

**EDEN CITY COUNCIL  
REGULAR MEETING AGENDA  
May 18, 2021 at 6 p.m.  
Council Chambers**

1. Meeting called to order by: Neville Hall, Mayor
2. Invocation: Pastor Kevin Dunovant, Trinity Wesleyan Church
3. Pledge of Allegiance: Led by Todd Harden, Interim Fire Chief
4. Proclamations & Recognitions:
  - a. Recognition of Perkins Professional Daycare. **Mike Dougherty, Director of Economic Development**
  - b. Proclamation: Police Week
  - c. Proclamation: Public Works Week
5. Roll Call
6. Set Meeting Agenda
7. Public Hearings:
  - a. Consideration and adoption of the FY 2021-22 Budget Ordinance. **Jon Mendenhall, City Manager**
  - b. Consideration to adopt an ordinance to define a Municipal Service District for property owners within the confines of The Boulevard commercial area.  
**Kelly Stultz, Director of Planning & Community Development**
  - c. (1) Consideration of a zoning text amendment and adoption of an ordinance to amend Article 5.15 of the Unified Development Ordinance (UDO) to provide for accessory structures in the Residential-Agricultural district. Z-21-03. **Kelly Stultz, Director of Planning & Community Development**  
  
(2) Consideration of a resolution adopting a statement of consistency regarding the text amendment to amend Article 5.15 as referenced in c (1).  
**Kelly Stultz, Director of Planning & Community Development**
  - d. (1) Consideration of a zoning text amendment and adoption of an ordinance to amend Article 5.06 (F) of the UDO to allow religious institutions to be permitted without standards in the Residential Mixed Use (RMX) and Neighborhood Mixed Use (NMX) districts.  
Z-21-06. **Kelly Stultz, Director of Planning & Community Development**  
  
(2) Consideration of a resolution adopting a statement of consistency regarding the text amendment to amend Article 5.06 (F) as referenced in d (1).  
**Kelly Stultz, Director of Planning & Community Development**
  - e. (1) Consideration of a zoning map amendment and adoption of an ordinance to rezone the property at 414 S. New St. from Heavy Industrial to Residential-Agricultural. Z-21-08.  
**Kelly Stultz, Director of Planning & Community Development**  
  
(2) Consideration of a resolution adopting a statement of consistency regarding the proposed map amendment as referenced in f (1). **Kelly Stultz, Director of Planning & Community Development**
8. Requests and Petitions of Citizens
9. Unfinished Business

10. New Business
  - a. Consideration and adoption of the Capital Improvement Plan. **Jon Mendenhall, City Manager**
  - b. Consideration to establish liens and authorize legal action in order to collect demolition costs on 21 properties (as listed in memo). **Kelly Stultz, Director of Planning & Community Development**
  - c. Consideration to establish liens and authorize legal action in order to collect nuisance abatement fees on 101 unpaid invoices (as listed in memo).  
**Kelly Stultz, Director of Planning & Community Development**
  - d. Consideration to approve Uptown Eden Interim Work Plan.  
**Kelly Stultz, Director of Planning & Community Development**
  - e. Consideration of a City Attorney employment agreement. **Jon Mendenhall, City Manager**
11. Reports from Staff:
  - a. City Manager's Report. **Jon Mendenhall, City Manager**
  - b. Report on advisory committee proceedings. **Jon Mendenhall, City Manager**
12. Consent Agenda:
  - a. Approval and adoption of the (1) April 20, 2021 regular meeting minutes and (2) April 22, 2021 special meeting minutes. **Deanna Hunt, City Clerk**
  - b. Adoption of an ordinance to amend Chapter 10 (Personnel), Article XII (Safety and Loss Control) of the City Code of Ordinances to update department titles and a manual section description.  
**Clint Simpson, Police Chief / Assistant City Manager**
  - c. Approval of a contract with Insight Planning and Development for administrative services for the Community Development Block Grant Coronavirus project.  
**Kelly Stultz, Director of Planning & Community Development**
  - d. Adoption of a project ordinance for Metro Pump Station on New Street.  
**Terry Shelton, Director of Public Utilities**
13. Announcements
14. Closed Session:
  - a. Pursuant to NCGS 143-318.11(a)(1) to prevent the disclosure of information that is privileged or confidential pursuant to the law of this State or of the United States, or not considered a public record within the meaning of Chapter 132 of the General Statutes.
15. Adjournment



## Economic Development Department

April 30, 2021

To: The Honorable Mayor and Eden City Council

Thru: Jon Mendenhall, Eden City Manager

From: Mike Dougherty, Director of Economic Development

Re: Recognition of Perkins Professional Daycare, Inc.

Time is requested at the May 18, 2021 City Council meeting to recognize Elretha Perkins for the more than 40 years of service Perkins Professional Daycare Inc. has provided for Eden. This recognition will take place at the beginning of the meeting.

Please let me know if you have any questions concerning this request.



### **Proclamation: Police Week 2021**

WHEREAS, there are approximately 900,000 law enforcement officers serving in communities across the United States, including the dedicated members of the Eden Police Department; and

WHEREAS, the Eden Police Department plays an essential role in safeguarding the rights and freedoms of all members of the community; and

WHEREAS, it is important that all citizens know and understand the duties, responsibilities, hazards, and sacrifices of their law enforcement agency, and that members of our law enforcement agency recognize their duty to serve the people by safeguarding life and property, by protecting them against violence and disorder, and by protecting the innocent against deception and the weak against oppression; and

WHEREAS, the 48 sworn and 5 support men and women of the Eden Police Department unceasingly provide this vital public service; and

Now, therefore be it proclaimed, that the Eden City Council hereby declares the week of May 9 to May 15, 2021 to be National Police Week in the City of Eden. The Eden City Council calls upon all citizens to join in commemorating law enforcement officers, past and present, who, by their faithful and loyal devotion to their responsibilities, have rendered a dedicated service to their communities and have established for themselves an enviable and enduring reputation for preserving the rights and security of all citizens.

The Eden City Council publicly salutes the service of law enforcement officers in our community and in communities across the nation.

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 18th day of May 2021.

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Neville Hall, Mayor

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Attest: Deanna Hunt, City Clerk





### **Proclamation: Public Works Week 2021**

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 2021 marks the 62<sup>nd</sup> 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 16-22, 2021 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. In addition, 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 18th day of May 2021.

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Neville Hall, Mayor

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Attest: Deanna Hunt, City Clerk

7(a) Click [here](#) to view the 2021-22 Proposed Budget

**CITY OF EDEN, NORTH CAROLINA  
2021-2022 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, 2021, and ending June 30, 2022, according to the following summary and schedules.

Summary (Funds)	Estimated Revenues	Total Budget Appropriation
General	\$16,598,300	\$16,598,300
Self Insured Insurance	\$3,742,500	\$3,742,500
Water and Sewer	\$10,253,700	\$10,253,700
Runabout Travel	\$20,000	\$20,000
Municipal Service Tax District	\$10,000	\$10,000
 (Less inter-fund transfers)	 <u>\$2,787,600</u>	 <u>\$2,787,600</u>
 (Less Appropriated Fund Balances)	 <u>\$1,232,600</u>	 <u>\$1,232,600</u>
 (Less Grants/Principal Forgiveness Loans)	 <u>\$325,000</u>	 <u>\$325,000</u>
 (Less Loans)	 <u>\$165,000</u>	 <u>\$165,000</u>
 (Less Pass Thru Funds – Ex. Runabout Travel)	 <u>\$825,100</u>	 <u>\$825,100</u>
 TOTAL	 <u><u>\$25,289,200</u></u>	 <u><u>\$25,289,200</u></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	\$44,500
10-4120	Administrative & Legal Services	\$489,700
10-4130	Finance/Human Resources	\$279,100
10-4135	Marketing & Customer Service	\$321,000
10-4145	Information Technology	\$449,900
10-4190	Facilities & Grounds	\$620,500
10-4310	Police	\$5,043,900
10-4340	Fire	\$2,403,000
10-4350	Engineering	\$30,400
10-4510	Streets	\$1,802,000
10-4515	Powell Bill	\$505,000
10-4710	Solid Waste	\$1,883,500
10-4910	Planning & Community Development	\$670,200
10-6120	Recreation	\$815,400
10-6920	Fleet Maintenance	\$354,300
10-9100	Special Appropriations	\$485,900
10-9990	Contingency	<u>\$400,000</u>
 TOTAL		 <u><u>\$16,598,300</u></u>

## Section 3:

It is estimated that the following General Fund Revenues will be available during the fiscal year beginning July 1, 2021, to meet the foregoing General Appropriations:

<u>Code</u>	<u>Revenue Source</u>	<u>Appropriation</u>
3189-11092	Ad Valorem: Prior Years – Rock Co.	\$140,000
3189-18000	Interest on Delinquent	\$20,000
3190-11000	Ad Valorem: Current Year	\$5,700,000
3190-12093	DMV-Vehicle Tax – Current Year	\$620,000
3190-12093	DMV-Vehicle Tax – Prior Year	\$700
3190-12094	Short Term Rental Vehicle Tax	\$2,300
3190-12095	Municipal Vehicle Tax	\$183,000
3190-15000	Dog License	\$900
3190-18000	Interest on Current Taxes	\$15,900
3190-18100	Interest on Current Taxes – DMV	\$5,000
3190-19097	Payment in Lieu of Annexation	\$256,500
3190-19098	DMV Collection Fees	(\$27,400)
3190-19100	Occupancy Tax	\$72,000

Tax Revenue Total \$6,988,900

<u>Code</u>	<u>Revenue Source</u>	<u>Appropriation</u>
3270-11000	Privilege License	\$800
3270-12000	Franchise Fees/State	\$105,100
3343-41000	Building Permits	\$39,000
3343-41100	Plumbing Permits	\$6,500
3343-41300	Mechanical Permits	\$16,000
3343-41400	Sign Permits	\$400
3343-41500	Electrical Permits	\$15,500
3434-48000	Fire Department Permits	\$1,600
3491-41100	Planning Zoning Permits	<u>\$1,100</u>

Licenses & Permits Total \$186,000

<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	\$9,000
3350-02400	Touch-A-Truck	\$1,500
3350-02500	Grown & Gathered	\$9,000
3412-43000	Vending Machine Proceeds	\$7,000
3431-41800	Police Controlled Sub State Excise Tax	\$2,000
3434-49000	Fire on Behalf Payments	\$18,500
3434-50000	Fire Dept Rental – Draper Rural	\$1,200
3612-48000	Freedom Park Concessions	\$15,000
3612-48100	Bridge Street Center Concessions	\$700
3612-48200	East Eden Center Concessions	\$700
3612-48300	East Eden Pool Concessions	\$6,000
3612-48500	Splash Pad Concessions	\$8,000
3612-48600	Splash Pad Admissions	\$20,000
3612-86000	Pool Admissions	\$13,000
3612-86100	Building Use	\$15,400
3612-86200	Field Use & Lights	\$5,000
3831-49000	Interest: Checking	\$73,400
3831-49500	Interest: NC Cash Mgt. Trust	\$2,000
3831-49700	Interest: Powell Bill Funds	\$100
3831-49900	Eden PD/Forfeiture Interest	\$500
3839-89000	Miscellaneous Revenue	\$5,000
3850-86000	Loan Proceeds	\$165,000
3991-99300	Fund Balance Appropriated	<u>\$575,000</u>

Use of Money & Property Total \$1,006,000

<u>Code</u>	<u>Revenue Source</u>	<u>Appropriation</u>
3231-31000	Local Option Sales Taxes	\$1,346,900
3232-31000	½ Cent Sales Taxes	\$962,300
3233-31000	½ Cent Sales Taxes	\$636,100
3234-31000	½ Cent Sales Taxes	\$272,900
3234-31001	State Hold Harmless Payment	\$1,035,700
3234-31002	Solid Waste Disposal Tax Distribution	\$11,100
3322-31000	Wine & Beer Taxes	\$66,900
3324-31000	Utilities Franchise Taxes	\$871,200
3325-33000	Powell Bill: State Street Aid	\$415,000
3335-32000	County Grants: Fire Department	\$2,400
3336-33000	Police School Resource Officers	\$165,000
3431-73000	Project Safe Rockingham County	\$20,500
3434-50000	SAFER Grant – Fire	\$295,000
3434-52000	Draper Rural Fire Tax	\$3,300
3612-48400	Recreation Grant-Sr. Center	\$30,000
3837-89000	ABC Revenues	\$147,300
3837-89100	ABC Revenues: Law Enforcement	\$7,000

Other Agencies Revenues Total \$6,288,600

<u>Code</u>	<u>Revenue Source</u>	<u>Appropriation</u>
3350-00100	Historic Preservation Book Sales	\$500
3412-41000	Other Administrative Revenues	\$3,000
3431-41000	Police Revenue: Dog Fines	\$2,500
3431-41100	Police Security Charges	\$40,000
3431-41200	Police Security Fringe Benefit Charges	\$9,600
3431-41300	Court Costs	\$4,500
3431-41400	Parking Violations	\$400
3431-41500	Police Fingerprinting Supplies	\$600
3431-41600	Police Department: Sale of Materials	\$100
3431-41700	Police Revenue	\$4,000
3431-84000	Police Department Restitution	\$6,000
3434-41000	Outside Fire Protection Charges	\$6,200
3451-41100	Street Dept. Revenue: Driveways	\$4,000
3451-81000	Street Mowing	\$5,400
3491-40000	Planning Dept. Nuisance Fees	\$52,000
3491-41000	Planning Department Applications	\$900
3491-41600	Planning: Code Compliance Ins.	\$300
3491-81000	Planning Department Sale of Materials	\$200
3612-41000	County User's Fees	\$800
3612-41100	League Entrance Fees	\$2,500
3612-41200	Recreation Dept. Revenue: Lesson	\$500
3612-41300	Dixie Youth Tournament	\$20,000
3612-86400	Recreation Dept. Miscellaneous	\$16,000
3612-87000	Fuel Purchases – County Agencies	\$5,800
3839-49900	Cash Discounts Earned	<u>\$100</u>

Charges for Current Services \$185,900

<u>Code</u>	<u>Revenue Source</u>	<u>Appropriation</u>
3471-41100	Residential Fees – Solid Waste	\$1,461,500
3471-41101	Commercial Fees – Solid Waste	\$472,400
3471-81100	Recycling Income – Solid Waste	\$3,200
3471-81200	Sale of Compost/Mulch–Solid Waste	\$1,000
3471-81400	Demolition – Abatement	\$3,300
3714-52000	Dumpster Late Fee	<u>\$1,500</u>

Total Solid Waste Revenue \$1,942,900

General Fund Revenue Total \$16,598,300

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	\$1,055,500
4145-30000	Claims	\$2,687,000
Self Insured Insurance Fund Total		<u>\$3,742,500</u>

Section 5: It is estimated that the following Self-Insured Insurance Fund Revenues will be available during the fiscal year beginning July 1, 2021 and ending June 30, 2022, 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	\$2,538,900
3351-03000	Charges to Other Funds/W/S	\$713,400
3831-49000	Interest – Checking	\$700
3839-83000	Refunds	\$195,000
3839-99100	Fund Balance Appropriated	<u>\$294,500</u>
Self Insured Insurance Fund Total		<u>\$3,742,500</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>
7110	Water Resources	\$587,700
7115	Billing & Collections	\$420,000
7120	Water Filtration	\$1,367,100
7125	Collection & Distribution	\$2,046,600
7130	Water Reclamation	\$1,213,500
8120	Water Construction	\$120,000
9920	Special Appropriations	\$4,098,800
9990	Contingency	<u>\$400,000</u>
Water & Sewer Fund Total		<u>\$10,253,700</u>

Section 7: It is estimated that the following Water & Sewer Fund Revenues will be available during the fiscal year beginning July 1, 2021 and ending June 30, 2022 to meet the foregoing Water & Sewer Fund Appropriations:

<u>Code</u>	<u>Revenue Source</u>	<u>Appropriation</u>
3362-51200	Sale of Water	\$4,607,000
3362-53000	Leak Adjustments/Water	(\$40,000)
3363-51300	Sewer Service Charges	\$4,995,000
3363-53000	Leak Adjustments/Sewer	(\$58,000)
3363-53900	One-Time Pool Adj.	(\$2,000)
3711-58000	Miscellaneous Returned Checks	\$2,200
3713-53000	Pre-Treatment Charges	\$42,600
3714-42000	Water Service Application Fees	\$20,000
3714-51000	W/S Meter Tampering Fees	\$100
3714-52000	Reconnection Charges	\$221,900
3714-52200	Water Taps	\$8,000
3714-52300	Sewer Taps	\$2,600
3831-49000	Interest: Checking	\$35,400
3831-49500	Interest: NCCMT	\$1,500
3834-86000	Rent of Equipment	\$50,700
3835-81000	Sale of Materials	\$2,000
3839-49900	Cash Discount Earned	\$100
3839-89000	Miscellaneous Revenues	\$1,500
3991-99100	Fund Balance Appropriated	<u>\$363,100</u>
Water & Sewer Fund Total		<u>\$10,253,700</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, 2021 and ending June 30, 2022 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	\$8,000
4135-29901	MSD Tax – Draper	<u>\$2,000</u>
Municipal Service Tax District Fund Total		<u>\$10,000</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, 2021 and ending June 30, 2022 to meet the foregoing appropriations:

<u>Code</u>	<u>Revenue Source</u>	<u>Appropriation</u>
3190-19200	MSD Tax – Leaksville	\$8,000
3190-19300	MSD Tax – Draper	\$1,900
3131-49000	Interest – Checking Account	<u>\$100</u>
Municipal Service Tax District Fund Total		<u>\$10,000</u>

Section 12: There is hereby levied for the fiscal year ending June 30, 2022 the following rate of taxes on each one hundred dollars (\$100) assessed valuation of taxable property as listed as of January 2021 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 \$952,196,715 with an assessment ratio of 100% of appraised value. Estimated collection rate of 98.30%.

Section 13: The Tax and Service Rates section of the FY 2021-2022 budget sets forth the applicable fees for the fiscal year beginning July 1, 2021 and ending June 30, 2022.

Section 14: The Personnel section of the FY 2021-2022 budget sets forth the grade and positions classification plan for the fiscal year beginning July 1, 2021 and ending June 30, 2022.

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.

Adopted this the 18<sup>th</sup> day of May, 2021.

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Neville Hall  
Mayor

ATTEST:

\_\_\_\_\_  
Deanna Hunt  
City Clerk





# Planning and Community Development Department

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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:** Jon Mendenhall, City Manager  
**From:** Kelly K. Stultz, AICP, Director and  
Randy Hunt, Community and Economic Development Specialist  
**Subject:** **Public Hearing on The Boulevard Municipal Service District (MSD)**  
**Date:** April 29, 2021

A public hearing has been called to discuss the establishment of a Municipal Service District in The Boulevard commercial area. Below is a history of how the Municipal Service District tax process has evolved:

- Over 55% of the 57 North Carolina Main Street communities have a municipal service district to provide funds for downtown improvements. The average tax rate is .16/\$100 valuation. Reidsville, Lexington, Salisbury and Concord are just a few of the municipalities that have implemented MSD's. In 2007, Gene Reece of Reece Clothing in downtown Mt. Airy came to Eden to discuss the MSD with our downtown business owners. He stated that the MSD was the single best factor in helping downtown Mt. Airy grow. That prompted the Historic Leaksville and Draper Downtown property owners to vote to establish municipal service districts in their downtown areas in 2008.
- The MSD provides consistent funding for downtown initiatives instead of the property owners having to be at the mercy of annual municipal budget allocations which can be unpredictable depending upon the financial condition of the city.

The tax is authorized under state statute N.C. G. S.160A-536. Funding generated from this tax can be used for the following:

- Street lighting, streets and sidewalks
- Pedestrian walkways

- Parking facilities
- Promotion and developmental activities
  - sponsoring festivals and markets in the downtown area,
  - promoting business investment in the downtown area,
  - helping to coordinate public and private actions in the downtown area,
  - developing and issuing publications on the downtown area, and
  - designed to improve the economic well-being of the downtown area and further the public health, safety, welfare, and convenience.
- In March of 2021, all of The Boulevard property owners were invited to an Eden City Hall meeting in which the concept of a municipal service district was discussed. By a vote of 7 to 3, the property owners voted in favor of proceeding to a public hearing for the MSD. One of the area's largest property owners was unable to attend the meeting and was contacted separately about the concept. He was in favor of proceeding with the process. The .10/\$100 valuation level has been presented as part of the discussion of the Municipal Service District.
- In April of 2021, all affected individual property owners were mailed letters advising them of the justification for the tax, the estimated annual amount they would be paying, and the date and time of the May public hearing. A map of the pertinent Municipal Service District was attached to each public hearing notice. A certification of the mailing is attached.
- Normally, the organization in charge of overseeing the downtown area of a city manages the MSD funds. Eden is unique in having multiple downtown areas. It has been determined that separate boards, comprised of The Boulevard property and business owners will oversee the use of the MSD funds.

The Planning and Community Development Department recommends the establishment of the MSD tax in The Boulevard commercial area because of the following:

- The business and property owners who attended the March 2021 meeting voted in favor of establishing the tax districts.
- Since Eden taxpayers have contributed to the welfare and improvement of the downtown areas, it seems reasonable for the people who will benefit from this investment to contribute to the continued progress of the downtown via a tax that is small relative to the city's investment in their properties. The average annual tax per property owner in The Boulevard commercial area is \$32.24.

It should be noted that there is no direct financial benefit for the City of Eden from the Municipal Service District tax. This tax is to be collected from downtown property owners for the benefit of downtown property owners. **The revenue does not become**

**part of the city's general fund and no funds are withdrawn from the account unless approved by The Boulevard MSD Board. The City of Eden annual auditors verify every expenditure has an accompanying set of minutes authorizing it.**

If the Eden City Council approves of the MSD funding, the collection of the tax will begin in the 2021-22 fiscal year.

The public hearing will be held at the May 18, 2021 City Council meeting, followed by a vote and a second vote to be held at the June 15, 2021 City Council meeting, as required by NC statutes.

Please contact me if you have any questions about this issue.

*CERTIFICATE SHOWING THAT NOTICES WERE MAILED TO THE OWNERS OF PROPERTY BEING CONSIDERED FOR A MUNICIPAL SERVICE DISTRICT IN THE BOULEVARD COMMERCIAL AREA.*

RE: The Boulevard Municipal Service District

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

I, Kelly K. Stultz, Planning & Community Development Director of the City of Eden North Carolina, do hereby certify that notices of the Public Hearing for the proposed Municipal Service District in The Boulevard commercial area were mailed first-class mail to the owners of all properties in the proposed area on the 19th day April, 2021.

IN WITNESS WHEREOF, I have hereunto set my hand this the 19th day of April, 2021.



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Kelly K. Stultz, AICP  
Planning and Community Development Director



## Planning and Community Development Department

April 19, 2021

### REPORT ON ESTABLISHMENT OF THE BOULEVARD MUNICIPAL SERVICE DISTRICT PURSUANT TO NCGS 160A-537

A public hearing has been called to discuss the establishment of a Municipal Service District (MSD) in The Boulevard Commercial Area. The hearing is scheduled to be held at the Eden City Council Meeting on Tuesday, May 18, 2021 at 6:00pm at Eden City Hall. Below is a history of how the Municipal Service District tax process has evolved:

- Over 55% of the 57 North Carolina Main Street communities have a municipal service district to provide funds for downtown improvements. The average tax rate is .16/\$100 valuation. Reidsville, Lexington, Salisbury and Concord are just a few of the municipalities that have implemented MSD's. In 2007, Gene Reece of Reece Clothing in downtown Mt. Airy came to Eden to discuss the MSD with our downtown business owners. He stated that the MSD was the single best factor in helping downtown Mt. Airy grow. That prompted the Historic Leaksville and Draper Downtown property owners to vote to establish municipal service districts in their downtown areas in 2008.
- The MSD provides consistent funding for downtown initiatives instead of the property owners having to be at the mercy of annual municipal budget allocations which can be unpredictable depending upon the financial condition of the city.

The tax is authorized under state statute N.C. G. S.160A-536. Funding generated from this tax can be used for the following:

- Street lighting, streets and sidewalks
- Pedestrian walkways
- Parking facilities
- Promotion and developmental activities
  - sponsoring festivals and markets in the downtown area
  - promoting business investment in the downtown area
  - helping to coordinate public and private actions in the downtown area, and
  - developing and issuing publications on the downtown area
  - designed to improve the economic well-being of the downtown area and further the public health, safety, welfare, and convenience.

- A map of the proposed Boulevard Municipal District is attached hereto, showing the proposed boundaries.
- In March of 2021, all of The Boulevard property owners were invited to an Eden City Hall meeting in which the concept of a municipal service district was discussed. By a vote of 7 to 3, the property owners voted in favor of proceeding to a public hearing for the MSD. One of the area's largest property owners was unable to attend the meeting and was contacted separately about the concept. He was in favor of proceeding with the process. The .10/\$100 valuation level has been presented as part of the discussion of the Municipal Service District.
- All affected individual property owners were mailed letters advising them of the justification for the tax, the estimated annual amount they would be paying, and the date and time of the June public hearing. A map of the pertinent Municipal Service District was attached to each public hearing notice.
- Normally, the organization in charge of overseeing the downtown area of a city manages the MSD funds. Eden is unique in having multiple downtown areas. It has been determined that a separate board, comprised of The Boulevard property and business owners will oversee the use of the MSD funds.

The Planning and Community Development Department recommends the definition and establishment of The Boulevard Municipal Service District because of the following:

- The Boulevard Commercial Area is in need of one or more of the services, facilities, or functions listed in N.C.G.S. 160A-536 to a demonstrably greater extent than the remainder of the City, to wit, downtown revitalization projects for:
  - Street lighting, streets and sidewalks
  - Pedestrian walkways
  - Parking facilities
  - Promotion and developmental activities
    - sponsoring festivals and markets in the downtown area
    - promoting business investment in the downtown area
    - helping to coordinate public and private actions in the downtown area, and
    - developing and issuing publications on the downtown area
    - designed to improve the economic well-being of the downtown area and further the public health, safety, welfare, and convenience.
- The business and property owners who attended the March 2021 meeting voted in favor of establishing the service tax district.
- Since Eden taxpayers have contributed to the welfare and improvement of the downtown areas, it seems reasonable for the people who will benefit from this investment to contribute to the continued progress of the downtown via a tax that is small relative to the

city's investment in their properties. The average annual tax per property owner in The Boulevard commercial area would be \$32.24 based upon the .10/\$100 valuation.

