free rental of the Eden Room or Freedom Park shelter.

Mr. Corcoran replied they could look at something like that.

Council Member Ellis asked if employees could have a day to go to the shooting range a few times a year.

Deputy Chief Simpson said it was open to the public at one time and he thought that practice had ended because of liability issues with insurance.

Ms. Gilley replied they would need to check with the insurance.

Mayor Hall said he appreciated the funding going to the Strategic Plan because that was basically money given to the community and they could decide how to spend it. The money was spent doing the things the community wanted and not coming from the City Council. He thanked Mr. Corcoran for all of his hard work on the budget. Staff worked hard on their presentations and the meal and he appreciated that. It was impossible to fund all the requests. Everyone in the room shared the same goal to make Eden the best that it could be.

M. Adjourn

As there was no further discussion, a motion was made by Council Member Ellis to adjourn. Council Member Grogan seconded the motion. All Council Members present voted in favor of this motion. This motion carried.

Respectfully submitted,

Deanna Hunt, City Clerk

ATTEST:

Neville Hall, Mayor

Eden Police Department
308 B East Stadium Drive
Eden, North Carolina 27288

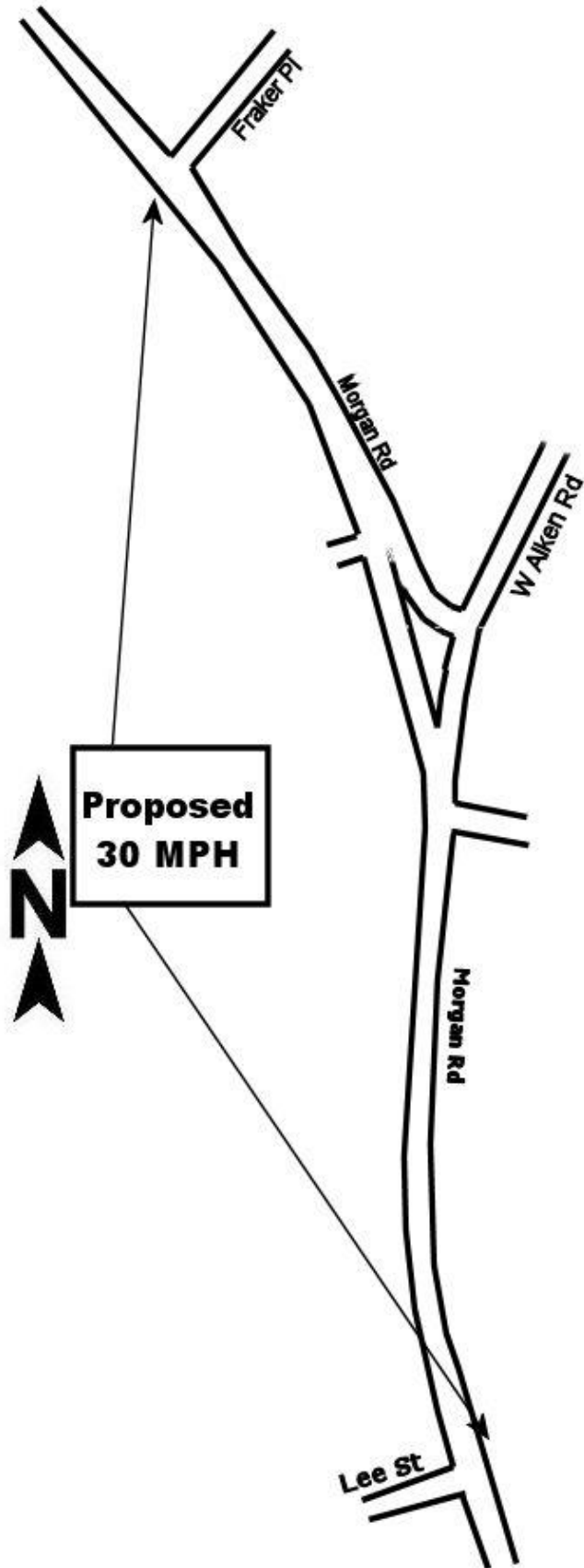
Memorandum

To: The Honorable Mayor and City Council
Through: Chief Greg Light
From: Sgt. Jim Robertson
Subject: Amending the speed limit on Morgan Road from Lee Street to Fraker Place
Date: May 3rd, 2019

On February 20th, 2018, the Eden City Council passed an ordinance in reference to changing the speed limit on Morgan Road from Lee Street to Fraker Place to twenty-five (25) miles per hour.

Recently, however, the NCDOT has notified the City Clerk that the area has only been approved for a speed limit of thirty (30) miles per hour.

Based on the speed allowance of the NCDOT has allotted for the state road in this area, the Police Department's recommendation is that the speed limit for Morgan Road from Lee Street to Fraker Place be amended to **30 MPH** from 25 MPH in order to be in compliance with the NCDOT parameters.



NOT TO SCALE



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

JAMES H. TROGDON, III
SECRETARY

May 2, 2019

Deanna Hunt
Eden City Clerk
308 E. Stadium Drive
Eden, NC 27288

SUBJECT: Certification of Municipal Declaration to Enact Speed Limits and Request for Concurrence

Dear Ms. Hunt:

This letter is in reference to Municipal Speed Zone Ordinance number 1075484. The ordinance is for a 30 MPH speed limit on SR 3004 (Morgan Road) between Lee Street and a point 0.028 mile (150 feet) South of Hudson Street in Eden.