It should be noted that there is no direct financial benefit for the City of Eden from the Municipal Service District tax. This tax is to be collected from downtown property owners for the benefit of downtown property owners. **The revenue does not become part of the city's general fund and no funds are withdrawn from the account unless approved by The Boulevard MSD Board. The City of Eden annual auditors verify every expenditure has an accompanying set of minutes authorizing it.**

**AN ORDINANCE DEFINING THE BOULEVARD MUNICIPAL SERVICE DISTRICT  
PURSUANT TO NCGS 160A-537**

**ARTICLE 1. Purpose and Authority.**

**WHEREAS**, Chapter 160A, Article 23 of the North Carolina General Statutes authorizes cities within North Carolina to define service districts to finance, provide or maintain for such districts one or more services, facilities, or functions in addition to or to greater extent than those financed, provided or maintained for the entire City; and

**WHEREAS**, said statutes further provide that the City may define a service district for the purpose of downtown revitalization projects; and

**WHEREAS**, acting in response to a need for action due to long term economic stagnation and the prevention of future deterioration of the commercial buildings and property, the City is committed to downtown revitalization projects to energize the commercial area and protect the tax and economic base. The City Council for the City of Eden has determined that the creation of this Municipal Service District will be for the benefit of those properties located within the service district boundaries which are in need of such services to a demonstrably greater extent than the remainder of the City; and

**WHEREAS**, the City Council for the City of Eden further finds that the proposed district is in need of projects and programs to the standards of NCGS 160A-537(a) to a demonstrably greater extent than the remainder of the City to meet the needs and goals set forth above, to wit, downtown revitalization projects for:

- Street lighting, streets and sidewalks
- Pedestrian walkways
- Parking facilities
- Promotion and developmental activities
  - Sponsoring festivals and markets in the downtown area
  - Promoting business investment in the downtown area
  - Helping to coordinate public and private actions in the downtown area, and
  - Developing and issuing publications on the downtown area designed to improve the economic well-being of the downtown area and further the public health, safety, welfare, and convenience; and

**WHEREAS**, a map of the proposed district showing its boundaries, a copy of which is attached hereto and incorporated by reference, a statement showing that the proposed district meets the standards set out in NCGS 160A-357(a), and a plan for providing in the district one or more of the services listed in NCGS 160A-536 has been created; all of which has been incorporated into a report which has been available for public inspection in the office for the City Clerk for four (4) weeks prior to the public hearing on the matter of the establishment of the service district; and



**WHEREAS,** The City of Eden caused a notice of such public hearing to be duly published in the Rockingham Now, a newspaper having general circulation in the City of Eden and Rockingham County, said hearing having been conducted on May 18, 2021, and the City of Clerk certified to the City Council that the required mailing of notice of the hearing was completed, all in conformity to NCGS 160A-537(c); and

**WHEREAS,** the City further finds that in accordance with the findings above, it is in the interest of and not contrary to the public's health, safety, morals and general welfare for the City to adopt this ordinance.

**ARTICLE II. Ordinance.**

**NOW, THEREFORE,** be it ordained by the City of Eden City Council that:

**Section 1.** The City of Eden has fully complied with Chapter 160A, Article 23 of the North Carolina General Statutes and determines and finds same as a fact.

**Section 2.** The Boulevard Municipal Service District for downtown revitalization is hereby defined and established in accordance with the attached map showing the boundaries.

**Section 3.** The City of Eden may levy property taxes within the Boulevard Municipal Service District in addition to those through the City in order to finance, provide or maintain for the district, services provided therein, in addition to or to a greater extent than those finances, provided or maintained for the entire City.

**Section 4.** This ordinance shall take effect at the beginning of fiscal year for 2021-2022 on July 1, 2021.

**ARTICLE III. Severability.**

All City ordinances or parts in conflict with this ordinance are hereby repealed. Should a court of competent jurisdiction declare this ordinance or any part thereof to be invalid, such decision shall not affect the remaining provisions of this ordinance nor the City Code of the City of Eden, North Carolina which shall remain in full force and effect.

**ADOPTED** this the \_\_\_\_ day of \_\_\_\_\_, 2021, by the Eden City Council.

\_\_\_\_\_  
Neville Hall, Mayor

ATTEST:

\_\_\_\_\_  
Deanna Hunt, City Clerk

Date of First Vote \_\_\_\_\_

Date of Second Vote \_\_\_\_\_

MANLEY ST

# THE BOULEVARD PROPOSED MUNICIPAL SERVICE DISTRICT



OAK ST

HOLLINGSWORTH ST

CLIFTON ST

THE BOULEVARD

IRVING AVE

GLADWIN ST

CHERRY ST

GREENWOOD ST

1 inch = 150 feet





# Planning and Community Development Department

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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:** Jon Mendenhall, City Manager  
**FROM:** Kelly K. Stultz, AICP, Director  
**SUBJECT:** **Zoning Case Z-21-03 – Text Amendment**  
**DATE:** May 4, 2021

The City of Eden Planning Board initiated a zoning text amendment to amend Article 5.15 to adopt standards for accessory structures in the RA district. These standards were omitted from the Unified Development Ordinance that was effective January 1, 2021.

The Planning and Community Development Department recommends approval of the text amendment.

At their regular meeting on April 27, 2021, the Planning Board voted to recommend that the City Council approve this request and adopted a Resolution Adopting A Statement of Consistency Regarding the Proposed Amendment.

If you have questions, please contact this office.

**PLANNING AND INSPECTIONS DEPARTMENT  
ZONING TEXT AMENDMENT REPORT  
April 16, 2021**

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**CASE NUMBER:** Z-21-03

**REQUESTED ACTION:** To amend Article 5.15 to add provisions for accessory structures in the RA district.

**APPLICANT:** Planning Board

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**EXISTING TEXT**

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**Article 5.15 (A)(1)**

- e. **Maximum accessory building area.** The total gross floor area for all accessory buildings for single-family and two-family dwellings shall not exceed 50 percent of the gross floor area of the principal building or 600 square feet, whichever is greater.
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**PROPOSED TEXT**

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**Article 5.15 SUPPLIMENTAL USE STANDARDS – OTHER**

**A. ACCESSORY STRUCTURES**

**1. Residential accessory structures**

- e. **Maximum accessory building area.** The total gross floor area for all accessory buildings for single-family and two-family dwellings shall not exceed 50 percent of the gross floor area of the principal building or 600 square feet, whichever is greater, except in the RA District as provided for in paragraph (f) below
- f. The maximum square footage for residential accessory structures is limited by Article 5.15(A)(1)(e) of this ordinance to one-half (1/2) the square footage of the dwelling unit or 600 square feet whichever is greater. An increased number of square feet shall be permitted in the RA district as follows:

In the RA District, the following shall apply:

1. Tracts of land containing from 20,000 square feet up to one (1) acre in area shall remain as per Article 5.15(A)(1)(e).
2. Tracts of land containing more than one (1) acres and less than three (3) acres shall be permitted the ordinance maximum per Article 5.15(A)(1)(e) plus 250 square feet of additional accessory structure gross floor area.

3. Tracts of land containing in excess of three (3) acres shall not be limited on accessory structure gross floor area.

Subparagraphs f and g shall be renumbered to g and h

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### **GENERAL INFORMATION**

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This request was submitted by the Planning Board.

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### **STAFF ANALYSIS**

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This amendment was submitted to correct an omission in the Unified Development Ordinance (UDO) which was effective on January 1, 2021. No specific provisions for accessory structures in the Residential Agricultural (RA) were specified. This amendment is necessary to provide regulations for residential accessory structures in this district and to provide for accessory structures for farm use and on large agricultural tracts. Per the NC General Statutes, accessory structures associated with a bona fide farm are exempt from such regulations.

The RA District is intended to accommodate lower-density residential and agricultural uses. Areas within this district may be restricted due to lack of available utilities, unsuitable soil types or steep slopes.

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

**STAFF RECOMMENDATION:**

**Approval of the text amendment.**

AN ORDINANCE AMENDING THE  
UNIFIED DEVELOPMENT ORDINANCE  
OF THE CITY OF EDEN

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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, Article 5.15 of the Unified Development Ordinance is hereby amended as follows:

**Article 5.15 SUPPLEMENTAL USE STANDARDS – OTHER**

**A. ACCESSORY STRUCTURES**

**1. Residential accessory structures**

- e. Maximum accessory building area.** The total gross floor area for all accessory buildings for single-family and two-family dwellings shall not exceed 50 percent of the gross floor area of the principal building or 600 square feet, whichever is greater, except in the RA District as provided for in paragraph (f) below
- f.** The maximum square footage for residential accessory structures is limited by Article 5.15(A)(1)(e) of this ordinance to one-half (1/2) the square footage of the dwelling unit or 600 square feet whichever is greater. An increased number of square feet shall be permitted in the RA district as follows:

In the RA District, the following shall apply:

- i. Tracts of land containing from 20,000 square feet up to one (1) acre in area shall remain as per Article 5.15(A)(1)(e).
- ii. Tracts of land containing more than one (1) acre and less than three (3) acres shall be permitted the ordinance maximum per Article 5.15(A)(1)(e) plus 250 square feet of additional accessory structure gross floor area.
- iii. Tracts of land containing in excess of three (3) acres shall not be limited on accessory structure gross floor area.

Existing subparagraphs f and g shall be renumbered to g and h

APPROVED, ADOPTED AND EFFECTIVE, this 18th day of May, 2021.

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 UNIFIED DEVELOPMENT ORDINANCE  
**CASE NUMBER Z-21-03**  
**TEXT AMENDMENT**

WHEREAS, pursuant to North Carolina General Statutes Chapter 160D-605, 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 initiated a request to adopt standards for accessory structures in the RA zoning district.

WHEREAS, On April 27, 2021, the City of Eden Planning Board voted to recommend to the Eden City Council that the text amendment request be approved.

STATEMENT OF NEED:

This amendment was submitted to correct an omission in the Unified Development Ordinance (UDO) which was effective on January 1, 2021. No provisions for accessory structures in the Residential Agricultural (RA) were specified. This amendment is necessary to provide regulations for residential accessory structures in this district and to provide for accessory structures for farm use and on large agricultural tracts.

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 is consistent with the City of Eden Land Development Plan, as amended, and why the City Council considers 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 amendment to the City of Eden Unified Development 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 18th day of May, 2021.

CITY OF EDEN

BY: \_\_\_\_\_  
Neville Hall, Mayor

ATTEST:

\_\_\_\_\_  
Deanna Hunt, City Clerk



# Planning and Community Development Department

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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:** Jon Mendenhall, City Manager  
**FROM:** Kelly K. Stultz, AICP, Director  
**SUBJECT:** **Zoning Case Z-21-06 – Text Amendment**  
**DATE:** May 4, 2021

The City of Eden Planning Board initiated a zoning text amendment to amend Article 5.06-F to allow Religious Institutions (churches) without standards in the RMX and NMX districts. This amendment is being considered to correct an omission from the Unified Development Ordinance that was effective January 1, 2021.

The Planning and Community Department recommends approval of the text amendment.

At their regular meeting on April 27, 2021, the Planning Board voted to recommend that the City Council approve this request and adopted a Resolution Adopting A Statement of Consistency Regarding the Proposed Amendment.

If you have questions, please contact this office.

**PLANNING AND INSPECTIONS DEPARTMENT  
ZONING TEXT AMENDMENT REPORT  
April 12, 2021**

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**CASE NUMBER:** Z-21-06

**REQUESTED ACTION:** To amend Article 5.06-F to allow Religious Institutions (churches) to be permitted without standards in the RMX and NMX districts.

**APPLICANT:** Planning Board

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**EXISTING TEXT**

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<b>Article 5.06</b>	<b>LAND USE TYPE</b>		<b>RMX</b>	<b>NMX</b>
F.	Religious Institutions	-	PS	PS

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**PROPOSED TEXT**

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<b>Article 5.06</b>	<b>LAND USE TYPE</b>		<b>RMX</b>	<b>NMX</b>
F.	Religious Institutions	-	P	P

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**GENERAL INFORMATION**

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This request was submitted by the Planning Board.

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**STAFF ANALYSIS**

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This amendment was submitted to correct an omission in the Unified Development Ordinance (UDO) which was effective on January 1, 2021. Currently, this use is permitted with standards in the RMX and the NMX district. This amendment would allow this use without standards in both the RMX and NMX districts.

The RMX District is established to accommodate a variety of housing types in a neighborhood setting and is intended to provide areas for higher density residential development near commercial areas such as the BC, NMX and BH districts. The intent is to create higher density residential areas that compliment commercial districts with physical proximity and pedestrian connectivity. The NMX District is intended to provide pedestrian-scaled, higher density residential housing and opportunities for limited scaled commercial & office activities. Development in this district should encourage pedestrian activity through construction of mixed-use buildings and connections to adjacent neighborhoods. Buildings in this district are typically smaller in scale and detached.

The new Unified Development Ordinance (UDO) currently allows Religious Institutions with standards in both the RMX and NMX districts. There are currently existing churches and religious institutions located in both of these districts. The former Zoning Ordinance allowed this type of use in both residential and commercial or mixed use districts. This amendment would allow this type of use in these districts without standards. Staff is of the opinion that allowing churches would not be detrimental to the intent of either district, and that such uses should be allowed.

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

**STAFF RECOMMENDATION:**

**Approval of the text amendment.**

LAND USE TYPE:	RA	R-20	R-12	R-6	RMX	NMX	B-C	B-H	LI	HI	OS
Child/Adult Day Care (more than 8)	PS	PS	PS	PS	PS	PS	-	PS	-	-	-
College or University (limit size of 5,000 sf on first floor)	-	-	-	-	-	S	PS	S	-	-	-
Community Support Facility	-	-	-	-	-	S	S	S	-	-	-
Conference/Convention Center	S	-	-	-	-	-	P	P	-	-	-
Correctional Institution	-	-	-	-	-	-	-	-	S	S	-
Special Events Center	S	-	-	-	-	P	P	P	-	-	-
Halfway House	-	-	-	-	-	S	-	-	-	-	-
Hospital	-	-	-	-	-	P	-	P	P	-	-
Museum/Library/Cultural Facility	-	-	-	-	-	P	P	P	-	-	P
Public Administration/Civic Meeting Facilities	P	-	-	-	P	P	P	P	-	-	P
Public Safety Station	P	P	-	-	S	PS	P	P	P	P	P
Recreation Facility (Indoor)	P	P	P	P	P	P	P	P	P		P
Recreation Facility (Outdoor)	P	P	P	P	P	P	P	P	-	-	P
Religious Institutions	P	P	P	P	PS	PS	-	P	-	-	-
School (elementary or secondary)	P	P	S	S	S	S	-	-	-	-	-
School (vocational/technical)	-	-	-	-	-	P	-	P	P	-	-
Sports Arena/Stadium	-	-	-	-	-	-	S	S	P	-	-
Studio (art, dance, martial arts, music)	P	-	-	-	P	P	P	P	-	-	-
LAND USE TYPE:	RA	R-20	R-12	R-6	RMX	NMX	B-C	B-H	LI	HI	OS
G. AGRICULTURE AND FORESTRY											
Animal Production	PS	PS									
Community Gardens/Crop Production	P	P	P	P	P	P	P	P	-	-	P
Kennels (indoor)	S	-	-	-	-	-	-	P	P	-	-
Kennels (outdoor)	S	-	-	-	-	-	-	PS	P	P	-
Livestock Production	P	-	-	-	-	-	-	-	-	-	-
Nurseries and Garden Centers	P	-	-	-	-	P	-	P	P	-	-
Produce Stands	PS	-	-	-	-	PS	PS	PS	-	-	PS

AN ORDINANCE AMENDING THE  
UNIFIED DEVELOPMENT ORDINANCE  
OF THE CITY OF EDEN

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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, Article 5.06F of the Unified Development Ordinance is hereby amended to change the Religious Institutions in the RMX and NMX Districts to a permitted use as follows:

<b>Article 5.06</b>	<b>LAND USE TYPE</b>	<b>RMX</b>	<b>NMX</b>
F.	Religious Institutions	- P	P

APPROVED, ADOPTED AND EFFECTIVE, this 18th day of May, 2021.

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 UNIFIED DEVELOPMENT ORDINANCE  
**CASE NUMBER Z-21-06**  
**TEXT AMENDMENT**

WHEREAS, pursuant to North Carolina General Statutes Chapter 160D-605, 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 initiated a request for to amend the UDO to allow religious institutions in the RMX and NMX Districts without standards.

WHEREAS, On April 27, 2021, the City of Eden Planning Board voted to recommend to the Eden City Council that the text amendment be approved.

STATEMENT OF NEED:

This amendment was submitted to correct an omission in the Unified Development Ordinance (UDO) which was effective on January 1, 2021. Currently, religious institutions are permitted with standards in the RMX and NMX districts. This amendment would allow religious institutions as a use-by-right with no standards in the RMX and NMX districts.

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 is consistent with the City of Eden Land Development Plan,

as amended, and why the City Council considers 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 amendment to the City of Eden Unified Development 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 Unified Development Ordinance is reasonable and in the public's best interest.

Approved and adopted and effective this 18th day of May, 2021.

CITY OF EDEN

BY: \_\_\_\_\_

Neville Hall, Mayor

ATTEST:

\_\_\_\_\_  
Deanna Hunt, City Clerk





# Planning and Community Development Department

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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:** Jon Mendenhall, City Manager  
**From:** Kelly K. Stultz, AICP, Director  
**Subject:** **Zoning Case Z-21-08**  
**414 S. New Street**  
**Date:** May 4, 2021

The City has received a zoning map amendment request filed by Luther Patterson for property located at 414 S. New Street (PIN 7090-04-51-3213). The request is to rezone the property from Heavy Industrial to Residential-Agricultural.

The Planning and Inspections Department recommends approval of the map amendment request. At their regular meeting in April, the Planning Board voted to recommend that the City Council approve this request and adopted a Resolution Adopting a Statement of Consistency Regarding the Proposed Amendment.

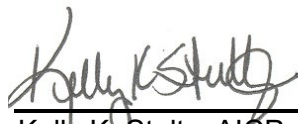
*CERTIFICATE SHOWING THAT NOTICES WERE MAILED TO THE OWNER(S) OF PROPERTY SUBJECT TO REZONING AND TO OWNER(S) OF ALL PARCELS OF LAND ABUTTING SUBJECT PROPERTY AND/OR WITHIN 100 FEET OF SUBJECT PROPERTY.*

RE: ZONING CASE Z-21-08  
414 S. New Street

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

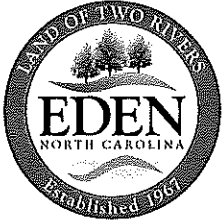
I, Kelly K. Stultz, Planning & Inspections Director of the City of Eden North Carolina, do hereby certify that notices of the proposed zoning map amendment requested by Luther Patterson to rezone the property identified as 414 S. New Street from Heavy Industrial to Residential-Agricultural were mailed by 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 4th day May, 2021.

IN WITNESS WHEREOF, I have hereunto set my hand this the 4th day of May, 2021.



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Kelly K. Stultz, AICP  
Planning and Inspections Director



# Rezoning (Map Amendment) Application

Planning and Inspections Department  
308 E. Stadium Dr., Eden, NC 27288  
Phone: 336-623-2110 x2 / Fax: 336-623-4057  
[www.edennc.us](http://www.edennc.us)

## CONTACT INFORMATION

Contact Name Luther Patterson  
Contact Address 6 Hines Park Ln  
City GSO State NC Zip 27455  
Phone Number 336 541 5228 Email doug-krenshaw@yahoo.com  
Contact's Property Interest or Legal Relationship to Owner S/A

## PROPERTY OWNER INFORMATION

Property Owner Name Luther Patterson  
Property Owner Mailing Address 6 Hines Park Ln  
City GSO State NC Zip 27455  
Phone 336 541 5228 Email doug-krenshaw@yahoo.com

## PROPERTY INFORMATION

Tax Property ID No. (PIN) \_\_\_\_\_  
Deed Book and Page No. ~~Book 29 Page 53~~ Book 1598 Page 273  
Physical Address 414 S New St  
City Eden State NC Zip \_\_\_\_\_  
Year Current Owner Acquired Property 2021 Acreage 2.14  
Public Water Available?  Yes  No Public Sewer Available?  Yes  No  
Current Use of Property Residential  
City Jurisdiction: \_\_\_\_\_ In-City Limits  ETJ

Existing land use/zoning on adjoining properties:

North: \_\_\_\_\_  
South: \_\_\_\_\_  
East: \_\_\_\_\_  
West: \_\_\_\_\_



# Rezoning (Map Amendment) Application

Planning and Inspections Department  
308 E. Stadium Dr., Eden, NC 27288  
Phone: 336-623-2110 x2 / Fax: 336-623-4057  
[www.edennc.us](http://www.edennc.us)

standards, allowed in the general zoning district upon which the Conditional Zoning District is based. Uses not otherwise permitted within the general zoning district shall not be permitted within the Conditional Zoning District.

2. General traffic routes (external and internal) to and from the development with major access points identified.
3. Tabular data, including the range and scope of proposed land uses, proposed densities, floor area ratios and impervious surface ratios as applicable to development type; and land areas devoted to each type of general land use and phase of development.
4. A proposed development schedule if the project is to be phased.

Proposed Land Use(s):

*Residential*

Proposed Conditions Offered by Applicant:

## APPLICANT/OWNER CERTIFICATION

I hereby certify that, to the best of my knowledge, the information on this application is true and accurate, and I hereby petition the Planning Board to recommend and the City Council to approve this application for a rezoning (map amendment).

Applicant Signature

Date

*3/25/21*

Property Owner Signature

Date

*3/25/21*

## Office Use Only

Staff Member (Initial upon Receipt)

*KBS*

Date

*3/25/21*

Application Number

Fee Paid

**PLANNING AND INSPECTIONS DEPARTMENT**  
**ZONING CASE REPORT**  
**April 13, 2021**

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<b>CASE NUMBER:</b>	<b>Z-21-08</b>
<b>EXISTING ZONING DISTRICT:</b>	<b>HI</b>
<b>REQUESTED ZONING DISTRICT:</b>	<b>RA</b>
<b>APPLICANT:</b>	<b>Luther Patterson</b>
<b>APPLICANT STATUS:</b>	<b>Property Owner</b>

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**PROPERTY INFORMATION**

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<b>LOCATION:</b>	414 S. New St.
<b>PIN:</b>	7090-0451-3213
<b>SIZE:</b>	214.31 acres
<b>ACCESS:</b>	New St.
<b>LAND USE:</b>	Residential
<b>PHYSICAL CHARACTERISTICS:</b>	Large wooded parcel containing a single-family residence
<b>ZONING HISTORY:</b>	Formerly zoned I-2; rezoned to HI in 2021.

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**AREA INFORMATION**

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<b>CHARACTERISTICS:</b>	Bordered on the north by R6, R12 and R20 residential property; bordered on the west by HI property; bordered on the east by RA property; bordered on the south by the Dan River.		
<b>ADJACENT ZONING:</b>	North:	R6, R12, R20	
	South:	Dan River	
	East:	RA	
	West:	HI	

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**PLANNING AND DEVELOPMENT INFORMATION**

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<b>STREET IMPROVEMENTS:</b>	Yes
<b>PUBLIC WATER AVAILABLE:</b>	Yes

PUBLIC SEWER AVAILABLE: Yes  
LAND DEVELOPMENT PLAN (2007): Employment Center  
FLOOD HAZARD AREA: None  
WATER SUPPLY WATERSHED: None

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### STAFF ANALYSIS

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The request is to rezone approximately 214.31 acres from Heavy Industrial (HI) to Residential Agricultural (RA). The HI District is established to accommodate those industrial, manufacturing, or large-scale utility operations that are known to pose levels of noise, vibration, odor, or truck traffic that are considered nuisances to surrounding development. This district is customarily located in proximity to railroad sidings and/or major thoroughfares. The RA District is intended to accommodate lower-density residential and agricultural uses. Areas within this district may be restricted due to lack of available utilities, unsuitable soil types or steep slopes.

The subject parcel is located on New Street in a former industrial area in the City's ETJ. The property was recently rezoned to HI as part of the Unified Development Ordinance (UDO). The property is a very large parcel of property which contains a private residence set well back from the road, some outbuildings and a large pond. Adjacent to the site is a large tract of industrial property to the west. To the north and east are existing residential neighborhoods and some vacant residential property. The property is situated on the Dan River. Much of the adjacent property to the east is currently zoned RA. Staff is of the opinion that RA is an appropriate zoning designation due to the adjacent RA properties and other residential uses in the area. Rezoning this property to RA would also help maintain a significant buffer between the industrial properties and the adjoining residential neighborhoods.

Based upon the rural character of the area and the other uses in the area, staff recommends approval of the request.