Included with this correspondence is the Ordinance, local and vicinity maps, the features report for SR 3004 and the original Certification of Municipal Declaration to Enact Speed Limits and Request for Concurrence. After your council has passed the necessary ordinance please send me the original notarized document with signatures and dates that has been stamped with the municipal seal.

If you should have any questions or require any additional information, you may contact the Division 7 Traffic Engineering Unit at (336) 487-0175.

Sincerely,

Randy D. Dempsey, CWI/CWE
Engineering Technician
1584 Yanceyville Street
PO Box 14996
Greensboro, NC 27415-4996

Cc: Dawn M. McPherson, Division Traffic Engineer

**Certification of Municipal Declaration
To Enact Speed Limits and Request for Concurrence**

Concurring State Ordinance Number: 1075484

Division: 7 **County:** ROCKINGHAM **Municipality:** EDEN

Type: Municipal Speed Zones

Road: SR 3004 **Car:** 30 MPH **Truck:** 30 MPH

Description: (Morgan Road) between a point 0.130 mile South and East of SR 1714 (Aiken Road) and a point 0.268 mile North and West of SR 1714.

Municipal Certification

I, _____, Clerk of _____, do hereby certify that the municipal governing body, pursuant to the authority granted by G.S. 20-141(f), determined upon the basis of an engineering and traffic investigation and duly declared, on the _____ day of _____, 20____, the speed limits as set forth above on the designated portion of the State Highway System, which shall become effective when the Department of Transportation has passed a concurring ordinance and signs are erected giving notice of the authorized speed limit.

The said municipal declaration is recorded as follows:

Minute Book: _____ Page: _____ Ordinance Number: _____

In witness whereof, I have hereunto set my
hand and the municipal seal this _____ day
of _____, 20_____.

(signature)

(municipal seal)

Department of Transportation Approval

Division: _____ Title: _____ Date: _____

Region: _____ Title: _____ Date: _____

NCDOT TEAAS Ordinance Report

Approval Status: D – division approval pending, R – region approval pending, S – state approval pending, A – approved

Repeal Status: D – division repeal pending, R – region repeal pending, S – state repeal pending, C – repealed.

Ordinance Type Municipal Speed Zones

County	ROCKINGHAM	Division	7	Old Ordinance Number					
Municipality	EDEN	Ordinance Number	1075484	Effective Date					
Route	SR 3004	Car Speed Limit	30	Truck Speed Limit	30	Approval Status	D	Repeal Status	D
Construction Project Number		Begin Milepost	2.52	End Milepost	2.122				
Intersecting Route / Begin Reference Feature	SR 1714	End Reference Feature	SR 1714						

Justification Commercial development with parking on both sides of the road, a church with a parking lot across the road, vertical and horizontal alignment.

Description (Morgan Road) between a point 0.130 mile South and East of SR 1714 (Aiken Road) and a point 0.268 mile North and West of SR 1714.