**STAFF RECOMMENDATION:**

**Approval of the RA request.**



**ZONING CASE**

**Z-21-08**

**AERIAL MAP**



**414 S. New Street  
PIN 7090-0451-3213**

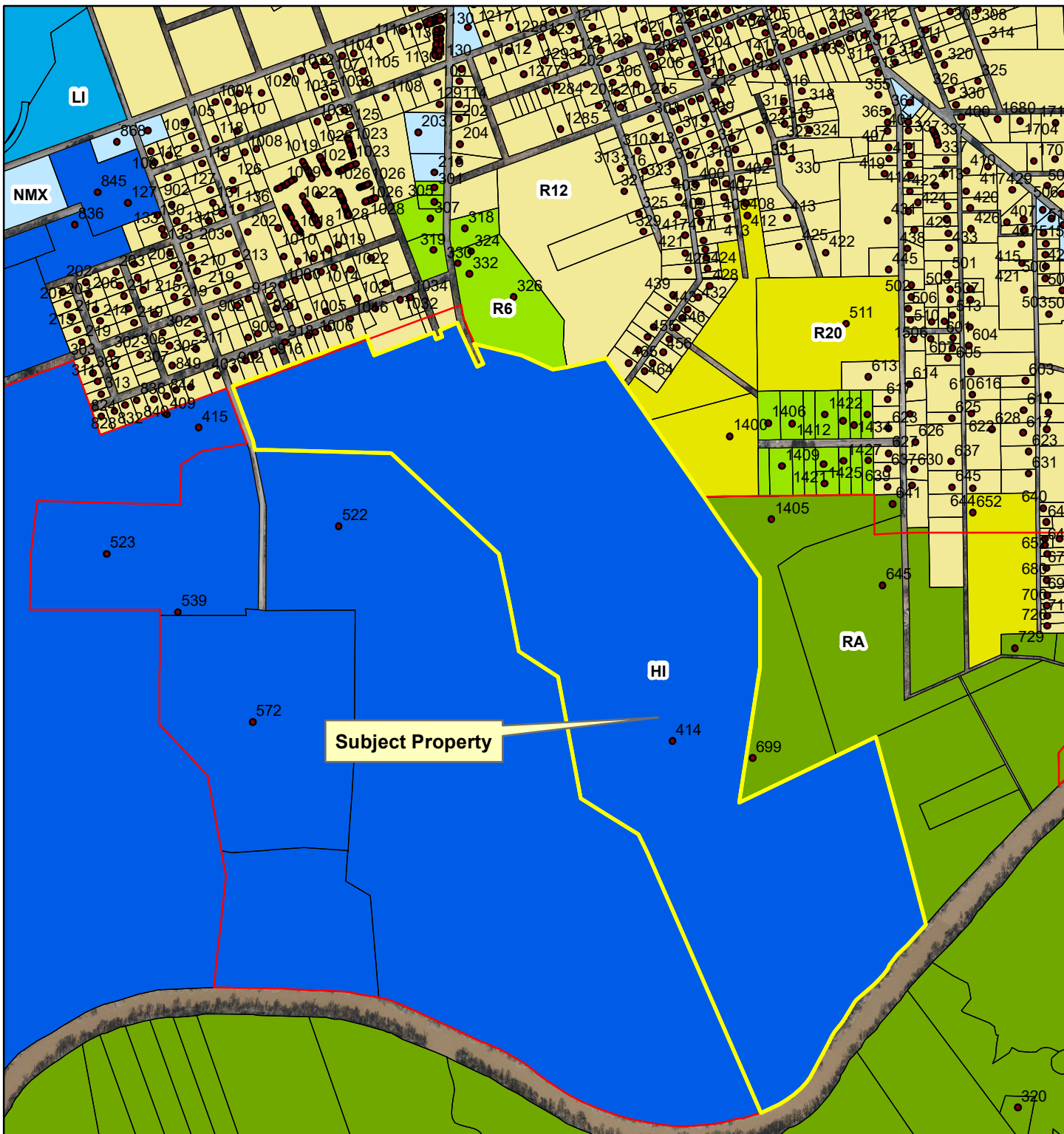
**Zoned:  
Heavy Industrial**

**Request:  
Residential Agricultural**



**Subject Property**





**ZONING CASE**

**Z-21-08**

**ZONING MAP**



**414 S. New Street  
PIN 7090-0451-3213**

**Zoned:  
Heavy Industrial**

**Request:  
Residential Agricultural**



AN ORDINANCE AMENDING THE ZONING  
ORDINANCE OF THE CITY OF EDEN

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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 Unified Development Ordinance of the City of Eden is hereby amended as follows:

**Section 1 - Change from Heavy Industrial (HI) to Residential Agricultural (RA) the following property:**

From an existing iron pipe found in the Western boundary of New Street, North 69 degrees 31 minutes 13 seconds East 50 feet to the point of beginning, thence North 69 degrees 31 minutes 13 seconds East 1,050 feet to a corner in a common line with the now or formerly property of Louis R. Hairston; thence South 20 degrees 09 minutes East 150.30 feet to an existing iron stake; thence North 68 degrees 40 minutes 23 seconds East along the before mentioned Hairston property and the South line of Spray Water Power and Land Company lot 676.96 feet to a corner on Sharpe Road; thence South 19 degrees 40 minutes 36 seconds East 188.68 feet; thence North 64 degrees 08 minutes 32 seconds East 50.26 feet; thence running with branch South 73 degrees 36 minutes 19 seconds East 542.35 feet, North 81 degrees 31 minutes 36 seconds East 192.25 feet; thence and leaving branch North 86 degrees 14 minutes 16 seconds East 261.97 feet to a common corner with "Merrimon Street Addition"; thence South 35 degrees 54 minutes 44 seconds East 1,255.62 feet; thence along the W. A. Johnson, Jr. property South 34 degrees 37 minutes 15 seconds East 719.71 feet, South 01 degrees 03 minutes 35 seconds East 520.54 feet, South 8 degrees 52 minutes 30 seconds West 1,105.71 feet to a point and continuing 30.13 feet to the center line of a ditch; thence along the center line of the ditch North 64 degrees 34 minutes 30 seconds East 215.10 feet, North 67 degrees 35 minutes 30 seconds East 588.80 feet, North 60 degrees 54 minutes 30 seconds East 320.0 feet; thence leaving said ditch South 15 degrees 40 minutes 54 seconds East 7.0 feet, 356.52 feet, 459.26 feet, 577.37 feet, and 24.84 feet (total 1425.00 feet) to a point on the bank of Dan River; thence along the river South 40 degrees 26 minutes 58 seconds West 519.63 feet; thence South 38 degrees 49 minutes 46 seconds West 248.49 feet, South 37 degrees 43 minutes 50 seconds West 331.86 feet, South 38 degrees 23 minutes 37 seconds West 411.56 feet, South 49 degrees 07 minutes 19 seconds West 285.36 feet corners; thence North 30 degrees 07 minutes West 35 feet; thence North 23 degrees 56 minutes 27 seconds West 2248.43 feet crossing a branch to a point; thence North 60 degrees 27 minutes 22 seconds West 526.57 feet, North 8 degrees 35 minutes 43 seconds West 896.77 feet, North 59 degrees 20 minutes 13 seconds West 338.95 feet, crossing branch North 12 degrees 29 minutes 07 seconds West 778.91 feet; thence North 47 degrees 22 minutes 51 seconds West 1065.71 feet, North 89 degrees 14 minutes 33 seconds West 995.43 feet, plus 50.50 feet to a point in the East line of Proposed Road Extension (New Street); thence North 20 degrees 28 minutes 44 seconds West 429.85 feet

to the POINT OF BEGINNING and containing 214.311 acres as shown on Plat of Survey for Fieldcrest Mills, Inc., by C. E. Robertson and Associates, registered land surveyors and dated 01-27-1986, revised 2-10-1987 and 2-14-1991, and revised on May 25, 1993, as recorded in Map Book 29, Page 55, in the Rockingham County Registry.

The above described property being commonly known as 414 S. New Street and identified by the Rockingham County Tax Dept. as 7090-04-51-3213 and Parcel No. 110604.

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

APPROVED, ADOPTED AND EFFECTIVE, this 18th day of May, 2021.

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 UNIFIED DEVELOPMENT ORDINANCE  
**CASE NUMBER Z-21-08**  
**MAP AMENDMENT**

WHEREAS, pursuant to North Carolina General Statutes Chapter 160D-605, 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 located at 414 S. New Street from Heavy Industrial (HI) to Residential-Agricultural (RA).

WHEREAS, On April 27, 2021, the City of Eden Planning Board voted to recommend to the Eden City Council that the rezoning request be approved.

**STATEMENT OF NEED:**

The request is to rezone approximately 214.31 acres from Heavy Industrial (HI) to Residential Agricultural (RA). Staff is of the opinion that RA is an appropriate zoning designation due to the adjacent RA properties and other residential uses in the area. Rezoning this property to RA would also help maintain a significant buffer between the industrial properties and the adjoining residential neighborhoods.

**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 is consistent with the City of Eden Land Development Plan, as amended, and why the City Council considers 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 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 Unified Development Ordinance is reasonable and in the public's best interest.

Approved and adopted and effective this 18th day of May, 2021.

CITY OF EDEN

BY: \_\_\_\_\_  
Neville Hall, Mayor

ATTEST:

\_\_\_\_\_  
Deanna Hunt, City Clerk

City of Eden  
North Carolina



Capital Improvement Plan  
FY 22 to FY 31

Adopted May 18, 2021

## I. Introduction

The intent of this City of Eden Capital Improvement Plan (CIP) is to guide the allocation of all capital expenditures for budgetary purposes. Capital expenditures are broken down in this plan based on the functional use of the asset, broadly into three categories:

1. Water and Sewer Fund – all those departments that operate as part of the Water and Sewer Fund; this fund is the fund wherein all the business-related functions related to operating the water and sewer system are found, including but not limited to, water treatment, wastewater treatment, collections and distribution.
2. Sanitation Fund – all those departments that operate as part of the Sanitation Fund; this fund will be newly established in this CIP process and is where all the business-related functions related to sanitation are found, including but not limited to, solid waste collection, solid waste transfer and solid waste disposal.
3. General Fund – all those departments that operate as part of the General Fund; this fund is the fund wherein all the governmental functions of the municipal government are found, including but not limited to, police, fire, streets, parks, etc.

## II. Statement of Need

The City is responsible to several regulatory and oversight agencies including the North Carolina Local Government Commission (LGC), part of the Department of State Treasurer. The LGC has established via State Treasurer Memorandum #934 interpretive standards for compliance with GASB 34 related to infrastructure and capital cost. The City's Capital Improvement Plan attempts to address Memo #934 and in turn GASB 34 through the manner in which capital expenditures are planned for and made. The Capital Improvement Plan is step one of a two-step process:

- Step 1 – Capital Planning – Thru this Capital Improvement Plan
- Step 2 – Capital Expenditure – Thru the Annual Budget

The City, independent of regulatory and oversight agencies, has its own internal need to programmatically schedule capital expenditures in order to meet service delivery, budgetary and other competing goals. The Capital Improvement Plan, much like in its intent to address regulatory concerns, also intends to address the capital planning concerns of a growing community in order to program capital expenditures for the outlying years and for future budgets. The Capital Improvement Plan is merely a guide, but one that is well thought out and backed by operational and engineering analysis to provide estimated scopes of work and commensurate budget estimates to allow for accurate and timely programming of capital improvements.

### Useful Life

Pursuant to Memo #934, as well as for the internal programming of capital replacement, the City sets forth the following schedule of useful life:

<u>Item</u>	<u>Useful lives</u>
Buildings	50 years
Improvements	10-25 years
Furnishings and fixtures	10 years
Automobiles	10 years
Equipment (non-computer)	5-10 years
Computers	3 years

### Capital Investment and Re-investment Strategies: Concept of CIP – Cycles of Improvement

The theoretical underpinning or concept of this CIP is that competing needs should be balanced. While also balancing the budget, this resulting concept is graphically depicted to establish a summary CIP based on the three categories. This representation depicts the cash flow for the category, the remaining fund available and the application of a Capital Fund Reserve to provide a reserve fund in which retaining earnings can be applied to future years of capital projects in the plan. This CIP anticipates the use of a Capital Reserve Fund in order to maintain a dedicated and dynamic source of funding for the CIP in the future years. A sample of the proposed Capital Reserve Fund establishment resolution is included below for illustrative purposes.

---SAMPLE---

A RESOLUTION OF THE CITY OF EDEN ESTABLISHING A CAPITAL RESERVE FUND

WHEREAS, under North Carolina General Statute 159-18 the City of Eden is authorized to establish a capital reserve fund for any purposes for which the City may issue bonds; and

WHEREAS, the Eden City Council deems it in the best interest of the City of Eden and its residents to establish a capital reserve to fund anticipated and necessary capital improvements; and

WHEREAS, the capital reserve fund will be used in conjunction with a multi-year capital improvement plan (CIP) to reviewed annually;

NOW, THEREFORE BE IT RESOLVED by the City of Eden City Council:

1. A Capital Reserve Fund is hereby created as allowed under North Carolina General Statutes 159-18. The Capital Reserve Fund shall remain open and accumulate funds for a period not to exceed ten years, and unless terminated sooner, shall automatically renew annually thereafter until terminated by the City of Eden City Council.
2. The Capital Reserve Fund is established to provide funds for anticipated capital improvements as identified in the Capital Improvement Plan (CIP) and may include the following:
  - a. To provide facilities for firefighting and prevention
  - b. To provide facilities for law enforcement
  - c. To provide parking facilities
  - d. To provide parks and recreation facilities
  - e. To provide public buildings
  - f. To provide public vehicles
  - g. To provide solid waste disposal systems
  - h. To provide storm sewers and flood control facilities
  - i. To provide water systems
  - j. To provide industrial parks
  - k. To provide streets and sidewalks
  - l. To provide for redevelopment
3. The City shall develop a ten-year capital improvement program and review it annually to determine capital needs.
4. No funds shall be expended from the Capital Reserve Fund without approval from City Council.
5. City Council has appropriated \$1,700,000 from fund balance for deposit into the Capital Reserve Fund and that amount shall be transferred to the Capital Reserve Fund on or before December 31, 2021.
6. The objective of the City is to maintain a General Fund available balance of seventy-five percent (75%) of total General Fund Revenues for any given fiscal year. Any funds in the General Fund exceeding 75% as determined by using the audited June 30<sup>th</sup> financial statements shall be transferred to the Capital Reserve Fund. City Council may appropriate and transfer additional funds to the Capital Reserve Fund from time to time and in its



discretion. Transfers to the Capital Reserve Fund should be accomplished by amendments to the Capital Reserve Fund Resolution.

7. The goal of the Capital Reserve Fund is that the Capital Improvement Plan (CIP) list of projects is funded every year through the Capital Reserve Fund by annual appropriations that at a minimum meet the cost of capital projects for that year provided that any interest accrued is credited to the fund and any capital project funds resulting from the capital project being underspent are retained in the fund for future use. The undesignated fund balance goal of the Capital Reserve Fund is \$2,500,000 by year ten (10).

Adopted this \_\_\_ Day of \_\_\_\_\_, 2021

CITY OF EDEN

BY: \_\_\_\_\_  
Neville Hall, Mayor

ATTEST: \_\_\_\_\_  
Deanna Hunt, City Clerk



**City of Eden**  
**Capital Improvement Plan**  
**FY 22 to FY 31**

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Section 1 – Water and Sewer Fund

Section 2 – Sanitation Fund

Section 3 – General Fund

City of Eden  
Capital Improvement 2022 - 2031

<b>WATER AND SEWER FUND</b>										
<b>Department</b>	<b>FY 21-22</b>	<b>FY 22-23</b>	<b>FY 23-24</b>	<b>FY 24-25</b>	<b>FY 25-26</b>	<b>FY 26-27</b>	<b>FY 27-28</b>	<b>FY 28-29</b>	<b>FY 29-30</b>	<b>FY 30-31</b>
<b>Revenue (by source)</b>										
W-S Fund Allocation (operating)	\$ 263,000.00	\$ 276,150.00	\$ 276,150.00	\$ 289,957.50	\$ 289,957.50	\$ 304,455.38	\$ 304,455.38	\$ 319,678.14	\$ 319,678.14	\$ 335,662.05
...100% Purina less earmarked	\$ -	\$ 199,836.00	\$ 199,836.00	\$ 199,836.00	\$ 199,836.00	\$ 199,836.00	\$ 199,836.00	\$ 199,836.00	\$ 199,836.00	\$ 199,836.00
...FBA allocated 1 time	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Reserve Fund W-S Allocation	\$ -	\$ 141,492.00	\$ 241,814.00	\$ -	\$ -	\$ -	\$ -	\$ 147,250.11	\$ 120,383.81	\$ 49,060.08
...prior year variance paid fwd	\$ -	\$ 237,461.00	\$ 283,000.00	\$ 476,461.00	\$ 587,315.50	\$ 469,570.00	\$ 510,722.38	\$ 257,274.75	\$ 194,000.00	\$ 218,758.96
Early Retirement of Debt FY 21	\$ 237,461.00	\$ 237,461.00	\$ 237,461.00	\$ 237,461.00	\$ 237,461.00	\$ 237,461.00	\$ 237,461.00	\$ 237,461.00	\$ 237,461.00	\$ 237,461.00
Debt Cash Flow In (Purchase)	\$ -	\$ -	\$ -	\$ 7,000,000.00	\$ -	\$ -	\$ -	\$ -	\$ 550,000.00	\$ 2,000,000.00
<b>Total</b>	<b>\$ 500,461.00</b>	<b>\$ 1,092,400.00</b>	<b>\$ 1,238,261.00</b>	<b>\$ 8,203,715.50</b>	<b>\$ 1,314,570.00</b>	<b>\$ 1,211,322.38</b>	<b>\$ 1,252,474.75</b>	<b>\$ 1,161,500.00</b>	<b>\$ 1,621,358.96</b>	<b>\$ 3,040,778.09</b>
<b>Expense (by department)</b>										
Debt Cash Flow Out (Annual Payments)	\$ -	\$ -	\$ -	\$ -	\$ 194,000.00	\$ 194,000.00	\$ 194,000.00	\$ 194,000.00	\$ 194,000.00	\$ 224,348.00
Water Filtration	\$ 96,000.00	\$ 139,400.00	\$ 283,800.00	\$ 193,100.00	\$ 201,800.00	\$ 45,000.00	\$ 187,700.00	\$ 271,000.00	\$ 313,000.00	\$ 234,000.00
Water Resources	\$ -	\$ 116,000.00	\$ -	\$ 159,300.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wastewater Treatment	\$ 7,000.00	\$ 400,000.00	\$ 145,000.00	\$ 7,052,000.00	\$ 69,200.00	\$ 61,600.00	\$ 138,500.00	\$ 187,500.00	\$ 45,600.00	\$ 137,400.00
Sewer Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Construction	\$ 120,000.00	\$ 111,000.00	\$ 150,000.00	\$ 142,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 240,000.00	\$ 300,000.00	\$ 300,000.00
Billing and Collections	\$ 5,000.00	\$ 8,000.00	\$ 8,000.00	\$ 35,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000,000.00
Collection & Distribution	\$ 35,000.00	\$ 35,000.00	\$ 175,000.00	\$ 35,000.00	\$ 180,000.00	\$ 200,000.00	\$ 275,000.00	\$ 75,000.00	\$ 550,000.00	\$ -
<b>Total</b>	<b>\$ 263,000.00</b>	<b>\$ 809,400.00</b>	<b>\$ 761,800.00</b>	<b>\$ 7,616,400.00</b>	<b>\$ 845,000.00</b>	<b>\$ 700,600.00</b>	<b>\$ 995,200.00</b>	<b>\$ 967,500.00</b>	<b>\$ 1,402,600.00</b>	<b>\$ 2,895,748.00</b>
<b>Revenue</b>	<b>\$ 500,461.00</b>	<b>\$ 1,092,400.00</b>	<b>\$ 1,238,261.00</b>	<b>\$ 8,203,715.50</b>	<b>\$ 1,314,570.00</b>	<b>\$ 1,211,322.38</b>	<b>\$ 1,252,474.75</b>	<b>\$ 1,161,500.00</b>	<b>\$ 1,621,358.96</b>	<b>\$ 3,040,778.09</b>
<b>Expenditure</b>	<b>\$ 263,000.00</b>	<b>\$ 809,400.00</b>	<b>\$ 761,800.00</b>	<b>\$ 7,616,400.00</b>	<b>\$ 845,000.00</b>	<b>\$ 700,600.00</b>	<b>\$ 995,200.00</b>	<b>\$ 967,500.00</b>	<b>\$ 1,402,600.00</b>	<b>\$ 2,895,748.00</b>
<b>Variance</b>	<b>\$ 237,461.00</b>	<b>\$ 283,000.00</b>	<b>\$ 476,461.00</b>	<b>\$ 587,315.50</b>	<b>\$ 469,570.00</b>	<b>\$ 510,722.38</b>	<b>\$ 257,274.75</b>	<b>\$ 194,000.00</b>	<b>\$ 218,758.96</b>	<b>\$ 145,030.09</b>
<b>Fund Summaries at 10yr</b>										
	Original	Spent	Retaind Earnings	New Subtotal	Additions	Total				
Capital Reserve (W-S)	\$ 700,000.00	\$ (700,000.00)	\$ 145,030.09	\$ 145,030.09	\$ -	\$ 145,030.09				
Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
W-S Fund (operating-current acct)	\$ -	\$ (4,777,668.09)	\$ -	\$ (4,777,668.09)	\$ -	\$ -				
<b>Notes:</b>										
[1] 5% rate increase FY 23 and FY 25, thereafter 5% (plus 1% rate increase in sanitation), two year average will be 3% across enterprise funds										
[2] New debt for: North Basin WWTP Renovation, Sewer Vac Truck Replacement, AMR Replacement										
Debt service programmed into CIP the year following the purchase.										

City of Eden  
Capital Improvement Program  
Fiscal Years 2021 - 2031

Water Filtration

Description	Total Cost	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31
1. Valve to replace Willamette for 9 MGD Service Pump	\$ 75,000	\$ 75,000									
2. VFD Upgrade for the Pumps for Water Plant	\$ 73,100	\$ -									
3. Replace sludge dump valves	\$ 38,300	\$ 9,000	\$ 9,400	\$ 9,800	\$ 10,100						
4. Streaming Current Meter	\$ 12,000	\$ 12,000					\$ -				
5. Chlorine Bleach Disinfection System	\$ -										
6 Upgrade Generator Switchgear and PLC	\$ 60,000		\$ 30,000						\$ 30,000		
7 Rebuild Filters (one each year)	\$ 784,000		\$ 100,000	\$ 104,000	\$ 108,000			\$ 112,000	\$ 116,000	\$ 120,000	\$ 124,000
8 Rebuild Raw Water Pump Number 1	\$ 150,000			\$ 75,000					\$ 75,000		
9 Rebuild a High Service Pump	\$ 150,000				\$ 75,000					\$ 75,000	
10 Dredge the Presettling Basin (Lake behind Water Plant)	\$ 54,000					\$ 54,000					
11 Sludge Scraper Repair	\$ 284,500			\$ 70,000		\$ 72,800		\$ 75,700		\$ 66,000	
12 Miscellaneous Facility Improvements	\$ 150,000			\$ 25,000		\$ 25,000			\$ 50,000		\$ 50,000
13 Replacement Vehicle	\$ 97,000						\$ 45,000			\$ 52,000	
14 Upgrade PLC and SCADA	\$ 110,000					\$ 50,000					\$ 60,000
<b>Total</b>	<b>\$ 2,037,900</b>	<b>\$ 96,000</b>	<b>\$ 139,400</b>	<b>\$ 283,800</b>	<b>\$ 193,100</b>	<b>\$ 201,800</b>	<b>\$ 45,000</b>	<b>\$ 187,700</b>	<b>\$ 271,000</b>	<b>\$ 313,000</b>	<b>\$ 234,000</b>

**City of Eden, North Carolina  
Fiscal Year 2021-2022 through 2025-2026 Capital Improvement Plan**

<b>Section 1</b>		Project Title: high service #3 valve replacement					Project #:	
Dept/Cost Ctr: Environmental Services		Functional Area: Water Plant				Priority Rank: 1		
Total Requested Funds	Total Appropriations to date	Budget Year 1 FY2021-2022	Unappropriated Subsequent Years				Type of Project: New, Expansion, Renovation, or Replacement	
			Year 2 FY2022-23	Year 3 FY2023-24	Year 4 FY2024-25	Year 5 FY2025-26		
75,000		75,000		-		-	Replacement	

**Section 2 Description and Scope**  
 Replace the Willamette valve with a valve and new operator panel. Since the building has been erected over the pumps this will require a crane to remove and place the valve in the building.

**Purpose; Need; and Linkage to Council Goals or other Master Plans, or Dept. Goals & Objectives**  
 The replacement of this equipment is in keeping with the Goals and Mission of the Council to insure that the City can deliver safe, dependable and high quality water to all City customers.

**History and Current Status**  
 The Willamette Valve on #3 high service pump was originally installed in 1992. The Willamette valve on #4 high service pump which was also placed in service in 1992 was replaced in 2007 because of failure. #3 valve is showing signs of failure in that you can hear water flowing into the wetwell when the valve is showing closed. This is a air over hydraulic valve that needs to be replaced with a hydraulic valve.

**Section 3 New or Additional Impact on Operating Budget**

Type of Expenditure	FY2021-22	FY2022-23	FY2023-24	FY2024-25	FY2025-26	Total
Salaries / Benefits						-
Prof. & Consult. Services						-
Material & Supplies						-
Maintenance / Fuel						-
Other						-
<b>Total</b>	-	-	-	-	-	-

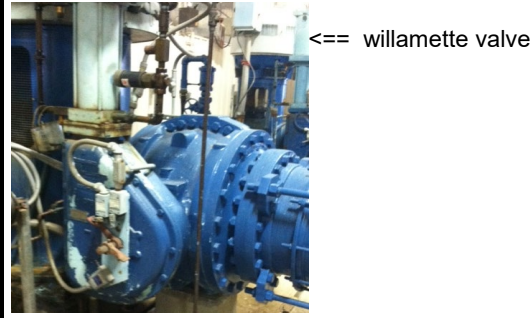
**Section 4 Project Costs**

Activity	FY2021-22	FY2022-23	FY2023-24	FY2024-25	FY2025-26	Future \$\$	Total
Prelim Design / Plans							-
Engineering / Arch. Serv.							-
Land / ROW / Acquisition							-
Clear / Grade / Site Prep							-
Building / Utility Constr.							-
Equip / Machinery / Furniture	75,000						75,000
<b>Total Capital Cost Est.</b>	75,000						75,000
<b>Total Oper. Impact Est.</b>							-
<b>Total Expenditure Est.</b>	75,000						75,000

**Section 5 Method(s) of Financing**

Funding Source	FY2021-22	FY2022-23	FY2023-24	FY2024-25	FY2025-26	Future \$\$	Total
Water/Sewer Fund	75,000						75,000
							-
							-
<b>Total Program Financing</b>	75,000						75,000

**Section 6 Maps / Charts / Tables / Pictures**



<== willamette valve

**City of Eden, North Carolina  
Fiscal Year 2021-2022 through 2025-2026 Capital Improvement Plan**

<b>Section 1</b>		Project Title: Sludge dump valve replacement					Project #:	
Dept/Cost Ctr: Public Utilities		Functional Area: Water Plant			Priority Rank: 3			
Total Requested Funds	Total Appropriations to date	Budget Year 1 FY2021-2022	Unappropriated Subsequent Years				Type of Project: <i>New, Expansion, Renovation, or Replacement</i>	
			Year 2 FY2022-23	Year 3 FY2023-24	Year 4 FY2024-25	Year 5 FY2025-26		
38,300		9,000	9,400	9,800	10,100		Replacement	

**Section 2 Description and Scope**

Replace the sludge dump valve that has been in operation since the original build in 1978. We will do this to reduce water loss within the plant.

**Purpose; Need; and Linkage to Council Goals or other Master Plans, or Dept. Goals & Objectives**

The replacement of this equipment is in keeping with the Goals and Mission of the Council to insure that the City can deliver safe, dependable and high quality water to all City customers.

**History and Current Status**

During the 1978 build of the water filtration plant the sludge dump valves were installed. They are now 42 years old and we are experience a lot of water loss. When a basin is drained for cleaning and then closed for refilling if another basin sludge dump valve opens the pit fills with the sludge from the opening providing proof that the valves are no longer holding. We are experiencing a difference of .5 million gallons a day difference between the influent and effluent flows.