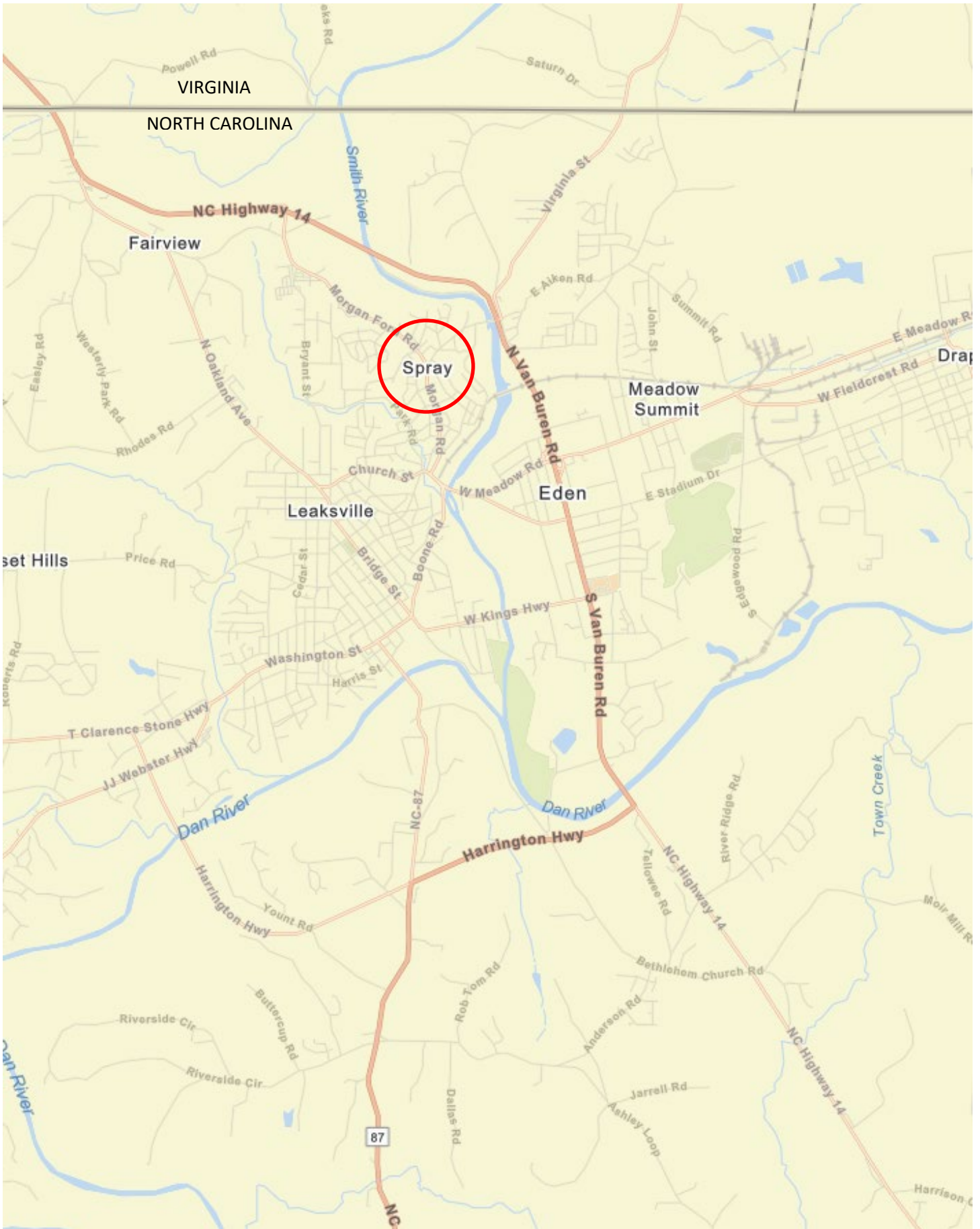
Long Description

Rockingham County SR 3004 (Morgan Road) Local Map



**NEW
MUNICIPAL
30 MPH**

Rockingham County SR 3004 (Morgan Road) Vicinity Map



**North Carolina Department of Transportation
Traffic Engineering Accident Analysis System
Features Report**

County	Inventoried Route ID	Begin Milepost	End Milepost				
ROCKINGHAM	40003004	0.0	3.137				

MP No	Feature ID	Feature Name/Type	Special Type	Distance to Next	Direction to Next	Beyond Route Loop	Limits
0.000	40001605	SR 1605	At grade intersection, 3 legs	0.260	South and East		
0.260	40001702	SR 1702	At grade intersection, 3 legs	0.000	North and East		
0.260	50019745	MEEK	At grade intersection, 3 legs	0.560	North and East		
0.820	50011791	GILLEY	At grade intersection, 3 legs	0.130	North and East		
0.950	40001700	SR 1700	At grade intersection, 3 legs	0.000	South and East		
0.950	50010566	FISHER HILL	At grade intersection, 3 legs	0.190	South and East		
1.140	40001708	SR 1708	At grade intersection, 3 legs	0.000	South and East		
1.140	50004078	BRYANT	At grade intersection, 3 legs	0.260	South and East		
1.400	50021718	OAK	At grade intersection, 3 legs	0.100	South and East		
1.500	BM000156	ML-EDEN		0.070	South and East		
1.570	50014200	HOLLAND	At grade intersection, 3 legs	0.200	South and East	Y	
1.770	50014200	HOLLAND	At grade intersection, 3 legs	0.200	South and East	Y	
1.970	50024332	PITCHER	At grade intersection, 3 legs	0.090	South and East		
2.060	50016991	LAND	At grade intersection, 3 legs	0.090	South and East		
2.150	50014606	HUDSON	At grade intersection, 3 legs	0.090	South and East		
2.122							
2.240	50023409	PARK	At grade intersection, 4 legs	0.040	South and East		
2.280	50011058	FRAKER	At grade intersection, 3 legs	0.070	South and East		
2.350	50031767	VINSON	At grade intersection, 3 legs	0.040	South and East		
2.390	40001714	SR 1714	At grade intersection, 3 legs	0.000	South and East		
2.390	50000256	AIKEN	At grade intersection, 3 legs	0.000	South and East		
2.390	50015722	JONES	At grade intersection, 3 legs	0.130	South and East		
2.520	50017381	LEE	At grade intersection, 3 legs	0.130	South and East		
2.650	50010739	FLYNN	At grade intersection, 4 legs	0.060	South and East		
2.710	50023036	ORCHARD	At grade intersection, 3 legs	0.070	South and East		
2.780	50012664	GROVE	At grade intersection, 4 legs	0.090	South and East		
2.870	50010568	FISHER	At grade intersection, 3 legs	0.040	South and East		
2.910	50000985	ARMFIELD	At grade intersection, 5 legs	0.000	South and East		
2.910	50025716	RESERVOIR	At grade intersection, 5 legs	0.000	South and East		
2.910	50028045	SHORT MORGON	At grade intersection, 5 legs	0.090	South and East		
3.000	50031967	WALL	At grade intersection, 3 legs	0.010	South and West		
3.010	50032108	WAREHOUSE	At grade intersection, 3 legs	0.120	South and West		
3.130	40001785	SR 1785	At grade intersection, 3 legs	0.000	South and East		
3.130	50006074	CHURCH	At grade intersection, 3 legs	0.000	South and East		

AN ORDINANCE DECLARING THE SPEED LIMIT ON MORGAN ROAD
FROM THE INTERSECTION OF LEE STREET TO THE INTERSECTION
OF FRAKER PLACE

BE IT ORDAINED BY THE CITY COUNCIL of the City of Eden, North Carolina,
pursuant to authority granted by N.C.G.S. § 20-141(f) that:

Section 1 – The City Council of the City of Eden has determined that operation of a motor vehicle 35 miles per hour on SR 3004 (Morgan Road) from Lee Street northward to Fraker Place is greater than is reasonable and safe under the conditions existing upon SR 3004 (Morgan Road) from Lee Street northward to Fraker Place.