**Section 3 New or Additional Impact on Operating Budget**

Type of Expenditure	FY2021-22	FY2022-23	FY2023-24	FY2024-25	FY2025-26	Total
Salaries / Benefits	-	-	-	-	-	-
Prof. & Consult. Services	-	-	-	-	-	-
Material & Supplies	-	-	-	-	-	-
Maintenance / Fuel	-	-	-	-	-	-
Other	-	-	-	-	-	-
<b>Total</b>	-	-	-	-	-	-

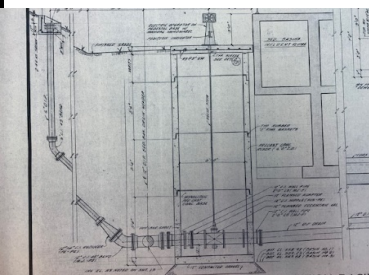
**Section 4 Project Costs**

Activity	FY2021-22	FY2022-23	FY2023-24	FY2024-25	FY2025-26	Future \$\$	Total
Prelim Design / Plans	-	-	-	-	-	-	-
Engineering / Arch. Serv.	-	-	-	-	-	-	-
Land / ROW / Acquisition	-	-	-	-	-	-	-
Clear / Grade / Site Prep	-	-	-	-	-	-	-
Building / Utility Constr.	-	-	-	-	-	-	-
Equip / Machinery / Furniture	9,000	9,400	9,800	10,100	-	-	38,300
<b>Total Capital Cost Est.</b>	<b>9,000</b>	<b>9,400</b>	<b>9,800</b>	<b>10,100</b>	-	-	<b>38,300</b>
<b>Total Oper. Impact Est.</b>	-	-	-	-	-	-	-
<b>Total Expenditure Est.</b>	<b>9,000</b>	<b>9,400</b>	<b>9,800</b>	<b>10,100</b>	-	-	<b>38,300</b>

**Section 5 Method(s) of Financing**

Funding Source	FY2021-22	FY2022-23	FY2023-24	FY2024-25	FY2025-26	Future \$\$	Total
Water/Sewer Fund	9,000	9,400	9,800	10,100	-	-	38,300
<b>Total Program Financing</b>	<b>9,000</b>	<b>9,400</b>	<b>9,800</b>	<b>10,100</b>	-	-	<b>38,300</b>

**Section 6 Maps / Charts / Tables / Pictures**



<== 12" sludge dump valve

**City of Eden, North Carolina  
Fiscal Year 2021-2022 through 2025-2026 Capital Improvement Plan**

<b>Section 1</b>		Project Title: Replace Streaming Current Meter					Project #:	
Dept/Cost Ctr: Public Utilities		Functional Area: Water Plant			Priority Rank: 4			
Total Requested Funds	Total Appropriations to date	Budget Year 1 FY2021-2022	Unappropriated Subsequent Years				Type of Project: New, Expansion, Renovation, or Replacement	
			Year 2 FY2022-23	Year 3 FY2023-24	Year 4 FY2024-25	Year 5 FY2025-26		
12,000		12,000					Replacement	

**Section 2** Description and Scope

Spare Streaming Current Meter.

**Purpose; Need; and Linkage to Council Goals or other Master Plans, or Dept. Goals & Objectives**

The replacement of this equipment is in keeping with the Goals and Mission of the Council to insure that the City can deliver safe, dependable and high quality water to all City customers.

**History and Current Status**

Streaming current metering is a process control instrument designed for the water treatment industry. It helps municipalities and water treatment facilities keep their water quality under control by measuring and regulating continuous on-line coagulant dosage. This equipment helps detect a problem with the pre-chemical feed system before basin failures can occur. A new unit was installed in 2020. These units need to go into the factory for cleaning and repairs around every two years and a back up SCU is needed.

**Section 3** New or Additional Impact on Operating Budget

Type of Expenditure	FY2021-22	FY2022-23	FY2023-24	FY2024-25	FY2025-26	Total
Salaries / Benefits	-	-	-	-	-	-
Prof. & Consult. Services	-	-	-	-	-	-
Material & Supplies	-	-	-	-	-	-
Maintenance / Fuel	-	-	-	-	-	-
Other	-	-	-	-	-	-
<b>Total</b>	-	-	-	-	-	-


**Section 4** Project Costs

Activity	FY2021-22	FY2022-23	FY2023-24	FY2024-25	FY2025-26	Future \$\$	Total
Prelim Design / Plans							-
Engineering / Arch. Serv.							-
Land / ROW / Acquisition							-
Clear / Grade / Site Prep							-
Building / Utility Constr.							-
Equip / Machinery / Furniture	12,000						12,000
<b>Total Capital Cost Est.</b>	<b>12,000</b>						<b>12,000</b>
<b>Total Oper. Impact Est.</b>							
<b>Total Expenditure Est.</b>	<b>12,000</b>						<b>12,000</b>

**Section 5** Method(s) of Financing

Funding Source	FY2021-22	FY2022-23	FY2023-24	FY2024-25	FY2025-26	Future \$\$	Total
Water/Sewer Fund	12,000						12,000
							-
							-
<b>Total Program Financing</b>	<b>12,000</b>						<b>12,000</b>

**Section 6** Maps / Charts / Tables / Pictures



← existing Streaming Current Meter

City of Eden  
 Capital Improvement Program  
 Fiscal Years 2021 - 2031

Water Resources

Description		Total Cost	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31
1.	Utility Tractor/Loader Replacement	\$ 43,300.00				\$ 43,300.00						
2.	Replace Service Truck	\$ 232,000.00		\$ 116,000.00		\$ 116,000.00						
3.		\$ -										
<b>Total</b>		\$ 275,300.00	\$ -	\$ 116,000.00	\$ -	\$ 159,300.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -



City of Eden  
Capital Improvement Program  
Fiscal Years 2021 - 2031

Wastewater Treatment

Description		Total Cost	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31
1	Peracetic Acid Pilot Study Proposal & Construction	\$ 140,000.00										
2	Grit Blower Replacement	\$ 24,800.00	\$ 7,000.00				\$ 8,200.00				\$ 9,600.00	
3	Influent Barscreen	\$ 277,000.00		\$ 50,000.00		\$ 52,000.00		\$ 54,000.00		\$ 58,000.00		\$ 63,000.00
4	Truck Replacement	\$ 65,000.00			\$ 29,000.00						\$ 36,000.00	
5	Rework North Aeration Basin	\$ 7,000,000.00				\$ 7,000,000.00						
6	Replace Portable Sampler	\$ 8,700.00					\$ 4,000.00					\$ 4,700.00
7	Lab Heating/Air System	\$ 16,500.00						\$ 7,600.00				\$ 8,900.00
8	Repair/Replace Influent Gates	\$ 32,000.00		\$ 16,000.00	\$ 16,000.00							
9	Chlorinators	\$ 66,500.00		\$ 30,000.00					\$ 36,500.00			
10	MCC-A	\$ 200,000.00		\$ 200,000.00								
11	Clarifier Upgrade	\$ 325,000.00		\$ 48,000.00	\$ 100,000.00				\$ 56,000.00	\$ 121,000.00		
12	Grit Blower Replacement	\$ 21,500.00		\$ 6,000.00			\$ 7,000.00			\$ 8,500.00		
13	Replacement Aerators	\$ 96,000.00		\$ 50,000.00					\$ 46,000.00			
14	Upgrade PLC and SCADA	\$ 110,800.00					\$ 50,000.00					\$ 60,800.00
<b>Total</b>		\$ 8,383,800.00	\$ 7,000.00	\$ 400,000.00	\$ 145,000.00	\$ 7,052,000.00	\$ 69,200.00	\$ 61,600.00	\$ 138,500.00	\$ 187,500.00	\$ 45,600.00	\$ 137,400.00

**City of Eden, North Carolina  
Fiscal Year 2021-2022 through 2025-2026 Capital Improvement Plan**

<b>Section 1</b>		Project Title: Grit Blower				Project #: 30-7130	
Dept/Cost Ctr: Public Utilities		Functional Area: Wastewater				Priority Rank: 2	
Total Requested Funds	Total Appropriations to date	Budget Year 1 FY2021-22	Unappropriated Subsequent Years				Type of Project: <i>New, Expansion, Renovation, or Replacement</i>
			Year 2 FY2022-23	Year 3 FY2023-24	Year 4 FY2024-25	Year 5 FY2025-26	
7,000		7,000	-	-	-	-	Replacement
<b>Section 2</b>		<b>Description and Scope</b>					
Replace Blower unit in headworks.							
<b>Purpose; Need; and Linkage to Council Goals or other Master Plans, or Dept. Goals &amp; Objectives</b>							
The blower unit aerates the influent when it first enters the plant after the first screening. This freshens the wastewater and also aids in separating the grit. We have two units, but we alternate them every few weeks to keep them operational.							
<b>History and Current Status</b>							
Currently one unit has seized up and will need to be replaced. The other unit has a bad motor and will have to be repaired. We need to have both units in operation just in case one fails.							
<b>Section 3</b>		<b>New or Additional Impact on Operating Budget</b>					
<b>Type of Expenditure</b>	<b>FY2021-22</b>	<b>FY2022-23</b>	<b>FY2023-24</b>	<b>FY2024-25</b>	<b>FY2025-26</b>	<b>Total</b>	
Salaries / Benefits						-	
Prof. & Consult. Services						-	
Material & Supplies						-	
Maintenance / Fuel						-	
Other						-	
<b>Total</b>	-	-	-	-	-	-	
<b>Section 4</b>		<b>Project Costs</b>					
<b>Activity</b>	<b>FY2021-22</b>	<b>FY2022-23</b>	<b>FY2023-24</b>	<b>FY2024-25</b>	<b>FY2025-26</b>	<b>Future \$\$</b>	<b>Total</b>
Prelim Design / Plans							-
Engineering / Arch. Serv.							-
Land / ROW / Acquisition							-
Clear / Grade / Site Prep							-
Building / Utility Constr.							-
Equip / Machinery / Furniture	7,000						7,000
<b>Total Capital Cost Est.</b>	7,000	-	-	-	-	-	7,000
<b>Total Oper. Impact Est.</b>	-	-	-	-	-	-	-
<b>Total Expenditure Est.</b>	7,000	-	-	-	-	-	7,000
<b>Section 5</b>		<b>Method(s) of Financing</b>					
<b>Funding Source</b>	<b>FY2021-22</b>	<b>FY2022-23</b>	<b>FY2023-24</b>	<b>FY2024-25</b>	<b>FY2025-26</b>	<b>Future \$\$</b>	<b>Total</b>
Water and Sewer Fund	7,000						7,000
							-
							-
<b>Total Program Financing</b>	7,000	-	-	-	-	-	7,000
<b>Section 6</b>		<b>Maps / Charts / Tables / Pictures</b>					



City of Eden  
Capital Improvement Program  
Fiscal Years 2021 - 2031

Water Construction

Description		Total Cost	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31
1.	Small Booster Pump Station - Cox Street area	\$ -	\$ -	\$ -	\$ -	\$ -						
2.	Remediation SS related WL Replacement	\$ 2,000	\$ 2,000	\$ -	\$ -	\$ -						
3.	Glovenia Street WL Replacement (Taylor to Early to be paved 23-24)	\$ 14,000	\$ -	\$ 14,000	\$ -							
4.	Remediation SS Related WL Tap Replacement	\$ 3,000	\$ 3,000	\$ -	\$ -	\$ -						
5.	Bridge Street WL Replacement	\$ 50,000	\$ 50,000	\$ -	\$ -	\$ -						
6.	Circle Drive WL Replacement Ph2 (LKC design)	\$ 6,000	\$ 6,000	\$ -	\$ -	\$ -						
7.	Maple Lane WL Replacement (LKC design)	\$ 5,000	\$ 5,000	\$ -	\$ -	\$ -						
8.	Circle Drive Ph1 WL Replacement (LKC design)	\$ 5,000	\$ 5,000	\$ -	\$ -	\$ -						
9.	Coleman Street WL Replacement (AWCK complete design)	\$ 33,000	\$ 18,000	\$ 15,000	\$ -	\$ -						
10.	Water Valve Replacement or Insertion Work	\$ 39,000	\$ 7,000	\$ 8,000	\$ 24,000	\$ -						
11.	Severe Problem WL Replacement	\$ 22,000	\$ 4,000	\$ 5,000	\$ 13,000	\$ -						
12.	NCDOT B-5737 Related WL Replacement	\$ 15,000	\$ 5,000	\$ 10,000	\$ -	\$ -						
13.	NC14 NCDOT U-5893 Related WL Replacement	\$ 65,000	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 55,000					
14.	SoVA MegaSite WL Phase2 Tie-ins, Stub-outs or Additional Loops	\$ 15,000	\$ 15,000	\$ -	\$ -	\$ -						
15.	Riverview Street (Design only FY 21-22 ---- delayed)	\$ -	\$ -	\$ -	\$ -	\$ -						
16.	Gracie Street WL Replacement	\$ -	\$ -	\$ -	\$ -	\$ -						
17.	Briarwood Drive WL Replacement	\$ 7,000		\$ 7,000	\$ -	\$ -						
18.	Maryland Avenue WL Replacement (LKC design)	\$ 12,000		\$ 12,000	\$ -	\$ -						
19.	Ray Street (Design only FY 22-23)	\$ 12,000		\$ 12,000		\$ -						
20.	?? (Design only FY 22-23)	\$ 10,000		\$ 10,000		\$ -						
21.	Branch Street & Martin Street stubouts only	\$ 18,000		\$ 18,000		\$ -						
22.	Friendly Road WL Replacement	\$ 18,000			\$ 18,000	\$ -						
23.	Gordon Street WL Replacement (north of W. Aiken Rd)	\$ 13,000			\$ 13,000	\$ -						
24.	Morehead Street #2 WL Replacement	\$ 27,000			\$ 27,000	\$ -						
25.	Southwood Drive (Design only 23-24 for Loop creation)	\$ 103,000			\$ 13,000		\$ 90,000					
26.	N. Byrd Street (Design only 23-24)	\$ 95,000			\$ 5,000	\$ 45,000	\$ 45,000					
27.	Circle Drive #3 WL Replacement	\$ 32,000			\$ 32,000							
28.	Branch Street WL Replacement	\$ 21,000				\$ 21,000						
29.	Martin Street #2 WL Replacement	\$ 23,000				\$ 23,000						
30.	Robindell Court WL Replacement	\$ 15,000				\$ 15,000						
31.	Stephens Street WL Replacement	\$ 12,000				\$ 12,000						
32.	Stuart Street (tie-in at Dameron Street)	\$ 12,000				\$ 12,000						
33.	Automatic Flushing Device Installations	\$ 9,000				\$ 9,000						
34.	Estimated Costs for future Water Construction projects - not itemized	\$ 1,310,000					\$ 10,000	\$ 200,000	\$ 200,000	\$ 300,000	\$ 300,000	\$ 300,000
<b>Total</b>		\$ 2,023,000	\$ 120,000	\$ 111,000	\$ 150,000	\$ 142,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 300,000	\$ 300,000	\$ 300,000

**City of Eden, North Carolina**  
**Fiscal Year 2021-2022 through 2025-2026 Capital Improvement Plan**

<b>Section 1</b>		Project Title: Remediation SS related WL Replacement					Project #: WC202122.12	
Dept/Cost Ctr:			Functional Area: Water Construction			Priority Rank: 12		
Total Requested Funds	Total Appropriations to date	Budget Year 1 FY2021-22	Unappropriated Subsequent Years				Type of Project: <i>New, Expansion, Renovation, or Replacement</i>	
			Year 2 FY2022-23	Year 3 FY2023-24	Year 4 FY2024-25	Year 5 FY2025-26		
290,000	75,000	40,000	45,000	80,000	125,000	-	Replacement	
<b>Section 2</b>		<b>Description and Scope</b>						
<p>This funding request is for hiring a firm to survey &amp; design water main improvements where conflicts with proposed sewer improvement are identified either before, during, or after the Remediation Program sewer improvement work. Possible locations include replacing or relocating portions of water mains along Harris Street, Church Street, Park Road, Ewell Street, Carolina Avenue, etc. Allocated funds could also be used to cover cost overruns with WL work already a part of</p>								
<b>Purpose; Need; and Linkage to Council Goals or other Master Plans, or Dept. Goals &amp; Objectives</b>								
<p>Ongoing remediation sewer improvement work could have a negative impact on the integrity of some existing water mains. Some water main replacement work could be done as a change order to the sewer work, or different contractors hired to replace or relocate some sections of water main, or install isolation valves before some sewer work. Other work may need to be done after sewer work is completed, due to unexpected damage to water mains in some areas of our system.</p>								
<b>History and Current Status</b>								
<p>Some water main relocation work is shown on plans by WK Dickson, e.g. on Draper Lane, at the intersection of Park Road and Flynn Street, along Valley Drive, etc. Preliminary plans were prepared for a short section of Glovenia Street water main replacement / relocation at the end of FY 18-19, and early in FY 19-20 by WK Dickson; but awarding of that sewer work has not been done.</p>								
<b>Section 3</b>		<b>New or Additional Impact on Operating Budget</b>						
<b>Type of Expenditure</b>	<b>FY2021-22</b>	<b>FY2022-23</b>	<b>FY2023-24</b>	<b>FY2024-25</b>	<b>FY2025-26</b>	<b>Total</b>		
Salaries / Benefits						-		
Prof. & Consult. Services						-		
Material & Supplies						-		
Maintenance / Fuel						-		
Other						-		
<b>Total</b>	-	-	-	-	-	-		
<b>Section 4</b>		<b>Project Costs</b>						
<b>Activity</b>	<b>FY2021-22</b>	<b>FY2022-23</b>	<b>FY2023-24</b>	<b>FY2024-25</b>	<b>FY2025-26</b>	<b>Future \$\$</b>	<b>Total</b>	
Prelim Design / Plans	5,000	5,000	10,000	15,000			<b>35,000</b>	
Engineering / Arch. Serv.	5,000	5,000	7,000	10,000			<b>27,000</b>	
Land / ROW / Acquisition							-	
Clear / Grade / Site Prep							-	
Building / Utility Constr.	30,000	35,000	63,000	100,000			<b>228,000</b>	
Equip / Machinery / Furniture							-	
<b>Total Capital Cost Est.</b>	<b>40,000</b>	<b>45,000</b>	<b>80,000</b>	<b>125,000</b>	-	-	<b>290,000</b>	
<b>Total Oper. Impact Est.</b>	-	-	-	-	-	-	-	
<b>Total Expenditure Est.</b>	<b>40,000</b>	<b>45,000</b>	<b>80,000</b>	<b>125,000</b>	-	-	<b>290,000</b>	
<b>Section 5</b>		<b>Method(s) of Financing</b>						
<b>Funding Source</b>	<b>FY2021-22</b>	<b>FY2022-23</b>	<b>FY2023-24</b>	<b>FY2024-25</b>	<b>FY2025-26</b>	<b>Future \$\$</b>	<b>Total</b>	
Water & Sewer Fund	40,000	45,000	80,000	125,000			290,000	
							-	
							-	
<b>Total Program Financing</b>	<b>40,000</b>	<b>45,000</b>	<b>80,000</b>	<b>125,000</b>	-	-	<b>290,000</b>	
<b>Section 6</b>		<b>Maps / Charts / Tables / Pictures</b>						

**City of Eden, North Carolina**  
**Fiscal Year 2021-2022 through 2025-2026 Capital Improvement Plan**

<b>Section 1</b>		Project Title: Remediation SS related WL Tap Replacement				Project #: WC202122.13	
Dept/Cost Ctr:		Functional Area: Water Construction				Priority Rank: 13	
Total Requested Funds	Total Appropriations to date	Budget Year 1 FY2021-22	Unappropriated Subsequent Years				Type of Project: <i>New, Expansion, Renovation, or Replacement</i>
			Year 2 FY2022-23	Year 3 FY2023-24	Year 4 FY2024-25	Year 5 FY2025-26	
135,000	50,000	35,000	50,000	35,000	15,000	-	Replacement

**Section 2 Description and Scope**

This funding request is for covering the costs to replace or relocate water taps due to conflicts with proposed sewer improvements included in the Remediation Program work. One location where such work may be needed is along Harris Street between McConnell Avenue and S. Hamilton Street where some water main relocation work is proposed, but additional taps may need to be replaced. Galvanize water taps could be found in other locations and should be replaced

**Purpose; Need; and Linkage to Council Goals or other Master Plans, or Dept. Goals & Objectives**

Proposed sewer improvement work beginning in spring 2020 could have a negative impact on the integrity of some existing water mains and water taps. Some water tap replacement work could be done before sections of sewer are replaced to make it easier for the sewer contractor. Other water tap replacements or relocations may be an emergency item, while others may be done after the sewer contractor completes their work, but before asphalt pavement repairs are completed.

**History and Current Status**

Water tap replacement or relocation work is shown on some streets as part of the sewer project contractor's responsibility. I doubt that all locations where water tap replacements will be needed could correctly be predicted by WKD or COE personnel. Funding requests for future years could change significantly, or stay as listed, depending on experiences during the initial sewer rehabilitation work.

**Section 3 New or Additional Impact on Operating Budget**

Type of Expenditure	FY2021-22	FY2022-23	FY2023-24	FY2024-25	FY2025-26	Total
Salaries / Benefits						-
Prof. & Consult. Services						-
Material & Supplies						-
Maintenance / Fuel						-
Other						-
<b>Total</b>	-	-	-	-	-	-

**Section 4 Project Costs**

Activity	FY2021-22	FY2022-23	FY2023-24	FY2024-25	FY2025-26	Future \$\$	Total
Prelim Design / Plans							-
Engineering / Arch. Serv.							-
Land / ROW / Acquisition							-
Clear / Grade / Site Prep							-
Building / Utility Constr.	35,000	50,000	35,000	15,000			135,000
Equip / Machinery / Furniture							-
<b>Total Capital Cost Est.</b>	35,000	50,000	35,000	15,000	-	-	135,000
<b>Total Oper. Impact Est.</b>	-	-	-	-	-	-	-
<b>Total Expenditure Est.</b>	35,000	50,000	35,000	15,000	-	-	135,000

**Section 5 Method(s) of Financing**

Funding Source	FY2021-22	FY2022-23	FY2023-24	FY2024-25	FY2025-26	Future \$\$	Total
Water & Sewer Fund	35,000	50,000	35,000	15,000			135,000
							-
							-
<b>Total Program Financing</b>	35,000	50,000	35,000	15,000	-	-	135,000

**Section 6 Maps / Charts / Tables / Pictures**

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**City of Eden, North Carolina**  
**Fiscal Year 2021-2022 through 2025-2026 Capital Improvement Plan**

<b>Section 1</b>		Project Title: Bridge Street WL Replacement				Project #: WC202122.08	
Dept/Cost Ctr:		Functional Area: Water Construction				Priority Rank: 8	
Total Requested Funds	Total Appropriations to date	Budget Year 1 FY2021-22	Unappropriated Subsequent Years				Type of Project: New, Expansion, Renovation, or Replacement
			Year 2 FY2022-23	Year 3 FY2023-24	Year 4 FY2024-25	Year 5 FY2025-26	
55,000	28,000	55,000	-	-	-	-	Replacement
<b>Section 2</b>		<b>Description and Scope</b>					
Installation of up to +/- 1,070 LF of 6" ductile iron water main along Bridge Street from S. Hamilton Street to Irving Avenue. This funding request is for continuing with pipe installation that is to start during the later part of FY 20-21 (for worst section from Irving to Oak). Work on this NCDOT-maintained road is likely to incur additional pavement repair costs. Short section of WL replacement at the Oak Street intersection may be included as an option.							
<b>Purpose; Need; and Linkage to Council Goals or other Master Plans, or Dept. Goals &amp; Objectives</b>							
The project area is being served by a 6-inch diameter schedule 40 PVC water main that has experienced numerous leaks, and was rated as the worst 6" diameter water main in our system by Darryl Tilley a couple years ago. The installation of additional water valves would allow C&D crews to isolate customers better, and reduce the number of residents impacted by future leaks. 6" ductile iron pipe and accessories for this project were purchased at the end of FY 19-20.							
<b>History and Current Status</b>							
C&D crews have repaired numerous leaks in recent years on this water main along Bridge Street. The 6-inch diameter schedule 40 PVC installed ca. 1983 is likely to experience even more leaks in the coming years if not addressed soon. Unused funds in the FY 20-21 budget from other projects will hopefully be used to start replacement of this WL ca. May 2021, based on plans being prepared by Engineering Dept personnel.							
<b>Section 3</b>		<b>New or Additional Impact on Operating Budget</b>					
<b>Type of Expenditure</b>	<b>FY2021-22</b>	<b>FY2022-23</b>	<b>FY2023-24</b>	<b>FY2024-25</b>	<b>FY2025-26</b>	<b>Total</b>	
Salaries / Benefits						-	
Prof. & Consult. Services						-	
Material & Supplies						-	
Maintenance / Fuel						-	
Other						-	
<b>Total</b>	-	-	-	-	-	-	
<b>Section 4</b>		<b>Project Costs</b>					
<b>Activity</b>	<b>FY2021-22</b>	<b>FY2022-23</b>	<b>FY2023-24</b>	<b>FY2024-25</b>	<b>FY2025-26</b>	<b>Future \$\$</b>	<b>Total</b>
Prelim Design / Plans							-
Engineering / Arch. Serv.							-
Land / ROW / Acquisition							-
Clear / Grade / Site Prep							-
Building / Utility Constr.	50,000						50,000
Equip / Machinery / Furniture	5,000						5,000
<b>Total Capital Cost Est.</b>	<b>55,000</b>	-	-	-	-	-	<b>55,000</b>
<b>Total Oper. Impact Est.</b>	-	-	-	-	-	-	-
<b>Total Expenditure Est.</b>	<b>55,000</b>	-	-	-	-	-	<b>55,000</b>
<b>Section 5</b>		<b>Method(s) of Financing</b>					
<b>Funding Source</b>	<b>FY2021-22</b>	<b>FY2022-23</b>	<b>FY2023-24</b>	<b>FY2024-25</b>	<b>FY2025-26</b>	<b>Future \$\$</b>	<b>Total</b>
Water & Sewer Fund	55,000						55,000
							-
							-
<b>Total Program Financing</b>	<b>55,000</b>	-	-	-	-	-	<b>55,000</b>
<b>Section 6</b>		<b>Maps / Charts / Tables / Pictures</b>					

**City of Eden, North Carolina**  
**Fiscal Year 2021-2022 through 2025-2026 Capital Improvement Plan**

<b>Section 1</b>		Project Title: Circle Drive Ph2 WL Replacement				Project #: WC202122.01	
Dept/Cost Ctr:		Functional Area: Water Construction				Priority Rank: 1	
Total Requested Funds	Total Appropriations to date	Budget Year 1 FY2021-22	Unappropriated Subsequent Years				Type of Project: New, Expansion, Renovation, or Replacement
			Year 2 FY2022-23	Year 3 FY2023-24	Year 4 FY2024-25	Year 5 FY2025-26	
95,000	10,000	95,000	-	-	-	-	Replacement
<b>Section 2</b>		<b>Description and Scope</b>					
<p>Installation of +/- 500 LF of 6" ductile iron water main along Circle Drive from Osborne / Pitcher intersection to Hunter Street. This funding request is for hiring a contractor to install the new main, switch customers over to the new main, and kill out the old WL in this section of Circle Drive; as well for professional services to an engineering firm to certify the project with PWSS.</p>							
<b>Purpose; Need; and Linkage to Council Goals or other Master Plans, or Dept. Goals &amp; Objectives</b>							
<p>NC DENR is requiring the elimination of all galvanized water mains from our water distribution system, and most, if not all, of the line to be replaced is reported to be galvanized. This area is in need of additional fire protection. Bid documents will be prepared by Engineering Dept personnel to allow for construction work to be done in FY 21-22. This section of pavement is scheduled to be resurfaced during FY 24-25.</p>							
<b>History and Current Status</b>							
<p>The existing 2" galvanized water main was installed ca. 1954 according to data in the engineering department. Concerns about chlorine residuals in this general area have been improved somewhat by the installation of an automatic flushing device. Preliminary plans prepared by LKC Engineering LLC were received Feb. 17th, 2021 for this project using funds allocated in FY 20-21.</p>							
<b>Section 3</b>		<b>New or Additional Impact on Operating Budget</b>					
<b>Type of Expenditure</b>	<b>FY2021-22</b>	<b>FY2022-23</b>	<b>FY2023-24</b>	<b>FY2024-25</b>	<b>FY2025-26</b>	<b>Total</b>	
Salaries / Benefits						-	
Prof. & Consult. Services						-	
Material & Supplies						-	
Maintenance / Fuel						-	
Other						-	
<b>Total</b>	-	-	-	-	-	-	
<b>Section 4</b>		<b>Project Costs</b>					
<b>Activity</b>	<b>FY2021-22</b>	<b>FY2022-23</b>	<b>FY2023-24</b>	<b>FY2024-25</b>	<b>FY2025-26</b>	<b>Future \$\$</b>	<b>Total</b>
Prelim Design / Plans							-
Engineering / Arch. Serv.	4,000						4,000
Land / ROW / Acquisition							-
Clear / Grade / Site Prep							-
Building / Utility Constr.	91,000						91,000
Equip / Machinery / Furniture							-
<b>Total Capital Cost Est.</b>	<b>95,000</b>	-	-	-	-	-	<b>95,000</b>
<b>Total Oper. Impact Est.</b>	-	-	-	-	-	-	-
<b>Total Expenditure Est.</b>	<b>95,000</b>	-	-	-	-	-	<b>95,000</b>
<b>Section 5</b>		<b>Method(s) of Financing</b>					
<b>Funding Source</b>	<b>FY2021-22</b>	<b>FY2022-23</b>	<b>FY2023-24</b>	<b>FY2024-25</b>	<b>FY2025-26</b>	<b>Future \$\$</b>	<b>Total</b>
Water & Sewer Fund	95,000						95,000
							-
							-
<b>Total Program Financing</b>	<b>95,000</b>	-	-	-	-	-	<b>95,000</b>
<b>Section 6</b>		<b>Maps / Charts / Tables / Pictures</b>					