Section 2 – It shall be an infraction to operate a motor vehicle on SR 3004 (Morgan Road) from Lee Street northward to Fraker Place in excess of thirty (30) miles per hour.

Section 3 – Signs shall be placed, erected or installed on each side of SR 3004 (Morgan Road) from Lee Street northward to Fraker Place giving notice of the speed limit to traffic traveling in each direction on said SR 3004 (Morgan Road) from Lee Street northward to Fraker Place.

Section 4 – The OFFICIAL TRAFFIC MAP of the City of Eden is hereby amended to conform with this Ordinance.

Section 5 – All ordinances in conflict with this Ordinance are hereby repealed.

APPROVED, ADOPTED AND EFECTIVE, this ____ day of _____, 20__.

CITY OF EDEN

By: _____
Neville Hall, Mayor

ATTEST:

Deanna Hunt, City Clerk

CITY OF EDEN – MEMORANDUM

TO: HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: MICHAEL DOUGHERTY, DIRECTOR OF ECONOMIC DEVELOPMENT
TERRY SHELTON, DIRECTOR OF PUBLIC UTILITIES

DATE: MAY 8, 2019

SUBJECT: REQUEST FOR CONSIDERATION OF BID APPROVAL FOR THE SOVA MEGA SITE AT BERRY HILL WATER LINE

Sealed bids were received by the City of Eden on April 30, 2019, for the SoVA Mega Site at Berry Hill Water Line. Three contractors submitted bid packages. The Dewberry Engineers have reviewed the bid documents and checked with references, of the apparent lowest bidder Haymes Brothers, Inc., acknowledgeable with the contractors' work. Our staff have also reviewed the bid documents and have found the bids to be acceptable. The bid tabulation is shown in the table below and the Dewberry Bid Tabulation and Recommendation letter is attached.

Contractors	Bid Price to Construct this Project	Engineer's Cost Estimate without Contingency	Different Under/Over Engineer's Estimate
Haymes Brothers, Inc.	\$4,136,958	\$6,000,000	-\$1,863,042
C. M. Cavley and Son	\$4,394,625	\$6,000,000	-\$1,605,375
Garney Companies, Inc.	\$4,668,515	\$6,000,000	-\$1,331,485

The staff recommends that Council approve and accept the bid submitted by Haymes Brothers, Inc., as the lowest bid meeting our bidding requirements for this project. For this project, the bid from Haymes Brothers is *\$1,863,042 under the engineer's estimate*. Dewberry's review of the bids showed that these contractors had gotten incredibly low prices for 20-inch pipe vs the historical bid pricing used in the original project estimates. Furthermore, we were obviously in a favorable bidding climate where these three contractors wanted this job.

Engineering fees, permitting and license fees, contingency and loan/grant origination fees will still add close to \$1,000,000 to the final cost of this project. Currently, this project is funded with grant and principle forgiveness of \$4,018,225 plus a zero-interest loan of \$3,054,675 for total funding of \$7,072,900. These amounts may likely be reduced some to reflect the most favorable bid price for construction that we have received. We plan to ask if the project can be expanded for some additional needs associated with this project using the funding that will be surplus. Because this is loan and grant-funded project, we will forward the bid results with Council approval to the Division of Water Infrastructure and EDA to receive authorization for funding the contract to the contractor approved by Council.

The Haymes Brothers lowest bid is acceptable for the SoVA Mega Site at Berry Hill Water Line project. The Haymes Brothers are currently working on the sewer line installation for the Mega Park Site. Dewberry has stated that this contractor is doing excellent job on the Mega Site project. Dewberry is the engineering firm developing the Mega Park Site and their interaction with the Haymes Brothers has been excellent.



Dewberry Engineers Inc. | 434.797.4497
551 Piney Forest Road | 434.797.4341 fax
Danville, VA 24540 | www.dewberry.com

May 1, 2019

Mr. Terry Shelton
Public Utilities Director
308 E. Stadium Drive
Eden, NC 27288

Re: SoVA Mega Site at Berry Hill – Phase I North Carolina Water Recommended Award
EDA #: 04-01-07214; NCDEQ#: H-SRP-D-17-0015

Dear Mr. Shelton:

Bids for the above-referenced project have been tabulated by Dewberry, and a copy of the certified bid tabulation is attached. Our evaluation confirms the low bidder to be Haymes Brothers, Inc. A copy of their original bid package is also included. Haymes Brothers, Inc. is registered with the North Carolina Licensing Board for General Contractors with No. 7276. The Board was contacted, and it was confirmed that Haymes Brothers, Inc. has a valid and current license with no formal complaints issued.

Based on our evaluation, we have no reservations regarding the ability of Haymes Brothers, Inc. to perform the work, and recommend granting award. The base bid offering for this project is \$4,136,958.

Note that the bid amounts are guaranteed for only 60 days from the date of opening. Please let us know of your decision regarding award, at which time we will send the award recommendation to EDA and NC DEQ Division of Water Infrastructure for approval. Upon acceptance, we will prepare the Contractor's Notice of Award for your signature. If you have any questions or if you would like to discuss further, please do not hesitate to contact me at 434-549-8504.

Sincerely,

Dewberry Engineers Inc.

A handwritten signature in cursive script that reads "Leslie A. Barksdale".

Leslie A. Barksdale, EIT


LAB/rse

Attached: Certified Bid Tab, Bid Opening Minutes, Haymes Brothers, Inc. Bid Package

Project Name: SoVA Mega Site at Berry Hill - Phase I North Carolina Water
 Bid Date: April 30, 2019 @ 2:00 PM
 Owner: City of Eden, NC

L.I.	Description	Unit	Est. Qty.	Haymes Brothers, Inc.		C.W. Gaulty & Son, Inc.		Garner Companies, Inc.	
				Bid Unit Price	Bid Price	Bid Unit Price	Bid Price	Bid Unit Price	Bid Price
1	Site Prep/ Mobilization	LS	1	\$ 87,540.00	\$ 87,540.00	\$ 120,000.00	\$ 120,000.00	\$ 400,000.00	\$ 400,000.00
2	Erosion and Sediment Control	LS	1	\$ 111,170.00	\$ 111,170.00	\$ 140,000.00	\$ 140,000.00	\$ 80,000.00	\$ 80,000.00
3	Fanhook	LS	1	\$ 11,200.00	\$ 11,200.00	\$ 87,500.00	\$ 87,500.00	\$ 25,000.00	\$ 25,000.00
4	Site Restoration	LS	1	\$ 16,800.00	\$ 16,800.00	\$ 120,000.00	\$ 120,000.00	\$ 75,000.00	\$ 75,000.00
5	North End Train to Existing 20" Waterline (inactive) @ State Line	EA	1	\$ 13,900.00	\$ 13,900.00	\$ 2,000.00	\$ 2,000.00	\$ 14,000.00	\$ 14,000.00
6	South End Train to Eden 15" Waterline (active) @ City Limits	EA	1	\$ 20,800.00	\$ 20,800.00	\$ 28,000.00	\$ 28,000.00	\$ 20,000.00	\$ 20,000.00
7	Train-Existing 12" Waterline @ STA 252+25 (20" Tee 12" Tee and GVI)	EA	1	\$ 11,800.00	\$ 11,800.00	\$ 16,000.00	\$ 16,000.00	\$ 15,000.00	\$ 15,000.00
8	Stream Bank Restoration Detail (drainage features)	EA	3	\$ 5,700.00	\$ 17,100.00	\$ 4,000.00	\$ 12,000.00	\$ 15,000.00	\$ 45,000.00
9	Master Meter and Control Valve and Vault (Sheet C2.1) (excluding automatic flushing valve assembly)	LS	1	\$ 121,775.00	\$ 121,775.00	\$ 120,000.00	\$ 120,000.00	\$ 134,000.00	\$ 134,000.00
10	Automatic Flushing Valve Assembly (Sheet C2.1)	EA	1	\$ 13,500.00	\$ 13,500.00	\$ 12,000.00	\$ 12,000.00	\$ 25,000.00	\$ 25,000.00
11	Electrical (E1, E2, E3)	LS	1	\$ 35,295.00	\$ 35,295.00	\$ 42,500.00	\$ 42,500.00	\$ 60,000.00	\$ 60,000.00
12	SCADA and Telemetry at Master Meter + Integration	LS	1	\$ 6,750.00	\$ 6,750.00	\$ 25,000.00	\$ 25,000.00	\$ 6,000.00	\$ 6,000.00
13	20" Gate Valve and Box @ State Line and Owner Designated Location	EA	2	\$ 25,125.00	\$ 50,250.00	\$ 25,000.00	\$ 50,000.00	\$ 15,000.00	\$ 30,000.00
14	20" Butterfly Valve and Box	EA	12	\$ 9,000.00	\$ 108,000.00	\$ 8,000.00	\$ 96,000.00	\$ 7,500.00	\$ 90,000.00
15	Air Release Valve Assembly	EA	15	\$ 9,100.00	\$ 136,500.00	\$ 8,500.00	\$ 127,500.00	\$ 8,500.00	\$ 127,500.00
16	Fire Hydrant Assembly	EA	23	\$ 7,925.00	\$ 182,275.00	\$ 8,000.00	\$ 184,000.00	\$ 7,500.00	\$ 172,500.00
17	120" DIP) or 120" PVC Waterline (circle pipe material chosen)	LF	18,335	\$ 84.80	\$ 1,554,808.00	\$ 100.00	\$ 1,833,500.00	\$ 88.00	\$ 1,613,480.00
18	20" DIP Only Waterline	LF	915	\$ 140.00	\$ 128,100.00	\$ 120.00	\$ 109,800.00	\$ 109.00	\$ 99,735.00
19	Restrained Hangers	LS	1	\$ 185,890.00	\$ 185,890.00	\$ 140,000.00	\$ 140,000.00	\$ 200,000.00	\$ 200,000.00