**City of Eden, North Carolina**  
**Fiscal Year 2021-2022 through 2025-2026 Capital Improvement Plan**

<b>Section 1</b>		Project Title: Maple Lane WL Replacement				Project #: WC202122.02	
Dept/Cost Ctr:		Functional Area: Water Construction				Priority Rank: 2	
Total Requested Funds	Total Appropriations to date	Budget Year 1 FY2021-22	Unappropriated Subsequent Years				Type of Project: <i>New, Expansion, Renovation, or Replacement</i>
			Year 2 FY2022-23	Year 3 FY2023-24	Year 4 FY2024-25	Year 5 FY2025-26	
70,000	15,000	70,000	-	-	-	-	Replacement
<b>Section 2</b>		<b>Description and Scope</b>					
<p>Installation of +/- 830 LF of replacement water main consisting of both 6" ductile iron and 2" PVC water main along Maple Lane from Dishmon Loop to the current end of the R/W dedicated in MB 50 PG 23 as last revised in 2002. This funding request is for hiring a utility contractor to install the new main, switch customers over to the new main, and kill out the old WL; as well as for professional services to certify the project with PWSS.</p>							
<b>Purpose; Need; and Linkage to Council Goals or other Master Plans, or Dept. Goals &amp; Objectives</b>							
<p>NCDENR is requiring the elimination of all galvanized water mains from our water distribution system. This water main is considered by Darryl Tilley to be the galvanized water main currently experiencing the most leak repairs. The area could use additional fire protection, and the installation of some 6" water main would allow for a future connection to the 6" WL at Bradford Street with the use of some 2" diameter pipe. Bid documents are to be prepared by Engineering Dept. personnel to allow for construction work to be done during FY 21-22.</p>							
<b>History and Current Status</b>							
<p>The galvanized water mains in Mill Avenue, Dishmon Loop and a portion of E. Stadium Drive were replaced with 6" and 8" diameter DIP back in 1998. The 2" galvanized WL in old unopened right-of-way was not replaced due to no houses existing in the wooded area at that time. Currently, only three houses are served by the galvanized WL. Preliminary plans were received from LKC Engineering LLC on Feb. 17th for this project.</p>							
<b>Section 3</b>		<b>New or Additional Impact on Operating Budget</b>					
<b>Type of Expenditure</b>	<b>FY2021-22</b>	<b>FY2022-23</b>	<b>FY2023-24</b>	<b>FY2024-25</b>	<b>FY2025-26</b>	<b>Total</b>	
Salaries / Benefits						-	
Prof. & Consult. Services						-	
Material & Supplies						-	
Maintenance / Fuel						-	
Other						-	
<b>Total</b>	-	-	-	-	-	-	
<b>Section 4</b>		<b>Project Costs</b>					
<b>Activity</b>	<b>FY2021-22</b>	<b>FY2022-23</b>	<b>FY2023-24</b>	<b>FY2024-25</b>	<b>FY2025-26</b>	<b>Future \$\$</b>	<b>Total</b>
Prelim Design / Plans							-
Engineering / Arch. Serv.	3,000						3,000
Land / ROW / Acquisition							-
Clear / Grade / Site Prep							-
Building / Utility Constr.	67,000						67,000
Equip / Machinery / Furniture							-
<b>Total Capital Cost Est.</b>	<b>70,000</b>	-	-	-	-	-	<b>70,000</b>
<b>Total Oper. Impact Est.</b>	-	-	-	-	-	-	-
<b>Total Expenditure Est.</b>	<b>70,000</b>	-	-	-	-	-	<b>70,000</b>
<b>Section 5</b>		<b>Method(s) of Financing</b>					
<b>Funding Source</b>	<b>FY2021-22</b>	<b>FY2022-23</b>	<b>FY2023-24</b>	<b>FY2024-25</b>	<b>FY2025-26</b>	<b>Future \$\$</b>	<b>Total</b>
Water & Sewer Fund	70,000						70,000
							-
							-
<b>Total Program Financing</b>	<b>70,000</b>	-	-	-	-	-	<b>70,000</b>
<b>Section 6</b>		<b>Maps / Charts / Tables / Pictures</b>					

**City of Eden, North Carolina  
Fiscal Year 2021-2022 through 2025-2026 Capital Improvement Plan**

<b>Section 1</b>		Project Title: Circle Drive WL Replacement Ph1				Project #: WC202122.03	
Dept/Cost Ctr:		Functional Area: Water Construction				Priority Rank: 3	
Total Requested Funds	Total Appropriations to date	Budget Year 1 FY2021-22	Unappropriated Subsequent Years				Type of Project: <i>New, Expansion, Renovation, or Replacement</i>
			Year 2 FY2022-23	Year 3 FY2023-24	Year 4 FY2024-25	Year 5 FY2025-26	
70,000	20,000	70,000	-	-	-	-	Replacement
<b>Section 2</b>		<b>Description and Scope</b>					
<p>Installation of +/- 615 LF of 2" PVC and/or 6" DIP water main along Circle Drive from Shedd Street to Hodges Street. The current funding request is for hiring a utility contractor to install the new main, switch customers over to the new main, and kill out the old WL; as well as for professional services to an engineering firm (LKC Engineering LLC) to certify the project with PWSS.</p>							
<b>Purpose; Need; and Linkage to Council Goals or other Master Plans, or Dept. Goals &amp; Objectives</b>							
<p>NCDENR is requiring the elimination of all galvanized water mains from our water distribution system, and most, if not all, of the line to be replaced is galvanized. Hiring a firm to do the survey work for both phase 1 &amp; phase 2 at the same time during FY 20-21 came in under allocated funds. Preliminary plans prepared by LKC Engineering LLC were received on Feb. 17th, 2021. This plans show proposed 6" DIP for the entire route.</p>							
<b>History and Current Status</b>							
<p>The existing 2" galvanized water main was installed ca. 1954. Recent concerns expressed by Dena Reid about water quality in this general area has moved the project up on the ranking list. The use of a C&amp;D crew to install the proposed WL would save money. Shedd Street is scheduled to be repaved in FY 22-23, while this section of Circle Drive is currently scheduled to be repaved in FY 27-28.</p>							
<b>Section 3</b>		<b>New or Additional Impact on Operating Budget</b>					
<b>Type of Expenditure</b>	<b>FY2021-22</b>	<b>FY2022-23</b>	<b>FY2023-24</b>	<b>FY2024-25</b>	<b>FY2025-26</b>	<b>Total</b>	
Salaries / Benefits						-	
Prof. & Consult. Services						-	
Material & Supplies						-	
Maintenance / Fuel						-	
Other						-	
<b>Total</b>	-	-	-	-	-	-	
<b>Section 4</b>		<b>Project Costs</b>					
<b>Activity</b>	<b>FY2021-22</b>	<b>FY2022-23</b>	<b>FY2023-24</b>	<b>FY2024-25</b>	<b>FY2025-26</b>	<b>Future \$\$</b>	<b>Total</b>
Prelim Design / Plans							-
Engineering / Arch. Serv.	4,000						4,000
Land / ROW / Acquisition							-
Clear / Grade / Site Prep							-
Building / Utility Constr.	66,000						66,000
Equip / Machinery / Furniture							-
<b>Total Capital Cost Est.</b>	<b>70,000</b>	-	-	-	-	-	<b>70,000</b>
<b>Total Oper. Impact Est.</b>	-	-	-	-	-	-	-
<b>Total Expenditure Est.</b>	<b>70,000</b>	-	-	-	-	-	<b>70,000</b>
<b>Section 5</b>		<b>Method(s) of Financing</b>					
<b>Funding Source</b>	<b>FY2021-22</b>	<b>FY2022-23</b>	<b>FY2023-24</b>	<b>FY2024-25</b>	<b>FY2025-26</b>	<b>Future \$\$</b>	<b>Total</b>
Water & Sewer Fund	70,000						70,000
							-
							-
<b>Total Program Financing</b>	<b>70,000</b>	-	-	-	-	-	<b>70,000</b>
<b>Section 6</b>		<b>Maps / Charts / Tables / Pictures</b>					

**City of Eden, North Carolina  
Fiscal Year 2021-2022 through 2025-2026 Capital Improvement Plan**

<b>Section 1</b>		Project Title: Coleman Street WL Replacement Project (Design only FY 21-22)				Project #: WC202122.06	
Dept/Cost Ctr:		Functional Area: Water Construction				Priority Rank: 6	
Total Requested Funds	Total Appropriations to date	Budget Year 1 FY2021-22	Unappropriated Subsequent Years				Type of Project: <i>New, Expansion, Renovation, or Replacement</i>
			Year 2 FY2022-23	Year 3 FY2023-24	Year 4 FY2024-25	Year 5 FY2025-26	
203,000	10,000	18,000	185,000	-	-	-	Replacement
<b>Section 2</b>		<b>Description and Scope</b>					
Installation of +/- 1,015 LF of 6" ductile iron water main along Coleman Street from an existing 6" stubout near Center Church Road to Irving Avenue. Current funding request is only for the preparation of plans by an engineering firm. A funding request in FY 22-23 will be for hiring a contractor to install the new main, switch customers over to the new line, and pay a professional engineer to certify the project; prior to the scheduled repaving in FY 23-24..							
<b>Purpose; Need; and Linkage to Council Goals or other Master Plans, or Dept. Goals &amp; Objectives</b>							
The project area needs additional fire protection. NCDENR is requiring the elimination of all galvanized water mains from our water distribution system, and most, if not all, of the line to be replaced is galvanized. The length of the existing 2" WL exceeds or is very close to exceeding the maximum length of a 2" diameter main (regardless of material) as stipulated in the rules of Title 15A Subchapter 18C of the North Carolina Administrative Code. Should try to get this WL replaced either by C&D or a contractor before the repaving work currently set for FY 23-24.							
<b>History and Current Status</b>							
A short section of 6" ductile iron WL was installed in the mid 1990s when Chris McGann was superintendent of W&S, from the 8" CIP WL in Center Church Road to a point on the west side of Coleman Street. Intentions for W&S crews to install a new line from the 6" stubout to Irving Avenue were never realized. Survey work for this section was done by Alley, Williams, Carmen & King, Inc. during FY 10-11. FY 12-13 funds were used for WLs in worse condition.							
<b>Section 3</b>		<b>New or Additional Impact on Operating Budget</b>					
<b>Type of Expenditure</b>	<b>FY2021-22</b>	<b>FY2022-23</b>	<b>FY2023-24</b>	<b>FY2024-25</b>	<b>FY2025-26</b>	<b>Total</b>	
Salaries / Benefits						-	
Prof. & Consult. Services						-	
Material & Supplies						-	
Maintenance / Fuel						-	
Other						-	
<b>Total</b>	-	-	-	-	-	-	
<b>Section 4</b>		<b>Project Costs</b>					
<b>Activity</b>	<b>FY2021-22</b>	<b>FY2022-23</b>	<b>FY2023-24</b>	<b>FY2024-25</b>	<b>FY2025-26</b>	<b>Future \$\$</b>	<b>Total</b>
Prelim Design / Plans	15,000						15,000
Engineering / Arch. Serv.	3,000	20,000					23,000
Land / ROW / Acquisition							-
Clear / Grade / Site Prep							-
Building / Utility Constr.		165,000					165,000
Equip / Machinery / Furniture							-
<b>Total Capital Cost Est.</b>	<b>18,000</b>	<b>185,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>203,000</b>
<b>Total Oper. Impact Est.</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total Expenditure Est.</b>	<b>18,000</b>	<b>185,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>203,000</b>
<b>Section 5</b>		<b>Method(s) of Financing</b>					
<b>Funding Source</b>	<b>FY2021-22</b>	<b>FY2022-23</b>	<b>FY2023-24</b>	<b>FY2024-25</b>	<b>FY2025-26</b>	<b>Future \$\$</b>	<b>Total</b>
Water & Sewer Fund	18,000	185,000					203,000
							-
							-
<b>Total Program Financing</b>	<b>18,000</b>	<b>185,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>203,000</b>
<b>Section 6</b>		<b>Maps / Charts / Tables / Pictures</b>					

**City of Eden, North Carolina**  
**Fiscal Year 2021-2022 through 2025-2026 Capital Improvement Plan**

<b>Section 1</b>		Project Title: Water Valve Replacement or Insertion Work				Project #: WC202122.05	
Dept/Cost Ctr:		Functional Area: Water Construction				Priority Rank: 5	
Total Requested Funds	Total Appropriations to date	Budget Year 1 FY2021-22	Unappropriated Subsequent Years				Type of Project: <i>New, Expansion, Renovation, or Replacement</i>
			Year 2 FY2022-23	Year 3 FY2023-24	Year 4 FY2024-25	Year 5 FY2025-26	
89,000	10,000	50,000	15,000	24,000	-	-	Replacement
<b>Section 2</b>		<b>Description and Scope</b>					
<p>Installation of various size water valves in areas identified by C&amp;D crews where existing valves need to be replaced due to no longer working properly or where a new valve would be helpful to reduce the number of valves that have to be closed to isolate a section of water main. The C&amp;D crews are planning to install or replace some valves during the next fiscal year. In certain cases more manpower may be needed to install or replace valves during a shutdown of a large area of the water</p>							
<b>Purpose; Need; and Linkage to Council Goals or other Master Plans, or Dept. Goals &amp; Objectives</b>							
<p>Insertion valves have been used in the past to reduce the number of customers impacted during shutdowns for several areas in the distribution system. C&amp;D crews are starting to find valves that need to be replaced as they begin an exercise program - some more critical than others. In some cases, the old valve may be repaired, other times the crew will decide to remove and replace the valve. In some cases, where multiple valves have failed on a street or at an intersection, an insert valve be used to reduce the number of customers that would be impacted during a subsequent shutdown making</p>							
<b>History and Current Status</b>							
<p>Multiple city crews have been used in the past to install new valves at different locations during scheduled nighttime shutdowns in the past. C&amp;D crews should be able to handle most of the proposed valve replacement or insertion work, but in some cases it may be a good idea to use a utility contractor to provide a crew to assist during a shutdown that impacts a large number of customers. C&amp;D crews have started working their way across the city to check valves.</p>							
<b>Section 3</b>		<b>New or Additional Impact on Operating Budget</b>					
<b>Type of Expenditure</b>	<b>FY2021-22</b>	<b>FY2022-23</b>	<b>FY2023-24</b>	<b>FY2024-25</b>	<b>FY2025-26</b>	<b>Total</b>	
Salaries / Benefits						-	
Prof. & Consult. Services						-	
Material & Supplies						-	
Maintenance / Fuel						-	
Other						-	
<b>Total</b>	-	-	-	-	-	-	
<b>Section 4</b>		<b>Project Costs</b>					
<b>Activity</b>	<b>FY2021-22</b>	<b>FY2022-23</b>	<b>FY2023-24</b>	<b>FY2024-25</b>	<b>FY2025-26</b>	<b>Future \$\$</b>	<b>Total</b>
Prelim Design / Plans							-
Engineering / Arch. Serv.							-
Land / ROW / Acquisition							-
Clear / Grade / Site Prep							-
Building / Utility Constr.	50,000	15,000	24,000				89,000
Equip / Machinery / Furniture							-
<b>Total Capital Cost Est.</b>	<b>50,000</b>	<b>15,000</b>	<b>24,000</b>	-	-	-	<b>89,000</b>
<b>Total Oper. Impact Est.</b>	-	-	-	-	-		-
<b>Total Expenditure Est.</b>	<b>50,000</b>	<b>15,000</b>	<b>24,000</b>	-	-	-	<b>89,000</b>
<b>Section 5</b>		<b>Method(s) of Financing</b>					
<b>Funding Source</b>	<b>FY2021-22</b>	<b>FY2022-23</b>	<b>FY2023-24</b>	<b>FY2024-25</b>	<b>FY2025-26</b>	<b>Future \$\$</b>	<b>Total</b>
Water & Sewer Fund	50,000	15,000	24,000				89,000
							-
							-
<b>Total Program Financing</b>	<b>50,000</b>	<b>15,000</b>	<b>24,000</b>	-	-	-	<b>89,000</b>
<b>Section 6</b>		<b>Maps / Charts / Tables / Pictures</b>					

**City of Eden, North Carolina**  
**Fiscal Year 2021-2022 through 2025-2026 Capital Improvement Plan**

<b>Section 1</b>		Project Title: Severe Problem WL Replacement				Project #: WC202122.14	
Dept/Cost Ctr:		Functional Area: Water Construction				Priority Rank: 14	
Total Requested Funds	Total Appropriations to date	Budget Year 1 FY2021-22	Unappropriated Subsequent Years				Type of Project: New, Expansion, Renovation, or Replacement
			Year 2 FY2022-23	Year 3 FY2023-24	Year 4 FY2024-25	Year 5 FY2025-26	
38,000	35,000	14,000	11,000	13,000	-	-	Replacement
<b>Section 2</b>		<b>Description and Scope</b>					
<p>Installation of 2" PVC schedule 80 water main along a yet to be known street, where the 2" galvanized WL suddenly becomes a major source of leaks and/or complaints. Current funding request is for purchasing materials, having a C&amp;D crew to install the new main, and then switching customers over to the new water main. Plans would not need to be submitted to PWSS for approval if the size of the new main is the same as the old.</p>							
<b>Purpose; Need; and Linkage to Council Goals or other Master Plans, or Dept. Goals &amp; Objectives</b>							
<p>NC DEQ is requiring the elimination of all galvanized water mains from our water distribution system. Unfortunately, it is difficult to anticipate which section of 2" galvanized WL will suddenly deteriorate and have numerous leaks or cause severe discolored water issues. Nearly every year, a WL planned for replacement in the future becomes a candidate for immediate attention to resolve customer complaints.</p>							
<b>History and Current Status</b>							
<p>A few examples of streets where the 2" galvanized water mains suddenly deteriorated are Scott Street, Stuart Street, Carter Street, Dodge Street, Osborne Circle, George Street, and Primitive Street. If a larger diameter main is suddenly in need of replacement, some of the funds could be used for hiring a firm to start survey and design work on the improvements.</p>							
<b>Section 3</b>		<b>New or Additional Impact on Operating Budget</b>					
<b>Type of Expenditure</b>	<b>FY2021-22</b>	<b>FY2022-23</b>	<b>FY2023-24</b>	<b>FY2024-25</b>	<b>FY2025-26</b>	<b>Total</b>	
Salaries / Benefits						-	
Prof. & Consult. Services						-	
Material & Supplies						-	
Maintenance / Fuel						-	
Other						-	
<b>Total</b>	-	-	-	-	-	-	
<b>Section 4</b>		<b>Project Costs</b>					
<b>Activity</b>	<b>FY2021-22</b>	<b>FY2022-23</b>	<b>FY2023-24</b>	<b>FY2024-25</b>	<b>FY2025-26</b>	<b>Future \$\$</b>	<b>Total</b>
Prelim Design / Plans							-
Engineering / Arch. Serv.							-
Land / ROW / Acquisition							-
Clear / Grade / Site Prep							-
Building / Utility Constr.	14,000	11,000	13,000				38,000
Equip / Machinery / Furniture							-
<b>Total Capital Cost Est.</b>	<b>14,000</b>	<b>11,000</b>	<b>13,000</b>	-	-	-	<b>38,000</b>
<b>Total Oper. Impact Est.</b>	-	-	-	-	-	-	-
<b>Total Expenditure Est.</b>	<b>14,000</b>	<b>11,000</b>	<b>13,000</b>	-	-	-	<b>38,000</b>
<b>Section 5</b>		<b>Method(s) of Financing</b>					
<b>Funding Source</b>	<b>FY2021-22</b>	<b>FY2022-23</b>	<b>FY2023-24</b>	<b>FY2024-25</b>	<b>FY2025-26</b>	<b>Future \$\$</b>	<b>Total</b>
Water & Sewer Fund	14,000	11,000	13,000				38,000
							-
							-
<b>Total Program Financing</b>	<b>14,000</b>	<b>11,000</b>	<b>13,000</b>	-	-	-	<b>38,000</b>
<b>Section 6</b>		<b>Maps / Charts / Tables / Pictures</b>					

**City of Eden, North Carolina**  
**Fiscal Year 2021-2022 through 2025-2026 Capital Improvement Plan**

<b>Section 1</b>		Project Title: NCDOT B-5737 Related WL Replacement					Project #: WC202122.10	
Dept/Cost Ctr:			Functional Area: Water Construction			Priority Rank: 10		
Total Requested Funds	Total Appropriations to date	Budget Year 1 FY2021-22	Unappropriated Subsequent Years				Type of Project: <i>New, Expansion, Renovation, or Replacement</i>	
			Year 2 FY2022-23	Year 3 FY2023-24	Year 4 FY2024-25	Year 5 FY2025-26		
55,000	10,000	15,000	40,000	-	-	-	Replacement	
<b>Section 2</b>		<b>Description and Scope</b>						
<p>This funding request is for using the services of Davis, Martin, Powell &amp; Assoc. to survey &amp; design water main improvements in conjunction with their design work for the replacement of the bridge carrying Meadow Road over NC 14 (NCDOT project B-5737). At a February 13, 2020 meeting at the NC DOT Highway 7 Division office, it was agreed that the DOT contractor would install a new 6" DIP WL across W. Meadow Road to connect with the existing 2" WL in Jackson St</p>								
<b>Purpose; Need; and Linkage to Council Goals or other Master Plans, or Dept. Goals &amp; Objectives</b>								
<p>The funding request is for reimbursement to DOT for work done by their contractor as part of the B-5737 bridge replacement project. The original let date for the DOT project was set for March 16, 2021; but that timetable has changed. It is unclear at this time when the COE will be invoiced for design work costs, or the proposed WL replacement work.</p>								
<b>History and Current Status</b>								
<p>Based on the alternatives to be presented to D-M-P, only a short section of 2" diameter pipe will be replaced with 6" ductile iron pipe as part of the bridge project, but will be designed to allow for future replacement to the south with ease. A section of the 2" WL in Jackson St was replaced in spring 2019 starting at W. Moore St, with the new 6" DIP stopping across from 231 Jackson Street, about 475 feet south of W. Meadow Road R/W.</p>								
<b>Section 3</b>		<b>New or Additional Impact on Operating Budget</b>						
<b>Type of Expenditure</b>	<b>FY2021-22</b>	<b>FY2022-23</b>	<b>FY2023-24</b>	<b>FY2024-25</b>	<b>FY2025-26</b>	<b>Total</b>		
Salaries / Benefits						-		
Prof. & Consult. Services						-		
Material & Supplies						-		
Maintenance / Fuel						-		
Other						-		
<b>Total</b>	-	-	-	-	-	-		
<b>Section 4</b>		<b>Project Costs</b>						
<b>Activity</b>	<b>FY2021-22</b>	<b>FY2022-23</b>	<b>FY2023-24</b>	<b>FY2024-25</b>	<b>FY2025-26</b>	<b>Future \$\$</b>	<b>Total</b>	
Prelim Design / Plans	7,000						7,000	
Engineering / Arch. Serv.	8,000	2,000					10,000	
Land / ROW / Acquisition							-	
Clear / Grade / Site Prep							-	
Building / Utility Constr.		38,000					38,000	
Equip / Machinery / Furniture							-	
<b>Total Capital Cost Est.</b>	<b>15,000</b>	<b>40,000</b>	-	-	-	-	<b>55,000</b>	
<b>Total Oper. Impact Est.</b>	-	-	-	-	-	-	-	
<b>Total Expenditure Est.</b>	<b>15,000</b>	<b>40,000</b>	-	-	-	-	<b>55,000</b>	
<b>Section 5</b>		<b>Method(s) of Financing</b>						
<b>Funding Source</b>	<b>FY2021-22</b>	<b>FY2022-23</b>	<b>FY2023-24</b>	<b>FY2024-25</b>	<b>FY2025-26</b>	<b>Future \$\$</b>	<b>Total</b>	
Water & Sewer Fund	15,000	40,000					55,000	
							-	
							-	
<b>Total Program Financing</b>	<b>15,000</b>	<b>40,000</b>	-	-	-	-	<b>55,000</b>	
<b>Section 6</b>		<b>Maps / Charts / Tables / Pictures</b>						

**City of Eden, North Carolina  
Fiscal Year 2021-2022 through 2025-2026 Capital Improvement Plan**

<b>Section 1</b>		Project Title: SoVA MegaSite WL Phase2 Tie-ins, Stub-outs or Additional Loops	Project #: WC202122.11				
Dept/Cost Ctr:		Functional Area: Water Construction				Priority Rank: 11	
Total Requested Funds	Total Appropriations to date	Budget Year 1 FY2021-22	Unappropriated Subsequent Years				Type of Project: <i>New, Expansion, Renovation, or Replacement</i>
			Year 2 FY2022-23	Year 3 FY2023-24	Year 4 FY2024-25	Year 5 FY2025-26	
35,000		35,000	-	-	-	-	New, Expansion

**Section 2 Description and Scope**  
This funding request is for possibly installing additional valves at or near proposed SoVA MegaSite Phase 2 (II) 16-inch WL tie-ins to existing 6", 8" and/or 12" water mains.

**Purpose; Need; and Linkage to Council Goals or other Master Plans, or Dept. Goals & Objectives**  
While the proposed water main installation will function per the revised plans, spending just a little more on a few valves could pay dividends years done the road when water leaks on existing water mains occur.