20	30" Open Cut Steel Casing (Drainage Features + C14 Stream)	LF	65	\$ 200.00	\$ 13,000.00	\$ 200.00	\$ 13,000.00	\$ 1,000.00	\$ 65,000.00
21	30" Bored Steel Casing (Tributary Streams)	LF	180	\$ 350.00	\$ 63,000.00	\$ 1,000.00	\$ 180,000.00	\$ 1,300.00	\$ 234,000.00
22	30" Bored Steel Casing (Burlap Road - STA 120+50)	LF	40	\$ 350.00	\$ 14,000.00	\$ 500.00	\$ 20,000.00	\$ 1,000.00	\$ 40,000.00
23	30" Bored Steel Casing (Williams Gas Truss Eastment - STA 137+50)	LF	105	\$ 375.00	\$ 39,375.00	\$ 600.00	\$ 63,000.00	\$ 800.00	\$ 84,000.00
24	124" HDPE (08-11) or 120" Fusible PVC (08-18) Directional Drill - Cascade Creek (STA 178+50) (circle pipe material chosen)	LF	750	\$ 1,075.00	\$ 806,250.00	\$ 675.00	\$ 506,250.00	\$ 800.00	\$ 600,000.00
25	30" Bored Steel Casing (Railroad Crossing - STA 246+00)	LF	115	\$ 375.00	\$ 43,125.00	\$ 500.00	\$ 57,500.00	\$ 800.00	\$ 92,000.00
26	30" Bored Steel Casing (Gant Road - STA 249+50)	LF	90	\$ 350.00	\$ 31,500.00	\$ 500.00	\$ 45,000.00	\$ 800.00	\$ 72,000.00
27	Gravel Driveway Repair (Residential, Blue Ridge Plastics and Alltech)	EA	4	\$ 1,900.00	\$ 7,600.00	\$ 400.00	\$ 1,600.00	\$ 3,000.00	\$ 12,000.00
28	Asphalt Driveway Repair (Blue Ridge Plastics, Arenal Quarry, Alltech)	EA	3	\$ 9,500.00	\$ 28,500.00	\$ 1,200.00	\$ 3,600.00	\$ 5,600.00	\$ 16,800.00
29	Hill Material	CY	1000	\$ 3.00	\$ 3,000.00	\$ 10.00	\$ 10,000.00	\$ 15.00	\$ 15,000.00
30	Geotextile Fabric	SY	1500	\$ 3.25	\$ 4,875.00	\$ 1.25	\$ 1,875.00	\$ 1.00	\$ 1,500.00
31	Rip Rap	CY	500	\$ 70.00	\$ 35,000.00	\$ 21.00	\$ 10,500.00	\$ 54.00	\$ 27,000.00
32	NCOOT #1 Stone	CY	1000	\$ 35.00	\$ 35,000.00	\$ 21.00	\$ 21,000.00	\$ 45.00	\$ 45,000.00
33	Crusher Run Stone	CY	1000	\$ 30.00	\$ 30,000.00	\$ 18.00	\$ 18,000.00	\$ 42.00	\$ 42,000.00
34	Coordination with Norfolk Southern for Railroad Crossing (City will pay for permit and mounting services)	LS	1	\$ 4,000.00	\$ 4,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,500.00	\$ 1,500.00
35	NCOOT Permit, Bond and Coordination (Bond Amount est. \$5200)	LS	1	\$ 2,500.00	\$ 2,500.00	\$ 6,500.00	\$ 6,500.00	\$ 3,500.00	\$ 3,500.00
36	Traffic Control and Management	LS	1	\$ 134,090.00	\$ 134,090.00	\$ 150,000.00	\$ 150,000.00	\$ 70,000.00	\$ 70,000.00
37	Distraction of Waterline	LS	1	\$ 28,750.00	\$ 28,750.00	\$ 20,000.00	\$ 20,000.00	\$ 15,000.00	\$ 15,000.00
				Total	\$ 4,136,958.00	Total	\$ 4,394,625.00	Total	\$ 4,668,315.00

Acknowledgement of Addenda (1&2)
 Bid Bond
 Yes
 Qualifications Statement
 Yes
 Evidence of Authority to do Business in the State of Virginia
 Yes
 Compliance Statement, Certification Regarding Lobbying, MBE/WBE Solicitation
 Yes
 Contractor's License No.
 7776

Apparent Low Responsive Bidder: **Haymes Brothers, Inc.**
 Engineer's Signature: 

Seal: 79460



RESOLUTION REGARDING BID AWARD APPROVAL

WHEREAS, the City of Eden has employed Dewberry to provide engineering services and oversee construction for the SoVA Megasite at Berry Hill – Phase I NC Water project;

WHEREAS Dewberry assisted the City of Eden in the advertisement phase for public procurement of a competitive bid for the above referenced project;

WHEREAS, bids were received and publicly read aloud at Eden City Hall at 2:00 PM on April 30, 2019, and Haymes Brothers, Inc. of Chatham, VA, licensed as NC contractor #7276, was the apparent low responsive bidder in the amount of \$4,136,958;

WHEREAS Dewberry reviewed all bids for responsiveness to funding agency bid requirements for NC DEQ Department of Water Infrastructure and Economic Development Administration, and formally recommended award to Haymes Brothers, Inc. by providing a letter to the City of Eden dated May 1, 2019.

NOW, THEREFORE, BE IT RESOLVED as a result, the Eden City Council hereby approves the Engineer's recommendation to award Haymes Brothers, Inc. upon concurrence by both the NC DEQ Department of Water Infrastructure and the Economic Development Administration. Upon agreement by all parties, the Engineer has the authority to grant a Notice of Award to Haymes Brothers, Inc. for construction of the SoVA Megasite at Berry Hill – Phase I NC Water project.;

Adopted this the _____(date)_____ at Council Chambers in City Hall of Eden, North Carolina.

Neville Hall, Mayor

Date

AUTHORIZING RESOLUTION BY CITY COUNCIL OF THE CITY OF EDEN

CERTIFICATION BY RECORDING OFFICER

The undersigned duly qualified and acting City Clerk of the City of Eden does hereby certify: That the above/attached resolution is a true and correct copy of the resolution authorizing the filing of an application with the State of North Carolina, as regularly adopted at a legally convened meeting of the City Council duly held on the ___(date)___; and, further, that such resolution has been fully recorded in the journal of proceedings and records in my office. IN WITNESS WHEREOF, I have hereunto set my hand this day of , 20 19.

(Signature of Recording Officer)

(Title of Recording Officer)



MEMORANDUM

To: Honorable Mayor and City Council

Thru: Brad Corcoran, City Manager

From: Tammie McMichael, Director of Finance & Personnel, and Erin Gilley, City Attorney

Date: May 21, 2019

Subject: Rockingham County Emergency Medical Service Letter of Agreement

At the current time, Piedmont Community Health Care Alliance holds a contract with Rockingham County EMS, which is accessed by City of Eden members when EMS services are utilized, preventing members from being balance billed, (as the ambulance service does NOT participate with insurance companies, leaving members responsible for 100% of the difference between what is charged and what is paid by the plan in the absence of this agreement). With PCHCA's closure, the contract we hold with the County for EMS services will be void, exposing City of Eden members once again to balance billing. Rockingham County Commissioners have approved the LOA at their last meeting that would prevent the balance billing. It is staff's recommendation that you all approve the attached LOA.

April 3, 2019

Rockingham County EMS
P.O. Box 335
Wentworth, NC 27375-0335

Re: Letter of Agreement, Rockingham County EMS/City of Eden

Dear Rockingham County EMS:

This Letter of Agreement, ("LOA"), sets forth certain terms and conditions under which Rockingham County EMS and City of Eden have agreed to contract for the provision of and reimbursement for emergency medical services to City of Eden members, identified as such by health insurance cards held by such members.

Please complete both copies of the enclosed execution sheet, retain one copy for your records, and return the second copy either via email, or to Paula Bragg, 612 Business Park Dr., Suite D, Eden, NC 27288.

This LOA shall take effect on May 1, 2019 after being signed by both parties and shall remain in effect until termination by either party, with or without cause, on ninety (90) days prior written notice, such notice to be delivered via certified mail at the addresses set forth on the execution sheet.

1. Services: Rockingham County EMS agrees to provide and arrange for emergency medical services for the employer group, City of Eden, as listed on Exhibit A in the same manner and with the same standard of care, skill, and diligence that are customarily provided to provider's other patients.
2. Professional Liability Coverage: Rockingham County EMS agrees to maintain professional liability coverage in amounts not less than 1M/1M and agrees to inform City of Eden in the event of any lapse in coverage or change in the limits of the policy.
3. Reimbursement and Hold Harmless: Rockingham County EMS agrees to accept compensation at the rates outlined in Exhibit B. Except for any copayments, deductibles, coinsurance or amounts for noncovered services the provider is entitled to collect from members under the applicable membership agreement, Rockingham County shall look solely to the payer for compensation for covered services and shall not under any circumstances seek payment of any kind from any member or persons acting on his behalf.
4. Compliance: Both parties will comply with all laws and regulations, both Federal and those specific to the State of North Carolina, regarding the provision of health care services.

Paula Bragg, Consultant, City of Eden

EXECUTION SHEET

Accepted and Agreed to:

City of Eden:

Rockingham County EMS:

Signature

Signature

Printed Name

Printed Name

Title

Title

Date

Date

EXHIBIT A

Employer/Payer

City of Eden
308 E. Stadium Drive
Eden, NC 27288

Third Party Administrator

Healthgram
P.O. Box 11088
Charlotte, NC 56144

EXHIBIT B

Reimbursement Schedule

Employer Groups

City of Eden

For all Emergency Medical Services, allowable charge is considered to be 90% of usual and customary charges billed by Rockingham County EMS.