**History and Current Status**  
A notice was sent out by Dewberry personnel on Feb. 17th for a pre-construction meeting tentatively set for Feb. 24th for the Phase II portion of reinforcement WL work to be done by Haymes Brothers Inc. The amount of 16" water main to be installed has been reduced to a section between S. Edgewood Road and S. New Street, plus a shorter section between E. Stadium Drive and the end of Phase 1 south of E. Meadow Road.

**Section 3 New or Additional Impact on Operating Budget**

Type of Expenditure	FY2021-22	FY2022-23	FY2023-24	FY2024-25	FY2025-26	Total
Salaries / Benefits						-
Prof. & Consult. Services						-
Material & Supplies						-
Maintenance / Fuel						-
Other						-
<b>Total</b>	-	-	-	-	-	-

**Section 4 Project Costs**

Activity	FY2021-22	FY2022-23	FY2023-24	FY2024-25	FY2025-26	Future \$\$	Total
Prelim Design / Plans							-
Engineering / Arch. Serv.							-
Land / ROW / Acquisition							-
Clear / Grade / Site Prep							-
Building / Utility Constr.	35,000						35,000
Equip / Machinery / Furniture							-
<b>Total Capital Cost Est.</b>	<b>35,000</b>	-	-	-	-	-	<b>35,000</b>
<b>Total Oper. Impact Est.</b>	-	-	-	-	-	-	-
<b>Total Expenditure Est.</b>	<b>35,000</b>	-	-	-	-	-	<b>35,000</b>

**Section 5 Method(s) of Financing**

Funding Source	FY2021-22	FY2022-23	FY2023-24	FY2024-25	FY2025-26	Future \$\$	Total
Water & Sewer Fund	35,000						35,000
							-
							-
<b>Total Program Financing</b>	<b>35,000</b>	-	-	-	-	-	<b>35,000</b>

**Section 6 Maps / Charts / Tables / Pictures**

City of Eden  
Capital Improvement Program  
Fiscal Years 2021 - 2031

Billing & Collections

Description		Total Cost	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31
1	Mobile Data Collection Kit	\$ 5,000	\$ 5,000									
2	Trimble Ranger 7 Orion CE & ME Modules	\$ 16,000		\$ 8,000	\$ 8,000							
3	Replace BC11 - 2014 Ford F150 4x4	\$ 35,000				\$ 35,000						
4	Automated Meter Replacement	\$ 2,000,000										\$ 2,000,000
	<b>Total</b>	\$ 2,056,000	\$ 5,000	\$ 8,000	\$ 8,000	\$ 35,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000,000



**City of Eden, North Carolina  
Fiscal Year 2021-2022 through 2025-2026 Capital Improvement Plan**

<b>Section 1</b>		Project Title: New AMR Meters					Project #:	
Dept/Cost Ctr: Billing & Collections		Functional Area: Billing & Collections					Priority Rank:	
Total Requested Funds	Total Appropriations to date	Budget Year 1 FY2021-22	Unappropriated Subsequent Years				Type of Project: <i>New, Expansion, Renovation, or Replacement</i>	
			Year 2 FY2022-23	Year 3 FY2023-24	Year 4 FY2024-25	Year 5 FY2025-26		
5,000		5,000	-	-	-	-	New	
<b>Section 2</b>		<b>Description and Scope</b>						
<p>We updated our AMR software to Beacon, and one Mobile Data Collection kit was included with our project. We need to set both of our vehicles up to read meters for billing. One of the Technicians is currently having to spend 8 hours a day twice a month to read the entire city. We believe if we split the cycles up, and have two Technicians reading....it will make us more efficient.</p>								
<b>Purpose; Need; and Linkage to Council Goals or other Master Plans, or Dept. Goals &amp; Objectives</b>								
<b>History and Current Status</b>								
<b>Section 3</b>		<b>New or Additional Impact on Operating Budget</b>						
<b>Type of Expenditure</b>	<b>FY2021-22</b>	<b>FY2022-23</b>	<b>FY2023-24</b>	<b>FY2024-25</b>	<b>FY2025-26</b>	<b>Total</b>		
Salaries / Benefits						-		
Prof. & Consult. Services						-		
Material & Supplies	5,000					5,000		
Maintenance / Fuel						-		
Other						-		
<b>Total</b>	<b>5,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>5,000</b>		
<b>Section 4</b>		<b>Project Costs</b>						
<b>Activity</b>	<b>FY2021-22</b>	<b>FY2022-23</b>	<b>FY2023-24</b>	<b>FY2024-25</b>	<b>FY2025-26</b>	<b>Future \$\$</b>	<b>Total</b>	
Prelim Design / Plans							-	
Engineering / Arch. Serv.							-	
Land / ROW / Acquisition							-	
Clear / Grade / Site Prep							-	
Building / Utility Constr.							-	
Equip / Machinery / Furniture							-	
<b>Total Capital Cost Est.</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>Total Oper. Impact Est.</b>	<b>5,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>		<b>5,000</b>	
<b>Total Expenditure Est.</b>	<b>5,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>5,000</b>	
<b>Section 5</b>		<b>Method(s) of Financing</b>						
<b>Funding Source</b>	<b>FY2021-22</b>	<b>FY2022-23</b>	<b>FY2023-24</b>	<b>FY2024-25</b>	<b>FY2025-26</b>	<b>Future \$\$</b>	<b>Total</b>	
W&S Revenue	5,000						5,000	
							-	
							-	
<b>Total Program Financing</b>	<b>5,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>5,000</b>	
<b>Section 6</b>		<b>Maps / Charts / Tables / Pictures</b>						

City of Eden

Capital Improvement Program

Fiscal Years 2021 - 2031

Collection & Distribution

Description	Total Cost	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31
1 Tree chipper	\$ 80,000	\$ -									
2 Flow monitors for sewer	\$ 35,000	\$ 35,000									
3 Track hoe with mulching head	\$ 250,000										
4 Skid Steer with mulching head	\$ 150,000										
5 Drone	\$ 25,000										
6 Dump truck	\$ 175,000			\$ 175,000							
7 Pickup truck	\$ 35,000		\$ 35,000								
8 Pickup truck	\$ 35,000				\$ 35,000						
9 Dump truck	\$ 180,000					\$ 180,000					
10 Backhoe	\$ 200,000						\$ 200,000				
11 Sidearm tractor	\$ 200,000							\$ 200,000			
12 Service truck	\$ 75,000							\$ 75,000			
13 Service truck	\$ 75,000								\$ 75,000		
14 Hydrovac/sewer vac	\$ 550,000									\$ 550,000	
<b>Total</b>	<b>\$ 2,065,000</b>	<b>\$ 35,000</b>	<b>\$ 35,000</b>	<b>\$ 175,000</b>	<b>\$ 35,000</b>	<b>\$ 180,000</b>	<b>\$ 200,000</b>	<b>\$ 275,000</b>	<b>\$ 75,000</b>	<b>\$ 550,000</b>	<b>\$ -</b>

**City of Eden, North Carolina**  
**Fiscal Year 2021-2022 through 2025-2026 Capital Improvement Plan**

<b>Section 1</b>		Project Title: Flow Monitoring Equipment				Project #:	
Dept/Cost Ctr: C&D		Functional Area:				Priority Rank: 2	
Total Requested Funds	Total Appropriations to date	Budget Year 1 FY2021-22	Unappropriated Subsequent Years				Type of Project: <i>New, Expansion, Renovation, or Replacement</i>
			Year 2 FY2022-23	Year 3 FY2023-24	Year 4 FY2024-25	Year 5 FY2025-26	
35,000		35,000	-	-	-		
<b>Section 2</b>		<b>Description and Scope</b>					
<p>Flow monitoring allows for 24/7 monitoring of areas where suspected Inflow and Infiltration are accruing. Flow monitors offer reliable data regarding the amount of water that is getting into our system, then using that data to determine whether it is cost effective or not to spend funds in one area over another.</p>							
<b>Purpose; Need; and Linkage to Council Goals or other Master Plans, or Dept. Goals &amp; Objectives</b>							
<p>We need the flow monitors to be able to track where our problem areas are. Using the camera to inspect the lines would find issues, but as the camera cannot be in the lines at all times, it cannot give you a wider scope of the problem.</p>							
<b>History and Current Status</b>							
<p>Our current flow meters have served us well in the tracking down and elimination of I&amp;I. But currently they are coming to a point in their age where it is more cost effective to replace rather than paying the upgrade costs, in addition to the cost of the equipment needed to keep them functional.</p>							
<b>Section 3</b>		<b>New or Additional Impact on Operating Budget</b>					
<b>Type of Expenditure</b>	<b>FY2021-22</b>	<b>FY2022-23</b>	<b>FY2023-24</b>	<b>FY2024-25</b>	<b>FY2025-26</b>	<b>Total</b>	
Salaries / Benefits						-	
Prof. & Consult. Services						-	
Material & Supplies						-	
Maintenance / Fuel						-	
Other						-	
<b>Total</b>	-	-	-	-	-	-	
<b>Section 4</b>		<b>Project Costs</b>					
<b>Activity</b>	<b>FY2021-22</b>	<b>FY2022-23</b>	<b>FY2023-24</b>	<b>FY2024-25</b>	<b>FY2025-26</b>	<b>Future \$\$</b>	<b>Total</b>
Prelim Design / Plans							-
Engineering / Arch. Serv.							-
Land / ROW / Acquisition							-
Clear / Grade / Site Prep							-
Building / Utility Constr.							-
Equip / Machinery / Furniture	35,000						<b>35,000</b>
<b>Total Capital Cost Est.</b>	<b>35,000</b>	-	-	-	-	-	<b>35,000</b>
<b>Total Oper. Impact Est.</b>	-	-	-	-	-	-	-
<b>Total Expenditure Est.</b>	<b>35,000</b>	-	-	-	-	-	<b>35,000</b>
<b>Section 5</b>		<b>Method(s) of Financing</b>					
<b>Funding Source</b>	<b>FY2021-22</b>	<b>FY2022-23</b>	<b>FY2023-24</b>	<b>FY2024-25</b>	<b>FY2025-26</b>	<b>Future \$\$</b>	<b>Total</b>
W&S Revenue	35,000						35,000
							-
							-
<b>Total Program Financing</b>	<b>35,000</b>	-	-	-	-	-	<b>35,000</b>
<b>Section 6</b>		<b>Maps / Charts / Tables / Pictures</b>					
<p> </p>							

City of Eden  
Capital Improvement 2022 - 2031

<b>SANITATION FUND</b>										
<b>Department</b>	<b>FY 21-22</b>	<b>FY 22-23</b>	<b>FY 23-24</b>	<b>FY 24-25</b>	<b>FY 25-26</b>	<b>FY 26-27</b>	<b>FY 27-28</b>	<b>FY 28-29</b>	<b>FY 29-30</b>	<b>FY 30-31</b>
<b>Revenue (by source)</b>										
SAN Fund Allocation (operating)	\$ -	\$ -	\$ -	\$ 100,000.00	\$ 100,000.00	\$ 101,000.00	\$ 101,000.00	\$ 102,010.00	\$ 102,010.00	\$ 103,030.10
...FBA allocated 1 time	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Reserve Fund SAN Allocation	\$ -	\$ -	\$ -	\$ 250,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
...prior year variance paid fwd	\$ -	\$ -	\$ -	\$ -	\$ 280,000.00	\$ 305,000.00	\$ 366,000.00	\$ 292,000.00	\$ 69,010.00	\$ 171,020.00
Debt Cash Flow In (Purchase)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 350,000.00</b>	<b>\$ 380,000.00</b>	<b>\$ 406,000.00</b>	<b>\$ 467,000.00</b>	<b>\$ 394,010.00</b>	<b>\$ 171,020.00</b>	<b>\$ 274,050.10</b>
<b>Expense (by department)</b>										
Debt Cash Flow Out (Annual Payments)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Solid Waste	\$ -	\$ -	\$ -	\$ 70,000.00	\$ 75,000.00	\$ 40,000.00	\$ 175,000.00	\$ 325,000.00	\$ -	\$ 200,000.00
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 70,000.00</b>	<b>\$ 75,000.00</b>	<b>\$ 40,000.00</b>	<b>\$ 175,000.00</b>	<b>\$ 325,000.00</b>	<b>\$ -</b>	<b>\$ 200,000.00</b>
Revenue	\$ -	\$ -	\$ -	\$ 350,000.00	\$ 380,000.00	\$ 406,000.00	\$ 467,000.00	\$ 394,010.00	\$ 171,020.00	\$ 274,050.10
Expenditure	\$ -	\$ -	\$ -	\$ 70,000.00	\$ 75,000.00	\$ 40,000.00	\$ 175,000.00	\$ 325,000.00	\$ -	\$ 200,000.00
Variance	\$ -	\$ -	\$ -	\$ 280,000.00	\$ 305,000.00	\$ 366,000.00	\$ 292,000.00	\$ 69,010.00	\$ 171,020.00	\$ 74,050.10
<b>Fund Summaries at 10yr</b>										
	<b>Original</b>	<b>Spent</b>	<b>Retaind Earnings</b>	<b>New Subtotal</b>	<b>Additions</b>	<b>Total</b>				
Capital Reserve SAN	\$ 250,000.00	\$ (250,000.00)	\$ 74,050.10	\$ 74,050.10	\$ -	\$ 74,050.10				
Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
SAN Fund (operating-current acct)	\$ -	\$ (709,050.10)	\$ -	\$ (709,050.10)	\$ -	\$ -				

City of Eden  
Capital Improvement 2022 - 2031

GENERAL FUND										
Department	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31
<b>Revenue (by source)</b>										
General Fund Allocation (operating)	\$ 232,400.00	\$ 258,800.00	\$ 259,680.00	\$ 410,648.00	\$ 250,000.00	\$ 250,000.00	\$ 250,000.00	\$ 250,000.00	\$ 250,000.00	\$ 250,000.00
...FY 23 100%, then 50% Purina Revenue	\$ -	\$ 310,102.80	\$ 267,830.59	\$ 316,040.55	\$ 303,358.13	\$ 289,480.54	\$ 274,986.34	\$ 260,484.53	\$ 245,396.58	\$ 229,699.58
...FBA allocated 1 time	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Reserve Fund GF Allocation	\$ -	\$ 461,678.20	\$ 226,187.41	\$ 19,864.45	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
...prior year variance paid fwd	\$ -	\$ 424,557.00	\$ -	\$ -	\$ 0.00	\$ 308,542.04	\$ 4,434.57	\$ 339,268.92	\$ 378,665.45	\$ 968,824.03
Early Retirement of Debt FY 21	\$ 424,557.00	\$ 424,557.00	\$ 424,557.00	\$ 424,557.00	\$ 424,557.00	\$ 424,557.00	\$ 424,557.00	\$ 424,557.00	\$ 424,557.00	\$ 424,557.00
Debt Retirement FY 23	\$ -	\$ 156,855.00	\$ 156,855.00	\$ 156,855.00	\$ 156,855.00	\$ 156,855.00	\$ 156,855.00	\$ 156,855.00	\$ 156,855.00	\$ 156,855.00
Powell Bill	\$ 415,000.00	\$ 430,000.00	\$ 430,000.00	\$ 430,000.00	\$ 430,000.00	\$ 430,000.00	\$ 430,000.00	\$ 430,000.00	\$ 430,000.00	\$ 430,000.00
<b>Total</b>	<b>\$ 1,071,957.00</b>	<b>\$ 2,466,550.00</b>	<b>\$ 1,765,110.00</b>	<b>\$ 1,757,965.00</b>	<b>\$ 1,564,770.14</b>	<b>\$ 1,859,434.58</b>	<b>\$ 1,540,832.92</b>	<b>\$ 1,861,165.45</b>	<b>\$ 1,885,474.03</b>	<b>\$ 2,459,935.61</b>
<b>Expense (by department)</b>										
Administration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Marketing & Customer Service	\$ 15,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering	\$ -	\$ -	\$ 8,000.00	\$ 25,000.00	\$ -	\$ 25,000.00	\$ -	\$ -	\$ 26,000.00	\$ 9,000.00
Facility Maintenance	\$ -	\$ 61,000.00	\$ 65,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Finance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fire	\$ 27,000.00	\$ 250,000.00	\$ 150,000.00	\$ 550,000.00	\$ 125,000.00	\$ 500,000.00	\$ 125,000.00	\$ -	\$ 75,000.00	\$ -
Fleet Maintenance	\$ -	\$ 440,000.00	\$ -	\$ 10,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 80,000.00	\$ 25,000.00
IT	\$ 76,800.00	\$ 86,100.00	\$ 53,510.00	\$ 58,871.00	\$ 64,828.10	\$ -	\$ 25,000.00	\$ -	\$ -	\$ -
Parks & Recreation	\$ 38,000.00	\$ -	\$ 38,200.00	\$ 55,000.00	\$ 86,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
Planning & Community Development	\$ -	\$ -	\$ 25,000.00	\$ 25,000.00	\$ 15,000.00	\$ 25,000.00	\$ -	\$ -	\$ -	\$ -
Police	\$ 75,600.00	\$ 790,950.00	\$ 400,400.00	\$ 351,900.00	\$ 240,400.00	\$ 432,950.00	\$ 125,100.00	\$ 257,600.00	\$ 65,650.00	\$ 337,000.00
Solid Waste	\$ -	\$ 165,000.00	\$ 315,000.00	\$ 70,000.00	\$ 75,000.00	\$ 40,000.00	\$ 175,000.00	\$ 325,000.00	\$ -	\$ 200,000.00
Streets	\$ -	\$ 223,500.00	\$ 260,000.00	\$ 112,194.00	\$ 100,000.00	\$ 232,050.00	\$ 151,464.00	\$ 249,900.00	\$ 70,000.00	\$ 288,000.00
Powell Bill	\$ 415,000.00	\$ 450,000.00	\$ 450,000.00	\$ 500,000.00	\$ 500,000.00	\$ 550,000.00	\$ 550,000.00	\$ 600,000.00	\$ 600,000.00	\$ 650,000.00
<b>Total</b>	<b>\$ 647,400.00</b>	<b>\$ 2,466,550.00</b>	<b>\$ 1,765,110.00</b>	<b>\$ 1,757,965.00</b>	<b>\$ 1,256,228.10</b>	<b>\$ 1,855,000.00</b>	<b>\$ 1,201,564.00</b>	<b>\$ 1,482,500.00</b>	<b>\$ 916,650.00</b>	<b>\$ 1,509,000.00</b>
<b>Revenue</b>	<b>\$ 1,071,957.00</b>	<b>\$ 2,466,550.00</b>	<b>\$ 1,765,110.00</b>	<b>\$ 1,757,965.00</b>	<b>\$ 1,564,770.14</b>	<b>\$ 1,859,434.58</b>	<b>\$ 1,540,832.92</b>	<b>\$ 1,861,165.45</b>	<b>\$ 1,885,474.03</b>	<b>\$ 2,459,935.61</b>
<b>Expenditure</b>	<b>\$ 647,400.00</b>	<b>\$ 2,466,550.00</b>	<b>\$ 1,765,110.00</b>	<b>\$ 1,757,965.00</b>	<b>\$ 1,256,228.10</b>	<b>\$ 1,855,000.00</b>	<b>\$ 1,201,564.00</b>	<b>\$ 1,482,500.00</b>	<b>\$ 916,650.00</b>	<b>\$ 1,509,000.00</b>
<b>Variance</b>	<b>\$ 424,557.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 0.00</b>	<b>\$ 308,542.04</b>	<b>\$ 4,434.57</b>	<b>\$ 339,268.92</b>	<b>\$ 378,665.45</b>	<b>\$ 968,824.03</b>	<b>\$ 950,935.61</b>
<b>Fund Summaries at 10yr</b>										
Capital Reserve GF	Original \$ 750,000.00	Spent \$ (707,730.06)	Retaind Earnings \$ 993,205.55	New Subtotal \$ 1,035,475.49	Additions \$ 2,187,276.84	Total \$ 3,222,752.32				
Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
General Fund (operating-current acct)	\$ -	\$ (5,158,907.64)	\$ -	\$ (5,158,907.64)	\$ -	\$ -				

City of Eden

Capital Improvement Program

Fiscal Years 2021 - 2031

Administration

Description	Total Cost	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31
1 [No items requested]											
<b>Total</b>											

City of Eden

Capital Improvement Program

Fiscal Years 2021 - 2031

Marketing & Customer Service

Description		Total Cost	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31
1	Resurface parking lot at 600 Washington St	14,000										
2	Customer Service Work Order Software	15,000	15,000									
	<b>Total</b>	29,000	15,000									

City of Eden

Capital Improvement Program

Fiscal Years 2021 - 2031

Engineering

Description	Total Cost	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31
1 Replace 42-inch scanner	\$ 8,000			\$ 8,000							
2 Replacement for 2004 pickup 8E	\$ 25,000				\$ 25,000						
3 Replacement for 1993 Blazer 6E	\$ 25,000						\$ 25,000				
4 Replacement for 2005 pickup 9E	\$ 26,000									\$ 26,000	
5 Replace 42-inch plotter	\$ 9,000										\$ 9,000
<b>TOTAL</b>	<b>\$ 93,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 8,000</b>	<b>\$ 25,000</b>	<b>\$ -</b>	<b>\$ 25,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 26,000</b>	<b>\$ 9,000</b>



City of Eden  
Capital Improvement Program  
Fiscal Years 2021 - 2031

Facility Maintenance

Description		Total Cost	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31
1	Flat bed truck	\$ 60,000		\$ 40,000								
2	Gym LED Lights at Bridge Street & Mill Avenue	\$ 15,000										
3	Bobcat - T66	\$ 65,000			\$ 65,000							
4	60-inch mower with bagger	\$ 15,000		\$ 15,000								
5	Trailer to haul equipment	\$ 6,000		\$ 6,000								
	Totals	\$ 161,000	\$ -	\$ 61,000	\$ 65,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

City of Eden

Capital Improvement Program

Fiscal Years 2021 - 2031

Finance

Description		Total Cost	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31
	[No items requested]											
	<b>Total</b>											

City of Eden  
 Capital Improvement Program  
 Fiscal Years 2021 - 2031

Fire

Description		Total Cost	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31
1	Turnout Gear	\$ 27,000	\$ 27,000									
2	Purchase Radios to meet the narrow banding issues	\$ 250,000		\$ 250,000								
3	Renovate Station 4	\$ 150,000			\$ 150,000							
4	Air Pack replacement	\$ 550,000				\$ 550,000						
5	Renovate Station 1	\$ 125,000					\$ 125,000					
6	Firetruck replacement	\$ 500,000						\$ 500,000				
7	Renovate Station 2	\$ 125,000							\$ 125,000			
8	Renovate Station 3	\$ 75,000									\$ 75,000	
	<b>Totals</b>	<b>\$ 1,802,000</b>	<b>\$ 27,000</b>	<b>\$ 250,000</b>	<b>\$ 150,000</b>	<b>\$ 550,000</b>	<b>\$ 125,000</b>	<b>\$ 500,000</b>	<b>\$ 125,000</b>	<b>\$ -</b>	<b>\$ 75,000</b>	<b>\$ -</b>

**City of Eden, North Carolina  
Fiscal Year 2021-2022 through 2025-2026 Capital Improvement Plan**

<b>Section 1</b>		Project Title: Turnout gear funding					Project #:	
Dept/Cost Ctr:			Functional Area: Fire Department			Priority Rank: 3		
Total Requested Funds	Total Appropriations to date	Budget Year 1 FY2021-22	Unappropriated Subsequent Years				Type of Project: <i>New, Expansion, Renovation, or Replacement</i>	
			Year 2 FY2022-23	Year 3 FY2023-24	Year 4 FY2024-25	Year 5 FY2025-26		
27,000		27,000	-	-	-			
<b>Section 2</b>		<b>Description and Scope</b>						
Replacement of turnout gear due to wear and tear and also replacement after the 10 year life span.								
<b>Purpose; Need; and Linkage to Council Goals or other Master Plans, or Dept. Goals &amp; Objectives</b>								
The addition of new personnel and the 10 year life span keeping the added funding for turn out gear. This will allow for the purchase when needed and will eliminate the stocking piling of gear.								
<b>History and Current Status</b>								
<b>Section 3</b>		<b>New or Additional Impact on Operating Budget</b>						
<b>Type of Expenditure</b>	<b>FY2021-22</b>	<b>FY2022-23</b>	<b>FY2023-24</b>	<b>FY2024-25</b>	<b>FY2025-26</b>	<b>Total</b>		
Salaries / Benefits						-		
Prof. & Consult. Services						-		
Material & Supplies						-		
Maintenance / Fuel						-		
Other						-		
<b>Total</b>	-	-	-	-	-	-		
<b>Section 4</b>		<b>Project Costs</b>						
<b>Activity</b>	<b>FY2021-22</b>	<b>FY2022-23</b>	<b>FY2023-24</b>	<b>FY2024-25</b>	<b>FY2025-26</b>	<b>Future \$\$</b>	<b>Total</b>	
Prelim Design / Plans							-	
Engineering / Arch. Serv.							-	
Land / ROW / Acquisition							-	
Clear / Grade / Site Prep							-	
Building / Utility Constr.							-	
Equip / Machinery / Furniture							-	
<b>Total Capital Cost Est.</b>	-	-	-	-	-	-	-	
<b>Total Oper. Impact Est.</b>	-	-	-	-	-	-	-	
<b>Total Expenditure Est.</b>	-	-	-	-	-	-	-	
<b>Section 5</b>		<b>Method(s) of Financing</b>						
<b>Funding Source</b>	<b>FY2021-22</b>	<b>FY2022-23</b>	<b>FY2023-24</b>	<b>FY2024-25</b>	<b>FY2025-26</b>	<b>Future \$\$</b>	<b>Total</b>	
							-	
							-	
<b>Total Program Financing</b>	-	-	-	-	-	-	-	
<b>Section 6</b>		<b>Maps / Charts / Tables / Pictures</b>						

City of Eden  
Capital Improvement Program  
Fiscal Years 2021 - 2031

Fleet Maintenance

Description		Total Cost	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31
1	Replace Fueling System (Tanks & Pumps)	\$ 400,000		\$ 400,000								
2	Replace vehicle maintenance Software	\$ 40,000		\$ 40,000								
3	Add 80' drive through bay	\$ 250,000										
4	Replace Miller wire welder and spool gun	\$ 10,000				\$ 10,000						
5	Replace out-dated vehicle & heavy-duty scan tools	\$ 50,000					\$ 50,000					
6	Replace tire changing equipment and tools	\$ 50,000						\$ 50,000				
7	Tire shop bldg maintenance paint, heaters, roof, air compressor	\$ 50,000							\$ 50,000			
8	Fleet bldg maintenance paint, heaters, air conditions, air compressor	\$ 50,000								\$ 50,000		
9	Replace Tire service truck	\$ 80,000									\$ 80,000	
10	Install a new generator at the tire shop	\$ 25,000										\$ 25,000
<b>Totals</b>		<b>\$ 1,005,000</b>	<b>\$ -</b>	<b>\$ 440,000</b>	<b>\$ -</b>	<b>\$ 10,000</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ 80,000</b>	<b>\$ 25,000</b>

City of Eden

Capital Improvement Program

Fiscal Years 2021 - 2031

Information Technology

Description		Total Cost	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31
1	Desktop Lifecycle	\$ 97,681.60	\$ 16,000.00	\$ 17,600.00	\$ 19,360.00	\$ 21,296.00	\$ 23,425.60					
2	Laptop Lifecycle	\$ 152,627.50	\$ 25,000.00	\$ 27,500.00	\$ 30,250.00	\$ 33,275.00	\$ 36,602.50					
3	Server Lifecycle	\$ 21,000.00		\$ 21,000.00					\$ 25,000.00			
4	Network Switch Life Cycle	\$ 68,800.00	\$ 35,800.00	\$ 20,000.00	\$ 3,900.00	\$ 4,300.00	\$ 4,800.00					
	<b>Total</b>	<b>\$ 340,109.10</b>	<b>\$ 76,800.00</b>	<b>\$ 86,100.00</b>	<b>\$ 53,510.00</b>	<b>\$ 58,871.00</b>	<b>\$ 64,828.10</b>	<b>\$ -</b>	<b>\$ 25,000.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

**City of Eden, North Carolina  
Fiscal Year 2021-2022 through 2025-2026 Capital Improvement Plan**

<b>Section 1</b>		Project Title: Desktop Lifecycle Replacements					Project #:	
Dept/Cost Ctr: 4145-57001		Functional Area: All Departments			Priority Rank: 3			
Total Requested Funds	Total Appropriations to date	Budget Year 1 FY2021-22	Unappropriated Subsequent Years				Type of Project: <i>New, Expansion, Renovation, or Replacement</i>	
			Year 2 FY2022-23	Year 3 FY2023-24	Year 4 FY2024-25	Year 5 FY2025-26		
16,000		16,000	-	-	-	-	Replacement	
<b>Section 2</b>		<b>Description and Scope</b>						
Continue the phased 4-year replacement program to replace our legacy workstations with a minimum of an Intel i5 or AMD Ryzen 5 CPU and 8GB RAM with Windows 10. Pricing includes 4 years of onsite next business day support.								
<b>Purpose; Need; and Linkage to Council Goals or other Master Plans, or Dept. Goals &amp; Objectives</b>								
In order to meet the requirements of applications and ensure we're living up to our citizens expectations of service we cannot allow our technology to stagnate. The Department of Information Technology recommends replacing MDT's every 3 years, desktops every 4 years, and servers every 5 years.								
<b>History and Current Status</b>								
<b>Section 3</b>		<b>New or Additional Impact on Operating Budget</b>						
<b>Type of Expenditure</b>	<b>FY2021-22</b>	<b>FY2022-23</b>	<b>FY2023-24</b>	<b>FY2024-25</b>	<b>FY2025-26</b>	<b>Total</b>		
Salaries / Benefits						-		
Prof. & Consult. Services						-		
Material & Supplies						-		
Maintenance / Fuel						-		
Other						-		
<b>Total</b>	-	-	-	-	-	-		
<b>Section 4</b>		<b>Project Costs</b>						
<b>Activity</b>	<b>FY2021-22</b>	<b>FY2022-23</b>	<b>FY2023-24</b>	<b>FY2024-25</b>	<b>FY2025-26</b>	<b>Future \$\$</b>	<b>Total</b>	
Prelim Design / Plans							-	
Engineering / Arch. Serv.							-	
Land / ROW / Acquisition							-	
Clear / Grade / Site Prep							-	
Building / Utility Constr.							-	
Equip / Machinery / Furniture	16,000						<b>16,000</b>	
<b>Total Capital Cost Est.</b>	<b>16,000</b>	-	-	-	-	-	<b>16,000</b>	
<b>Total Oper. Impact Est.</b>	-	-	-	-	-	-	-	
<b>Total Expenditure Est.</b>	<b>16,000</b>	-	-	-	-	-	<b>16,000</b>	
<b>Section 5</b>		<b>Method(s) of Financing</b>						
<b>Funding Source</b>	<b>FY2021-22</b>	<b>FY2022-23</b>	<b>FY2023-24</b>	<b>FY2024-25</b>	<b>FY2025-26</b>	<b>Future \$\$</b>	<b>Total</b>	
General Fund	16,000						16,000	
							-	
							-	
<b>Total Program Financing</b>	<b>16,000</b>	-	-	-	-	-	<b>16,000</b>	
<b>Section 6</b>		<b>Maps / Charts / Tables / Pictures</b>						

**City of Eden, North Carolina**  
**Fiscal Year 2021-2022 through 2025-2026 Capital Improvement Plan**

<b>Section 1</b>		Project Title: Laptop Lifecycle Replacements				Project #:	
Dept/Cost Ctr: 4145-57001		Functional Area:		IT		Priority Rank: 2	
Total Requested Funds	Total Appropriations to date	Budget Year 1 FY2021-22	Unappropriated Subsequent Years				Type of Project: <i>New, Expansion, Renovation, or Replacement</i>
			Year 2 FY2022-23	Year 3 FY2023-24	Year 4 FY2024-25	Year 5 FY2025-26	
25,000		25,000	-	-	-	-	Replacement
<b>Section 2</b>		<b>Description and Scope</b>					
<p>The IT department recommends continuing an ongoing phased, three-year replacement plan for laptops whereby one third of our oldest laptops will be replaced per year. This years request will replace the 10 oldest patrol laptops and 5 of the oldest department head laptops. The cost also reflects 3yr parts and labor onsite warranty.</p>							
<b>Purpose; Need; and Linkage to Council Goals or other Master Plans, or Dept. Goals &amp; Objectives</b>							
<p>In order to meet the requirements of applications and ensure we're living up to our citizens expectations of service we cannot allow our technology to stagnate. The Department of Information Technology recommends replacing laptops every 3 years, desktops every 4 years, and servers every 5 years.</p>							
<b>History and Current Status</b>							
<p>In the past, we have only included patrol laptops in this lifecycle. With an increasing number of department heads utilizing laptops as their sole device, it has become necessary to include those laptops in the project going forward.</p>							
<b>Section 3</b>		<b>New or Additional Impact on Operating Budget</b>					
<b>Type of Expenditure</b>	<b>FY2021-22</b>	<b>FY2022-23</b>	<b>FY2023-24</b>	<b>FY2024-25</b>	<b>FY2025-26</b>	<b>Total</b>	
Salaries / Benefits						-	
Prof. & Consult. Services						-	
Material & Supplies						-	
Maintenance / Fuel						-	
Other						-	
<b>Total</b>	-	-	-	-	-	-	
<b>Section 4</b>		<b>Project Costs</b>					
<b>Activity</b>	<b>FY2021-22</b>	<b>FY2022-23</b>	<b>FY2023-24</b>	<b>FY2024-25</b>	<b>FY2025-26</b>	<b>Future \$\$</b>	<b>Total</b>
Prelim Design / Plans							-
Engineering / Arch. Serv.							-
Land / ROW / Acquisition							-
Clear / Grade / Site Prep							-
Building / Utility Constr.							-
Equip / Machinery / Furniture	25,000						25,000
<b>Total Capital Cost Est.</b>	<b>25,000</b>	-	-	-	-	-	<b>25,000</b>
<b>Total Oper. Impact Est.</b>	-	-	-	-	-	-	-
<b>Total Expenditure Est.</b>	<b>25,000</b>	-	-	-	-	-	<b>25,000</b>
<b>Section 5</b>		<b>Method(s) of Financing</b>					
<b>Funding Source</b>	<b>FY2021-22</b>	<b>FY2022-23</b>	<b>FY2023-24</b>	<b>FY2024-25</b>	<b>FY2025-26</b>	<b>Future \$\$</b>	<b>Total</b>
General Fund	25,000						25,000
							-
							-
<b>Total Program Financing</b>	<b>25,000</b>	-	-	-	-	-	<b>25,000</b>
<b>Section 6</b>		<b>Maps / Charts / Tables / Pictures</b>					



**City of Eden, North Carolina  
Fiscal Year 2021-2022 through 2025-2026 Capital Improvement Plan**

<b>Section 1</b>		Project Title: Switch Lifecycle				Project #:	
Dept/Cost Ctr: 10-4145-57000		Functional Area: IT				Priority Rank: 1	
Total Requested Funds	Total Appropriations to date	Budget Year 1 FY2021-22	Unappropriated Subsequent Years				Type of Project: <i>New, Expansion, Renovation, or Replacement</i>
			Year 2 FY2022-23	Year 3 FY2023-24	Year 4 FY2024-25	Year 5 FY2025-26	
35,750		35,750	-	-	-	-	Replacement

**Section 2 Description and Scope**  
 Replace 4 existing MS220-48LP switches with MS225-48LP model. Replace 1 existing MS320-48LP core switch with MS355-48-HX model. Pricing includes 3 years of Enterprise maintenance per device.

**Purpose; Need; and Linkage to Council Goals or other Master Plans, or Dept. Goals & Objectives**  
 Our existing 5 switches are approaching 7 years old. With the growth of our data needs, we're beginning to see bottlenecks (slow response) in the system because our current switches can't move the data between our users and servers fast enough to keep up with data demands.

**History and Current Status**  
 We're currently averaging 1.5 terabytes of data crossing our network switches per day. We're seeing issues with slow responses in e-mail, financials, and security camera systems.

**Section 3 New or Additional Impact on Operating Budget**

Type of Expenditure	FY2021-22	FY2022-23	FY2023-24	FY2024-25	FY2025-26	Total
Salaries / Benefits						-
Prof. & Consult. Services						-
Material & Supplies						-
Maintenance / Fuel	3,750					3,750
Other						-
<b>Total</b>	<b>3,750</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>3,750</b>

**Section 4 Project Costs**

Activity	FY2021-22	FY2022-23	FY2023-24	FY2024-25	FY2025-26	Future \$\$	Total
Prelim Design / Plans							-
Engineering / Arch. Serv.							-
Land / ROW / Acquisition							-
Clear / Grade / Site Prep							-
Building / Utility Constr.							-
Equip / Machinery / Furniture	32,000						32,000
<b>Total Capital Cost Est.</b>	<b>32,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>32,000</b>
<b>Total Oper. Impact Est.</b>	<b>3,750</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>3,750</b>
<b>Total Expenditure Est.</b>	<b>35,750</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>35,750</b>

**Section 5 Method(s) of Financing**

Funding Source	FY2021-22	FY2022-23	FY2023-24	FY2024-25	FY2025-26	Future \$\$	Total
General Fund	35,750						35,750
							-
							-
<b>Total Program Financing</b>	<b>35,750</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>35,750</b>

**Section 6 Maps / Charts / Tables / Pictures**

1 day of usage across all network switches at City Hall.  
 TB= Terabyte or 1,000 gigabytes  
 GB= Gigabyte or 1,000 megabytes

**Usage 1.63 TB (↓ 414.9 GB, ↑ 1.23 TB)**

City of Eden  
 Capital Improvement Program  
 Fiscal Years 2021 - 2031

Parks & Recreation

Description		Total Cost	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31
1	Replace & Move Fence at Mill Avenue Park	\$ 6,200			\$ 6,200							
2	Build indoor recreation complex at Freedom Park	\$ -										
3	Handicap parking lot at Garden of Eden Center	\$ 25,000			\$ 25,000							
4	Upgrade playground at Bridge Street Rec	\$ 50,000										
5	Install a football/soccer scoreboard at Freedom Park	\$ 7,000			\$ 7,000							
6	Resurface courts at Bridge Street & Peter Hill Park	\$ 16,000	\$ 16,000									
7	Pave parking lot on Monroe Street	\$ 22,000	\$ 22,000									
8	Overlay basketball courts at Morgan Road	\$ 40,000				\$ 40,000						
9	Replace gym floor at Bridge Street Rec	\$ 75,000					\$ 75,000					
10	Replace roof at Garden of Eden Center	\$ 15,000				\$ 15,000						
11	Freedom Park fields - top dressing	\$ 11,000			\$ 11,000							
12	Resurface walking track at Morgan Road	\$ 11,000					\$ 11,000					
<b>Totals</b>		\$ 104,200	\$ 38,000	\$ -	\$ 38,200	\$ 55,000	\$ 86,000	\$ -	\$ -	\$ -	\$ -	\$ -

**City of Eden, North Carolina  
Fiscal Year 2021-2022 through 2025-2026 Capital Improvement Plan**

<b>Section 1</b>		Project Title: Resurfacing Outdoor Basketball Courts Bridge St./Peter Hill Park				Project #: 6120	
Dept/Cost Ctr: Parks & Recreation		Functional Area: Parks & Recreation				Priority Rank:	
Total Requested Funds	Total Appropriations to date	Budget Year 1 FY2021-22	Unappropriated Subsequent Years				Type of Project: <i>New, Expansion, Renovation, or Replacement</i>
			Year 2 FY2022-23	Year 3 FY2023-24	Year 4 FY2024-25	Year 5 FY2025-26	
16,000		16,000	-	-	-	Renovation	
<b>Section 2</b>		<b>Description and Scope</b>					
Repaint and fill cracks.							
<b>Purpose; Need; and Linkage to Council Goals or other Master Plans, or Dept. Goals &amp; Objectives</b>							
This will allow safer play for citizens in and around the city, by doing this it will give the basketball courts a much better look.							
<b>History and Current Status</b>							
This is something that needs to be done every few years.							
<b>Section 3</b>		<b>New or Additional Impact on Operating Budget</b>					
<b>Type of Expenditure</b>	<b>FY2021-22</b>	<b>FY2022-23</b>	<b>FY2023-24</b>	<b>FY2024-25</b>	<b>FY2025-26</b>	<b>Total</b>	
Salaries / Benefits						-	
Prof. & Consult. Services						-	
Material & Supplies						-	
Maintenance / Fuel	16,000					16,000	
Other						-	
<b>Total</b>	<b>16,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>16,000</b>	
<b>Section 4</b>		<b>Project Costs</b>					
<b>Activity</b>	<b>FY2021-22</b>	<b>FY2022-23</b>	<b>FY2023-24</b>	<b>FY2024-25</b>	<b>FY2025-26</b>	<b>Future \$\$</b>	<b>Total</b>
Prelim Design / Plans							-
Engineering / Arch. Serv.							-
Land / ROW / Acquisition							-
Clear / Grade / Site Prep							-
Building / Utility Constr.							-
Equip / Machinery / Furniture							-
<b>Total Capital Cost Est.</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total Oper. Impact Est.</b>	<b>16,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>16,000</b>
<b>Total Expenditure Est.</b>	<b>16,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>16,000</b>
<b>Section 5</b>		<b>Method(s) of Financing</b>					
<b>Funding Source</b>	<b>FY2021-22</b>	<b>FY2022-23</b>	<b>FY2023-24</b>	<b>FY2024-25</b>	<b>FY2025-26</b>	<b>Future \$\$</b>	<b>Total</b>
General Fund	16,000						16,000
							-
							-
<b>Total Program Financing</b>	<b>16,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>16,000</b>
<b>Section 6</b>		<b>Maps / Charts / Tables / Pictures</b>					

**City of Eden, North Carolina  
Fiscal Year 2021-2022 through 2025-2026 Capital Improvement Plan**

<b>Section 1</b>		Project Title: Repave Municipal Parking Lot on Monroe Street					Project #:	6120
Dept/Cost Ctr: Parks & Recreation			Functional Area:			Priority Rank:		
Total Requested Funds	Total Appropriations to date	Budget Year 1 FY2021-22	Unappropriated Subsequent Years				Type of Project: <i>New, Expansion, Renovation, or Replacement</i>	
			Year 2 FY2022-23	Year 3 FY2023-24	Year 4 FY2024-25	Year 5 FY2025-26		
22,000		22,000	-	-	-	-	Replacement	
<b>Section 2</b>		<b>Description and Scope</b>						
Repave the parking lot owned by the City on Monroe Street.								
<b>Purpose; Need; and Linkage to Council Goals or other Master Plans, or Dept. Goals &amp; Objectives</b>								
The repaving of the parking lot is needed due to it being in very poor condition.								
<b>History and Current Status</b>								
The repaving of the parking lot is needed due to it being in very poor condition.								
<b>Section 3</b>		<b>New or Additional Impact on Operating Budget</b>						
<b>Type of Expenditure</b>	<b>FY2021-22</b>	<b>FY2022-23</b>	<b>FY2023-24</b>	<b>FY2024-25</b>	<b>FY2025-26</b>	<b>Total</b>		
Salaries / Benefits						-		
Prof. & Consult. Services						-		
Material & Supplies						-		
Maintenance / Fuel						-		
Other						-		
<b>Total</b>	-	-	-	-	-	-		
<b>Section 4</b>		<b>Project Costs</b>						
<b>Activity</b>	<b>FY2021-22</b>	<b>FY2022-23</b>	<b>FY2023-24</b>	<b>FY2024-25</b>	<b>FY2025-26</b>	<b>Future \$\$</b>	<b>Total</b>	
Prelim Design / Plans							-	
Engineering / Arch. Serv.							-	
Land / ROW / Acquisition							-	
Clear / Grade / Site Prep	22,000						22,000	
Building / Utility Constr.							-	
Equip / Machinery / Furniture							-	
<b>Total Capital Cost Est.</b>	<b>22,000</b>	-	-	-	-	-	<b>22,000</b>	
<b>Total Oper. Impact Est.</b>	-	-	-	-	-	-	-	
<b>Total Expenditure Est.</b>	<b>22,000</b>	-	-	-	-	-	<b>22,000</b>	
<b>Section 5</b>		<b>Method(s) of Financing</b>						
<b>Funding Source</b>	<b>FY2021-22</b>	<b>FY2022-23</b>	<b>FY2023-24</b>	<b>FY2024-25</b>	<b>FY2025-26</b>	<b>Future \$\$</b>	<b>Total</b>	
General Fund	22,000						22,000	
							-	
							-	
<b>Total Program Financing</b>	<b>22,000</b>	-	-	-	-	-	<b>22,000</b>	
<b>Section 6</b>		<b>Maps / Charts / Tables / Pictures</b>						

City of Eden

Capital Improvement Program

Fiscal Years 2021 - 2031

Planning & Community Development

Description	Total Cost	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31
1 Staff Vehicle	\$ 25,000			\$ 25,000							
2 Replace 2004 Ford Truck	\$ 25,000				\$ 25,000						
3 Replace Planning Plotter	\$ 15,000					\$ 15,000					
4 Replace 2015 Chevy Truck	\$ 25,000						\$ 25,000				
<b>Totals</b>	<b>\$ 90,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 25,000</b>	<b>\$ 25,000</b>	<b>\$ 15,000</b>	<b>\$ 25,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

City of Eden

Capital Improvement Program

Fiscal Years 2021 - 2031

Police

Description	Total Cost	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31
1 Vehicle Replacement Plan	\$ 2,642,250.00	\$ 40,300.00	\$ 390,950	\$ 400,400	\$ 351,900	\$ 240,400	\$ 432,950	\$ 125,100	\$ 257,600	\$ 65,650	\$ 337,000
2 Replace 2 - K-9's	\$ 22,700.00	\$ 22,700.00									
3 Taser Replacement	\$ 12,600.00	\$ 12,600.00									
3 Radio Replacement	\$ 400,000.00		\$ 400,000								
<b>Total</b>	\$ 3,077,550.00	\$ 75,600.00	\$ 790,950	\$ 400,400	\$ 351,900	\$ 240,400	\$ 432,950	\$ 125,100	\$ 257,600	\$ 65,650	\$ 337,000

**Eden Police Department  
Estimated Cost  
Five Year Vehicle Replacement Plan  
January 2021**

**Budget Year 2021-2022 (1 units)**

1 Unit (Animal Control) @ = \$ 33,844.59 (Ford 150 4x4)

1 Unit @ \$ 3,665.86 ea. = \$ 3,665.86 (Equipment)

1 Units @ \$ 800.00 ea. = \$ 800.00 (Vinyl Striping)

Total = \$ 40,202.95 Cost per Quotes Attached

\*Note: Totals reflect approximately 7% Increase from quote for market fluctuation, metal price increases etc. Equipment also includes In-Car Camera units (\$4700 each) and radar units \$1700 each).

**Budget Year 2022 – 2023 (7 Units)**

7 Units @ \$ 35,000 ea. = \$ 245,000 (Dodge Durango SUV)

7 Units @ \$ 20,000 ea. = \$ 140,000 (Equipment)

7 Units @ \$ 850 ea. = \$ 5,950 (Vinyl Striping)

Total = \$ 390,950

**Budget Year 2023 – 2024 (7 Units)**

7 Units @ \$ 36200 ea. = \$ 253,400 (Dodge Durango SUV)

7 Units @ \$ 20,100 ea. = \$ 140,700 (Equipment)

7 Units @ \$ 900 ea. = \$ 6,300 (Vinyl Striping)

Total = \$ 400,400

**Budget Year 2024 – 2025 (6 Units)**

6 Units @ \$ 37400 ea. = \$ 224,400 (Dodge Durango SUV)

6 Units @ \$ 20,300 ea. = \$ 121800 (Equipment)

6 Units @ \$ 950 ea. = \$ 5,700 (Vinyl Striping)

Total = \$ 351,900

**Budget Year 2025 – 2026 (4 Units)**

4 Units @ \$ 38,600 ea. = \$ 154,400 (Dodge Durango SUV)

4 Units @ \$ 20,500 ea. = \$ 82,000 (Equipment)

4 Units @ \$ 1000 ea. = \$ 4,000 (Vinyl Striping)

Total = \$ 240,400

**Budget Year 2026 - 2027 (7 Units)**

7 Units @ \$ 39,800 ea. = \$ 278,600 (Dodge Durango SUV)

7 Units @ \$ 21,000 ea. = \$ 147,000 (Equipment)

7 Units @ \$ 1050 ea. = \$ 7,350 (Vinyl Striping)

Total = \$ 432,950



**Budget Year 2027 - 2028 (2 Units)**

2 Units @ \$ 40,000 ea. = \$ 80,000 (Dodge Durango SUV)

2 Units @ \$ 21,500 ea. = \$ 43,000 (Equipment)

2 Units @ \$ 1050 ea. = \$ 2100 (Vinyl Striping)

Total = \$ 125,100

**Budget Year 2028 - 2029 (4 Units)**

4 Units @ \$ 41,200 ea. = \$ 164,800 (Dodge Durango SUV)

4 Units @ \$ 22,000 ea. = \$ 88,000 (Equipment)

4 Units @ \$ 1200 ea. = \$ 4,800 (Vinyl Striping)

Total = \$ 257,600

**Budget Year 2029 - 2030 (1 Units)**

1 Units @ \$ 42,400 ea. = \$ 42,400 (Dodge Durango SUV)

1 Units @ \$ 22,000 ea. = \$ 22,000 (Equipment)

1 Units @ \$ 1250 ea. = \$ 1250 (Vinyl Striping)

Total = \$ 65,650

**Budget Year 2030 - 2031 (5 Units)**

5 Units @ \$ 43,600 ea. = \$ 218,000 (Dodge Durango SUV)

5 Units @ \$ 22,500 ea. = \$ 112,500 (Equipment)

5 Units @ \$ 1300 ea. = \$ 6,500 (Vinyl Striping)

Total = \$ 337,000

Projected increases are approximate. For example, in February 2019 a quote for the Ford Police SUV was submitted for FY 19-20 for two replacement vehicles. The Quote was \$32,652. In July 2019, after approval in the budget process the quote for the Ford Police SUV was 35,956 for an increase of \$3,304. As a result of the increase we requested quotes for the Dodge Durango and Chevrolet Tahoe. We purchased two Durango's for \$30,500 for a savings of \$2,152.

*Clinton M. Simpson*  
*Chief of Police*



*John M. Edwards*  
*Deputy Chief*

## *Eden Police Department*

*“Putting Our Community First”*

To: Honorable Mayor and City Council

Thru: Chief Clint Simpson and Jon Mendenhall, City Manager

From: Deputy Chief John Edwards

Date: January 4, 2021

Subject: K-9 Replacement

In July, 2020, Dr. Jerry Boothe of Eden Veterinary Hospital recommended K-9 Jinx retire within the following twelve-month period. K-9 Jinx is a seven-year-old Labrador Retriever assigned to Sergeant David Stepps and is experiencing joint issues. K-9 Jinx was obtained in March 2015 and has served the community well. However, due to the joint issues and at the recommendation of Dr. Boothe, we are looking to replace her in budget year 2021/2022.

The Eden Police Department obtained K-9 Archer in September of 2015 and had been assigned to Officer Christopher Davis. Upon Officer Davis' resignation on September 30, 2020, K-9 Archer was reassigned to Officer Josh Ferguson in October, 2020. Archer is a seven-year-old Labrador Retriever dog and has been working with the Eden Police Department since September of 2015. During that time, he has performed his duties well and supported the Police Department. However, K-9 Archer was having problems moving and walking and was treated by Dr. Jerry Boothe of Eden Veterinary Hospital. Dr. Boothe discovered K-9 Archer had significant osteoarthritis and recommended immediate retirement effective November 29, 2020. Dr. Boothe attributed this condition to genetics and previous Lyme disease.

We received a quote from Highland K-9 for the replacement of two K-9s and the necessary training required for the K-9 and the handler. These K-9s will be trained in narcotics detection, scent trailing, and criminal apprehension/handler protection. The quote is for \$22,630.00. The quote reflects a discount to reflect we are a returning client.

*Clinton M. Simpson*  
*Chief of Police*



*John M. Edwards*  
*Deputy Chief*

*Eden Police Department*  
*"Putting Our Community First"*

To: Honorable Mayor and City Council

Thru: Chief Clint Simpson and Jon Mendenhall, City Manager

From: Deputy Chief John Edwards

Date: January 4, 2021

Subject: Taser Replacement

In budget years 2015/2016 and 2016/2017 we replaced our old Tasers, the X26 model, with the newer X26P models. We purchased 32 X26P Tasers over the course of these two years and issued them to our uniformed officers. We issued the older X26 Tasers to Detectives and Admin staff members, providing all fulltime officers with a Taser. The X26 Tasers have worked well for years. We have had them in use since 2007. However, over the past year or so we have had an increasing number of these Tasers to stop working and Axon, the parent company for Taser, no longer services the X26 model. To ensure all Eden officers have access to and are issued this valuable law enforcement tool, we would like to purchase ten new X26P Tasers. Each X26P Taser, with battery and holster, costs \$1,251.50. This would be a total cost of \$12,515.00 plus shipping to complete this project.