Memo

To: Honorable Mayor and City Council
Thru: Brad Corcoran, City Manager
From: Dusty Curry, S.I. of Solid Waste and Paul Dishmon, Director
Date: May 7, 2019
Subject: Pallets and Electronics

-
1. General Statute 130A-309.10 prohibits wooden pallets, discarded computer equipment, and televisions from going to the landfill.
 2. We would like to have approval from Council to discontinue picking up wooden pallets, discarded computer equipment, and televisions from the curbside as well as discontinue accepting them at the recycle facility located at 123 Mebane Bridge Road. The Rockingham County Landfill located at 281 Shuff Road Madison, N.C. will accept electronics and clean pallets that are able to be recycled into wood chips at their location. Painted pallets or pallets made of engineered wood cannot be placed in the wood pile. Solid waste loads containing pallets while offloading in the landfill will be rejected.
 3. Residents can take their discarded computer equipment and televisions to the Rockingham County Landfill for no charge. If the City takes the electronic equipment to Synergy located in Madison, N.C. there is a charge of \$10.00-\$15.00 per item for disposal. For example: The City handles approximately 80 TVs per month for a cost of \$750.00 or \$9,000.00 per year. We are also required to shrink wrap the electronics on a pallet and call for an appointment to deliver to

Synergy or arrange for Synergy to pick up the equipment for a fee of \$80.00 plus \$25.00 per hour per man to shrink wrap the electronics at our site.

4. We recommend that Council approve the amendment to the Solid Waste ordinance that would require property owners to remove these items from their properties.

ARTICLE IV: YARD RUBBISH, TIRES AND TRASH

Section

- 12-56 Material not collected by the city
- 12-57 Preparation for collection
- 12-58 Contractor to remove upon completion or termination of work; corrective action

§ 12-56 MATERIAL NOT COLLECTED BY THE CITY.

(A) Trees, sections of tree trunks, tree stumps and tree limbs larger than those described in § 12-57(C) will not be collected by the city, and shall be removed from the premises by the owner.

(B) The city will not remove yard rubbish or trash from a vacant lot without the payment of appropriate fees.

(C) Tires will not be collected by the city, and shall be removed from the premises by the owner.

(D) Wooden pallets, discarded computer equipment and discarded televisions will not be collected by the city, and shall be removed from the premises by the owner.
(Ord. passed 8-30-94; Am. Ord. passed 6-21-05; Am. Ord. passed 4-18-17)

§ 12-57 PREPARATION FOR COLLECTION.

(A) Fine accumulations shall be placed for pickup at the curb but not in the street, and shall contain no rocks, masonry, and the like.

(B) Yard rubbish and trash, other than that described in subsection (C) and § 12-58, shall be removed by the owner by placing it at curbside for pickup on established days. The collection schedule shall be kept on file in the Office of the City Clerk.

(C) Trees, sections of tree trunk, tree and shrubbery limbs placed at curbside for collection shall not be larger than the following:

- (1) Zero to four inches in diameter, maximum six-feet long;
- (2) Four to eight inches in diameter, maximum two-feet long.

(D) Loose leaf collection shall be provided throughout the year. In order to be collected, leaves shall be raked to a point behind the curb where pickup will be made. Leaves and yard waste placed in plastic bags or other containers will not be picked up.
(Ord. passed 8-30-94; Am. Ord. passed 3-18-03; Am. Ord. passed 6-21-05) (Am. Ord. passed 8-

19-08) Penalty, see § 12-90 *et seq.*

2005 S-9

AN ORDINANCE AMENDING
THE CITY CODE
OF THE CITY OF EDEN

BE IT ORDAINED BY THE CITY COUNCIL of the City of Eden, North Carolina, that Article IV of Chapter 12 of the Eden City Code is amended as follows:

ARTICLE IV: YARD RUBBISH, TIRES AND TRASH

Section

- 12-56 Material not collected by the city
- 12-57 Preparation for collection
- 12-58 Contractor to remove upon completion or termination of work; corrective action

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(Ord. passed 8-30-94; Am. Ord. passed 6-21-05; Am. Ord. passed 4-18-17; Am. Ord. passed 5-21-19)

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(C) Trees, sections of tree trunk, tree and shrubbery limbs placed at curbside for collection shall not be larger than the following:

- (1) Zero to four inches in diameter, maximum six-feet long;
- (2) Four to eight inches in diameter, maximum two-feet long.

(D) Loose leaf collection shall be provided throughout the year. In order to be collected, leaves shall be raked to a point behind the curb where pickup will be made. Leaves and yard waste placed in plastic bags or other containers will not be picked up. (Ord. passed 8-30-94; Am. Ord. passed 3-18-03; Am. Ord. passed 6-21-05) (Am. Ord. passed 8-19-08) Penalty, see § 12-90 *et seq.*

APPROVED, ADOPTED AND EFECTIVE, this _____ day of May, 2019.

CITY OF EDEN

By: _____
Neville Hall, Mayor

ATTEST:

Deanna Hunt, City Clerk



Economic Development Department

April 4, 2019

To: Honorable Mayor and City Council
Thru: Brad Corcoran, City Manager
From: Mike Dougherty, Director of Economic Development
Re: May 21, 2019 Closed Session Request

Time is requested for a Closed Session at the end of the May 21, 2019 Eden City Council meeting to discuss the progress of the Southern Virginia Mega Site at Berry Hill. Representatives from Danville and Pittsylvania County, VA will be in attendance.

Please let me know if you have any questions about this request.