City of Eden  
 Capital Improvement Program  
 Fiscal Years 2021 - 2031

Solid Waste

Description		Total Cost	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31
1	Brushawg Knuckleboom	\$ 165,000		\$ 165,000								
2	Side Arm Automated Garbage Truck	\$ 315,000			\$ 315,000							
3	Replace International Road Tractor (1 of 2)	\$ 70,000				\$ 70,000						
4	SpecTec Ejector Trailer	\$ 75,000					\$ 75,000					
5	Brushawg Knuckleboom Grapple Truck	\$ 175,000							\$ 175,000			
6	Ford F-250 4x4 regular cab truck	\$ 40,000						\$ 40,000				
7	Side Arm Automated Garbage Truck	\$ 325,000								\$ 325,000		
8	Brushawg Knuckleboom Grapple Truck	\$ 180,000										
9	Brushawg Knuckleboom Grapple Truck	\$ 185,000										
10	Replace International Road Tractor (2 of 2)	\$ 70,000										\$ 70,000
11	SpecTec Ejector Trailer	\$ 80,000										\$ 80,000
12	Refurbish 2018 Pinnacle	\$ 50,000										\$ 50,000
13	Side Arm Automated Garbage Truck	\$ 340,000										\$ -
<b>TOTALS</b>		\$ 2,070,000	\$ -	\$ 165,000	\$ 315,000	\$ 70,000	\$ 75,000	\$ 40,000	\$ 175,000	\$ 325,000	\$ -	\$ 200,000

City of Eden  
 Capital Improvement Program  
 Fiscal Years 2021 - 2031

Streets

Description		Total Cost	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31
1	Pull Leaf Machine	\$ -	\$ -									
2	Dump Truck	\$ 178,500		\$ 178,500								
3	Service Truck	\$ 45,000		\$ 45,000								
4	Automated LF Truck	\$ 260,000			\$ 260,000							
5	Pull Leaf Machine	\$ 112,194				\$ 112,194						
6	Salt Shed	\$ 100,000					\$ 100,000					
7	Dump Truck	\$ 232,050						\$ 232,050				
8	Pull Leaf Machine	\$ 151,464							\$ 151,464			
9	Dump Truck	\$ 249,900								\$ 249,900		
10	Bucket Truck	\$ 70,000									\$ 70,000	
11	Backhoe	\$ 288,000										\$ 288,000
	<b>Totals</b>	\$ 1,687,108	\$ -	\$ 223,500	\$ 260,000	\$ 112,194	\$ 100,000	\$ 232,050	\$ 151,464	\$ 249,900	\$ 70,000	\$ 288,000

City of Eden

Capital Improvement Program

Fiscal Years 2021 - 2031

Powell Bill

Description	Total Cost	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31
1 Street Resurfacing & Preservation	\$ 5,265,000	\$ 415,000	\$ 450,000	\$ 450,000	\$ 500,000	\$ 500,000	\$ 550,000	\$ 550,000	\$ 600,000	\$ 600,000	\$ 650,000
<b>Total</b>	\$ 5,265,000	\$ 415,000	\$ 450,000	\$ 450,000	\$ 500,000	\$ 500,000	\$ 550,000	\$ 550,000	\$ 600,000	\$ 600,000	\$ 650,000

**City of Eden, North Carolina  
Fiscal Year 2021-2022 through 2025-2026 Capital Improvement Plan**

<b>Section 1</b>		Project Title: FY 21-22 Street Resurfacing Contracts					Project #:	SRC2021-22
Dept/Cost Ctr: Powell Bill/Street Resurfacing		Functional Area:					Priority Rank:	1
Total Requested Funds	Total Appropriations to date	Budget Year 1 FY2021-22	Unappropriated Subsequent Years				Type of Project: <i>New, Expansion, Renovation, or Replacement</i>	
			Year 2 FY2022-23	Year 3 FY2023-24	Year 4 FY2024-25	Year 5 FY2025-26		
3,250,000		430,000	680,000	680,000	730,000	730,000	Replacement	

**Section 2 Description and Scope**

The scope of work consists of the repair and resurfacing of city maintained streets. These contracts include the adjustment of structures, patching, asphalt pavement milling, asphalt surface treatment, resurfacing, shoulder reconstruction and the placement of incidental stone where needed.

**Purpose; Need; and Linkage to Council Goals or other Master Plans, or Dept. Goals & Objectives**

The purpose of repairing and resurfacing these street sections is to prevent further deterioration and/or loss of the existing pavement sections. The city needs to resurface a minimum of 92,447 square yards of asphalt pavement per year at an average cost of approximately \$925,000.00 in order to maintain a 15-Year Street Resurfacing Program.

**History and Current Status**

The city's highway system consist of 1,386,706 square yards of asphalt roadways divided up into 628 street sections. We currently have 77 street sections (14%) that are currently rated in poor or very poor condition. This year, our annual Powell Bill allocation was \$430,732.24 which was a reduction of \$27,522.92 from the prior year. Our Powell Bill allocation continues to go down every year as construction cost continues to climb making it even harder to maintain our current resurfacing plan. It's very obvious with the reduction in State funding and rising cost that our annual Powell Bill allocation is no longer sufficient to fund the maintenance of the city's highway system.

**Section 3 New or Additional Impact on Operating Budget**

Type of Expenditure	FY2021-22	FY2022-23	FY2023-24	FY2024-25	FY2025-26	Total
Salaries / Benefits						-
Prof. & Consult. Services						-
Material & Supplies						-
Maintenance / Fuel						-
Other						-
<b>Total</b>	-	-	-	-	-	-

**Section 4 Project Costs**

Activity	FY2021-22	FY2022-23	FY2023-24	FY2024-25	FY2025-26	Future \$\$	Total
Prelim Design / Plans							-
Engineering / Arch. Serv.							-
Land / ROW / Acquisition							-
Clear / Grade / Site Prep							-
Building / Utility Constr.	430,000	680,000	680,000	730,000	730,000		3,250,000
Equip / Machinery / Furniture							-
<b>Total Capital Cost Est.</b>	<b>430,000</b>	<b>680,000</b>	<b>680,000</b>	<b>730,000</b>	<b>730,000</b>	-	<b>3,250,000</b>
<b>Total Oper. Impact Est.</b>	-	-	-	-	-	-	-
<b>Total Expenditure Est.</b>	<b>430,000</b>	<b>680,000</b>	<b>680,000</b>	<b>730,000</b>	<b>730,000</b>	-	<b>3,250,000</b>

**Section 5 Method(s) of Financing**

Funding Source	FY2021-22	FY2022-23	FY2023-24	FY2024-25	FY2025-26	Future \$\$	Total
Powell Bill Fund	430,000	430,000	430,000	430,000	430,000		2,150,000
General Fund		250,000	250,000	300,000	300,000		1,100,000
							-
<b>Total Program Financing</b>	<b>430,000</b>	<b>680,000</b>	<b>680,000</b>	<b>730,000</b>	<b>730,000</b>	-	<b>3,250,000</b>

**Section 6 Maps / Charts / Tables / Pictures**

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# Planning and Community Development Department

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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: Jon Mendenhall, City Manager  
From: Kelly K. Stultz, AICP, Director  
Subject: Collection of Demolition Costs  
Date: May 5, 2021

Beginning with the 2017/2018 fiscal year, all code enforcement fees are being sent to the Rockingham County Tax Department to be collected with the annual property tax assessment. Prior to that fiscal year, the code enforcement fees for demolitions and nuisances were brought to the City Council annually to establish these liens and have the Council authorize legal action. The list below are the demolition costs that the City has incurred since the last Council action in October of 2017.

This action is necessary for the City Attorney to file legal action to attempt to collect these fees.

The following properties have been the subject of housing code actions and the structures situated on the properties have been demolished pursuant to an Ordinance adopted by the Eden City Council. The cost of the demolition is noted for each property.

304 E. Aiken Road	\$ 4,850.00
509 Anderson Street	\$ 2,550.00
233 The Boulevard	\$48,050.00
302 The Boulevard	\$ 2,050.00
924 Burton Street	\$ 1,850.00
709 Circle Drive	\$ 3,230.00

110 Dameron Street	\$ 4,750.00
910 First Street	\$14,689.00
515 Flynn Street	\$ 4,500.00
753 Friendly Road	\$ 4,045.00
1220 Front Street	\$ 3,550.00
409 Henry Street	\$ 6,050.00
319 Main Street	\$ 8,550.00
1009 Maryland Avenue	\$ 3,450.00
219 Matthews Street	\$ 2,450.00
229 Matthews Street	\$ 2,450.00
711 McConnell Avenue	\$ 8,450.00
1503 E. Meadow Road	\$ 6,550.00
11684 NC 770	\$ 3,950.00
305 Victor Street	\$ 4,250.00
1507 E. Stadium Drive	\$ 2,830.05

These particular liens are collected in the same manner as special assessments. We need for you to formally establish these liens and then to authorize legal action. When we appear in court, your formal action will be proven through the minutes.

Statutory authority for enforcement is found in NCGS 160D-404 and 160A-175.



# Planning and Community Development 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: Jon Mendenhall, City Manager  
From: Kelly K. Stultz, AICP, Director  
Subject: Collection of Nuisance Abatement Fees  
Date: May 5, 2021

Beginning with the 2017/2018 fiscal year, all code enforcement fees are being sent to the Rockingham County Tax Department to be collected with the annual property tax assessment. Prior to that fiscal year, the code enforcement fees for demolitions and nuisances were brought to the City Council annually to establish these liens and have the Council authorize legal action.

This action is necessary for the City Attorney to file legal action to attempt to collect these fees.

The attached is a list of properties which have had nuisance violations since the 2017/2018 fiscal year and the costs associated with the abatement of the violation (copies of the invoices have been delivered to the City Clerk with the Order of Collection).

These particular liens are collected in the same manner as delinquent property taxes. We need for you to formally establish these liens and then to authorize legal action. When we appear in court, your formal action will be proven through the minutes.

Statutory authority for enforcement is found in NCGS 160D-404 and 160A-175.

2017 - 2020 Nuisance Fees

Acct No	Street No.	Street Name	Owner	Date Billed	Amount Billed
22193	1704	Ashby St.	Thorpe Enterprises (remove acc bldg)	10/31/19	549.00
21368	748	Ayden Rd	DePriest, Celeste V (mow)	07/31/18	550.00
20427	232	Blackstock St.	Angela Brooks (mow)	09/30/19	350.00
11325	819	Bridge St.	Patterson, Charleszetta (mow) - Transferred	06/15/18	690.00
22358	741	Caleb Ln	Pulliam, Milton Wayne (remove junk)	06/15/18	1,060.00
20243	1116	Center Church	Wilkerson, Rosabelle Heirs (mow)	07/31/18	66.50
20243	1116	Center Church	Wilkerson, Rosabelle Heirs (mow)	11/30/18	350.00
20243	1116	Center Church	Wilkerson, Rosabelle Heirs (mow)	06/17/19	150.00
20243	1116	Center Church	Wilkerson, Rosabelle Heirs (mow)	08/30/19	400.00
20243	1116	Center Church	Wilkerson, Rosabelle Heirs (mow)	05/29/20	150.00
21341	709	Circle Drive	Carter, Carol J. (mow)	08/15/19	150.00
21309	844	Clarkway Drive	Ostwalt, Samuel O. (mow)	07/31/20	440.00
22540	626	Creekridge Dr	Griffin, Ashley & Kyle (mow)	07/31/20	150.00
21379	318	Dameron St	Burchell, Walter & Ann (Mow)	08/30/19	150.00
22220	753	Davis St.	Property Transactions (mow)	07/03/18	83.00
22220	753	Davis St.	Property Transactions (mow)	08/31/20	1,990.00
22407	1428	Delaware Ave.	Shirley Gray Overby Estate	11/30/18	160.00
22407	1428	Delaware Ave.	Shirley Gray Overby Estate (mow)	06/17/19	150.00
22407	1428	Delaware Ave.	Shirley Gray Overby Estate (mow)	08/15/19	400.00
22407	1428	Delaware Ave.	Shirley Gray Overby Estate (bush hog; remove tree)	08/31/20	350.00
22374	1820	Delaware Ave	Hamerski, Bohdan (mow)	08/30/19	400.00
22374	1820	Delaware Ave	Hamerski, Bohdan (mow)	07/31/20	325.00
20837		Ellerbe Ct	Covington, Darrell R. (bush hogging)	10/31/19	249.00
20837		Ellerbe Ct	Covington, Darrell R. (mowing)	09/30/20	300.00
20637	607	Fieldcrest Rd.	Deboe, Elga (mow) Transferred	06/15/18	123.00
20637	607	Fieldcrest Rd.	Deboe, Elga (mow)	10/15/18	350.00
20637	607	Fieldcrest Rd.	Deboe, Elga (mow)	05/31/19	150.00
20637	607	Fieldcrest Rd.	Deboe, Elga (mow)	09/30/19	400.00
20637	607	Fieldcrest Rd.	Deboe, Elga (mow)	05/29/20	350.00
22462	753	Friendly Rd.	Millner, Jason Tyrone & James Maurice	06/25/19	150.00
22539	903	Friendly Rd.	Stowe, Thomas E. (mow)	07/31/20	150.00
11731	1144	Front St	McDaniel, Charlotte (mow)	06/25/19	150.00
22404	1220	Front St	Liamani, Teresa Hill (remove junk)	11/30/18	1,469.00
22404	1220	Front St	Liamani, Teresa Hill (remove junk)	06/25/19	441.50
22063	414	Glenn St.	Doyle, Willodean (mow)	09/30/20	150.00
22374	522	Greenwood St.	Hamerski, Bohdan (mow)	09/30/19	400.00
22471	417	Grove St	Walker, Dorothy (mow)	08/15/19	150.00
22480	1321	Harris St	Edmondson, Robin Renee (mow)	08/30/19	150.00
22442	566	Henry St.	Maul, Gary	05/31/19	150.00
22402	108	S. Johnston St.	Kallam, Virginia Mae (mow)	11/31/18	150.00
22562	245	Kings Hwy W	G. Salim Properties LLC (mow)	09/30/20	150.00
22443	805	Martin St	Rey, Bennie Miriam Huff (mow)	05/31/19	150.00
22443	805	Martin St	Rey, Bennie Miriam Huff (mow)	07/31/20	225.00
22388	1008	Maryland Ave	Estate of Mabel G. Dillard (mow)	10/15/18	150.00
22388	1008	Maryland Ave	Estate of Mabel G Dillard (mow)	06/17/19	150.00
22389	1009	Maryland Ave	Estate of Roosevelt Galloway	10/15/18	150.00
22389	1009	Maryland Ave	Estate of Roosevelt Galloway	06/17/19	150.00
22174	711	McConnell Ave	Carter, Billie Jo & Robert Carter (remove junk)	03/31/20	1,382.50
22174	711	McConnell Ave	Carter, Billie Jo & Robert Carter (remove junk)	03/31/20	317.00
22174	711	McConnell Ave	Manley, Billie Jo (mow)	09/30/20	400.00
11103	1607	Meadow Rd E	McBride, Helen Estate	11/30/18	150.00
11103	1607	Meadow Rd E	McBride, Helen Estate	05/31/19	150.00
21309	209	Moir St.	Ostwalt, Samuel O. (mow)	06/17/19	150.00
22554	213	Moir St.	Dennis Stutzenburg Estate (mow)	08/31/20	510.00
21704	405	Moir Street	Lowery, Dean (clear overgrowth)	08/17/18	1,300.00
21704	405	Moir Street	Goyette, Cynthia Estate	10/15/18	350.00
21704	405	Moir Street	Goyette, Cynthia Estate (mow)	06/25/19	300.00

2017 - 2020 Nuisance Fees

21704	405	Moir Street	Goyette, Cynthia Estate	07/31/20	650.00
22358	438	Morgan Rd	Pulliam, Milton Wayne (mow)	08/30/19	150.00
22393	11684	NC 770	Mills, Gerald & Raticscqua (mow)	10/31/18	150.00
20808	1224	Norman Dr	Higgs, Judy (mow)	07/31/20	150.00
20808	1224	Norman Dr	Higgs, Judy (mow)	09/30/20	400.00
21981	631	North St.	Sawyer, Justin W. (mow)	07/31/18	150.00
21981	631	North St.	Sawyer, Justin W. (mow)	07/31/20	550.00
21957	616	Oak St.	Springboard Legacy Ltd. (mow)	07/31/18	83.00
21957	616	Oak St.	Springboard Legacy Ltd. (mow)	08/15/19	150.00
22181	814	Oak St.	TM Property Solutions, LLC (bush hog & tree)	08/31/20	425.00
22472	619	Park Ave.	Everything is Awesome (mow)	06/30/20	150.00
22473	656	Park Ave.	Hodges, Juanita (mow)	08/15/19	150.00
22175	721	Patrick St.	Stroud, Porsha (mow)	11/30/18	90.00
21594	105	Periwinkle Rd.	Smith, Karen McDaniel (mow) - Transferred	06/15/18	159.50
21594	105	Periwinkle Rd.	Smith, Karen McDaniel (mow)	10/31/18	350.00
21594	105	Periwinkle Rd.	McDaniel, Karen (mow) Rebilled on 7/15/19	06/25/19	150.00
21594	105	Periwinkle Rd.	Smith, Karen McDaniel (mow)	09/30/19	400.00
22474	228	Peter Hill St.	Hugh Dillard Estate (mow)	08/15/19	150.00
22296	422	Price St.	Mozingo, Shaun Kyle & others	07/31/18	150.00
22296	422	Price St.	Mozingo, Shaun Kyle & others (mow)	07/31/20	745.00
20334	501	Price St.	Tucker, Rosetta (mow)	08/30/19	400.00
20852	633	Riverside Dr.	Searcy, Donna & PG Bradshaw (mow)	08/15/19	150.00
22302	711	Riverside Dr.	Metcalf, Uriah (mow)	10/31/18	150.00
22302	711	Riverside Dr.	Metcalf, Uriah (mow)	09/30/19	150.00
22302	711	Riverside Dr.	Metcalf, Uriah (mow)	08/31/20	250.00
21000	1006	Sharpe Ave.	Curtis, Dorothy M. (mow)	10/20/17	132.00
22475	105	Short Morgan St.	Maynard Wayne Rieson Estate	08/15/19	150.00
21232	723	Spring St.	Kirkman, Myrtle Heirs	06/17/19	150.00
22097	1218	E. Stadium Dr.	Harris, Susan V. & Daniel A. (mow)	07/31/18	1,108.00
22097	1218	E. Stadium Dr.	Harris, Susan V. & Daniel A. (mow)	10/15/18	350.00
22097	1218	E. Stadium Dr.	Harris, Susan V. & Daniel A. (mow)	08/15/19	150.00
22097	1218	E. Stadium Dr.	Harris, Susan V. & Daniel A. (mow)	08/15/19	400.00
22097	1218	E. Stadium Dr.	Harris, Susan V. & Daniel A. (mow)	05/29/20	350.00
22097	1218	E. Stadium Dr.	Harris, Susan V. & Daniel A. (mow)	07/31/20	600.00
22394	1414	E. Stadium Dr.	B&D Enterprises of Rock. Co. (mow)	10/31/18	150.00
10149	1440	E. Stadium Dr.	J-Mart	07/31/20	350.00
22538	2015	E. Stadium Dr.	Bray, Marquitta M. (mow)	07/31/20	150.00
22538	2015	E. Stadium Dr.	Bray, Marquitta M. (mow)	09/30/20	600.00
22542	636	Summit Rd	Segar, Danielle Nadine	07/31/20	150.00
11297	228	Sunset Dr	Barbara Virzi Estate (mow)	09/30/19	150.00
22362	204	Vintage Rd	Shockley, Drake Edwin (mow)	06/15/18	103.00
22362	204	Vintage Rd	Shockley, Drake Edwin (mow)	11/30/18	90.00
22243	206	Warehouse St.	Piedmont Folk Legacies, Inc. (Remove bulk waste)	03/29/19	1,995.00
21145	510	Washburn Ave	Totten Enterprises (remove stove)	08/15/19	66.50
					34,277.50

STATE OF NORTH CAROLINA

CITY OF EDEN

To the Tax Collector of the City of Eden:

You are hereby authorized, empowered and commanded to collect the nuisance abatement fees, authorized by the North Carolina General Statutes to be collected as delinquent taxes, set forth in the invoices herewith delivered to you, in the amounts and from the taxpayers likewise therein set forth. Such nuisance abatement fees are hereby declared to be a first lien upon all real property of the respective taxpayers in the City of Eden, and this order shall be a full and sufficient authority to direct, require and enable you to levy on and sell any real or personal property of such taxpayers, for and on account thereof, in accordance with law. The statutory authority for enforcement is found in NCGS 160D-404 and 160A-175.

Witness my hand and official seal, this 18th day of May, 2021.

CITY OF EDEN

\_\_\_\_\_(SEAL)

Neville Hall, Mayor

ATTEST:

\_\_\_\_\_  
Deanna Hunt, City Clerk



# Planning and Community Development Department

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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: Jon Mendenhall, City Manager  
From: Kelly Stultz, Planning and Community Development Director  
Re: Uptown Eden Intermediate Work Plan  
Date: May 12, 2021

At the April regular City Council meeting, the Council authorized a small area planning process for the Uptown Eden Area. The consultants will be here this week to start work on both our Comprehensive Plan and the Leaksville Small Area Plan.

There are a number of projects that have either already been planned or need to be undertaken before the small area plan can be completed. An impetus for some of these projects being done soon is that NCDOT is planning to pave Washington Street beginning on May 10. All of these projects have impacts across departmental lines. They are as follows:

**A. Bridge Street Parking Lot – Wall and Tree Removal**

It has been determined that the retaining wall between the City's Bridge Street parking lot and the private lot owned by the Emerine's (Old Southern National Bank) belongs to the City. Additionally, the Leyland Cypress trees were planted a number of years ago. The wall needs to be replaced and the Leyland Cypress trees along the northern line of the City lot need to be removed and replaced. Municipal Services is willing to take out the trees and the wall. Bids will need to be sought on replacing the wall.

**B. Emerine Parking Lot Lease – 600 Washington Street**

The desire on the part of the City is to lease a portion of this parking lot. Please see the attached map that outlines the spaces we would be leasing. I received an estimate of \$14,000 to pave the section to be leased. The estimate includes Asphalt Surface Treatment, 1.5" RS9.5C and Asphalt Mix and Pavement Markings. Erin would prepare a 20 year lease. At the end of that time (and the expected life of the pavement), the project would be evaluated. What is currently proposed would provide at least 14 spaces.

**Action Needed:** Choose to endorse the project or not. If we move forward with the project, the lease will be brought back to Council for approval.

**C. Potential for Additional Parking Spaces Behind the buildings on the South Side of Washington Street.**

The City owns property behind the above described businesses. With parking needed for residents, business owners and customers, I would recommend a study be done by Engineering to determine the feasibility of providing spaces in this area. This will be a part of the Uptown Eden Small Area Plan.

**D. Henry Street Parking Lot**

There has been an application done by Randy Hunt to install a charging station for electric vehicles. Paul Dishmon is working to get the lights in this lot changed to LED's.

**E. Henry Street Waterline Replacement and Patrick Street Sewer Manhole and Line Replacement.**

If the under pavement work on these two projects are done out of sequence, we will be finding ourselves digging up brand new pavement. Mark Bullins was able to coordinate with Yates Construction to have these projects done before the May 10 deadline. The City Council approved the necessary change order and expenditures at their April regular meeting. A copy of what was sent to Council is attached.

**F. Hotel/Ray Commons sidewalk at the corner of Monroe and Washington Streets**

The owner of the Ray Commons building has requested that the grate and stairway be filled in. Option one is a floating sidewalk. There is a shop drawing for this option attached to this Memo. It will have to be reviewed by a structural engineer. With option one the City pays. Option two is the City grants the owner an encroachment agreement and the owner pays. Option three would involve flowable fill with an encroachment agreement providing that the Owner pays for the improvement. Concerns were raised about putting additional pressure on the outer walls of the building.

**Action Needed:** We would like your input on this issue. Moving forward, we will seek professional advice on the best way to handle this project.

**G. Alley Behind Ray Commons Building – Monroe Street**

This alley is to be re-paved. Tammy Amos estimates the cost to be \$5,000. This includes: 3" RS9.5C Asphalt Mix. Removal of the existing asphalt, the fine grading and reconditioning or installation of the stone will be done by force account. A question was raised concerning a drainage issue in the alley. Tammy Amos and Paul Dishmon went to the site and discovered that the building gutter drain was not connected to the storm drain as it had before the recent renovations. The old 2-inch waterline will be removed by the City force account.

**H. Monroe Street – Resurfacing**

Monroe Street – Resurfacing (Washington Street to Jay Street) - \$42,000

Estimate Includes: Edge Milling, Structure Adjustments and 1.5" RS9.5C Asphalt Mix. This project is already scheduled for FY 21-22, funded with Powell Bill funds and completed in the Spring of 2022.



**I. Monroe Street Parking Lot – Resurfacing**

Monroe Street Parking Lot – Resurfacing - \$22,000 The Estimate Includes: Edge Milling, Asphalt Surface Treatment, 1.5” RS9.5C Asphalt Mix and Pavement Markings. The funding for this is already in the FY 21-22 budget.

**J. Monroe Street Parking Lot Drainage Improvements**

Monroe Street Parking Lot – Drainage Improvements - \$9,500 Estimate Includes: 1 Manhole w/Ring and Cover, 1 Concrete Box w/ Frame & Grate, 15” HDPE Pipe, Stone, Asphalt Replacement and a new section of Standard Curb & Gutter. A neighboring property owner brought this to our attention.

**Action needed:** Council is requested to consider this drainage improvement.

**K. Washington Street Crosswalk Installation**

In 2007, the City of Eden undertook a streetscape project in what is now called Uptown Eden. The sidewalks were replaced on Washington Street and new lights and decorative crosswalks were installed. At the time of installation, we were told by NCDOT that when the street was repaved, the City would have to replace the crosswalks if we wanted decorative crosswalks. We have reached out to NCDOT and others to find an average cost for the replacement. Jason Julian of NCDOT shared an estimate of \$68.00 per square yard.

We estimate that the cost of installing the decorative crosswalks at \$68.00 per square yard would be \$32,607.36. This figure includes the addition of crosswalks at the Hamilton Street and Washington Street intersections and at the Bridge Street and Washington Street intersection. This was presented to Council at the Special Meeting on Thursday, April 22 and the consensus of the Council was to proceed. The list of proposed crosswalk sections is attached.

**L. Monroe Street Sidewalk**

The sidewalks on both the east and west sides of Monroe Street are in need of replacement. Paul Dishmon has the sidewalk and drainage work on his schedule. This will be done as a part of our maintenance program and by City forces.

**M. Washington Street Pedestrian Signals**

The rapid expansion of residential units and increased number of businesses in Uptown Eden has resulted in a significant increase in foot traffic. City staff has met with NCDOT and they have plans for the installation of approximately 20 pedestrian signals in the intersections from Bridge Street west to Patrick Street. NCDOT estimates the cost of this project to be \$78,000. The project is to be funded in its entirety by NCDOT. At the Uptown Merchants meeting on May 11, the signals were discussed. All present supported the project.

**Action Needed:** We ask that you give your endorsement to the project.

If you have any questions, please contact us.

**From:** [Tammy Amos](#)  
**To:** [Kelly Stultz](#)  
**Cc:** [Debra Madison](#)  
**Subject:** Downtown Small Area Plan - Cost Estimates  
**Date:** Wednesday, April 21, 2021 3:12:31 PM

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Kelly,

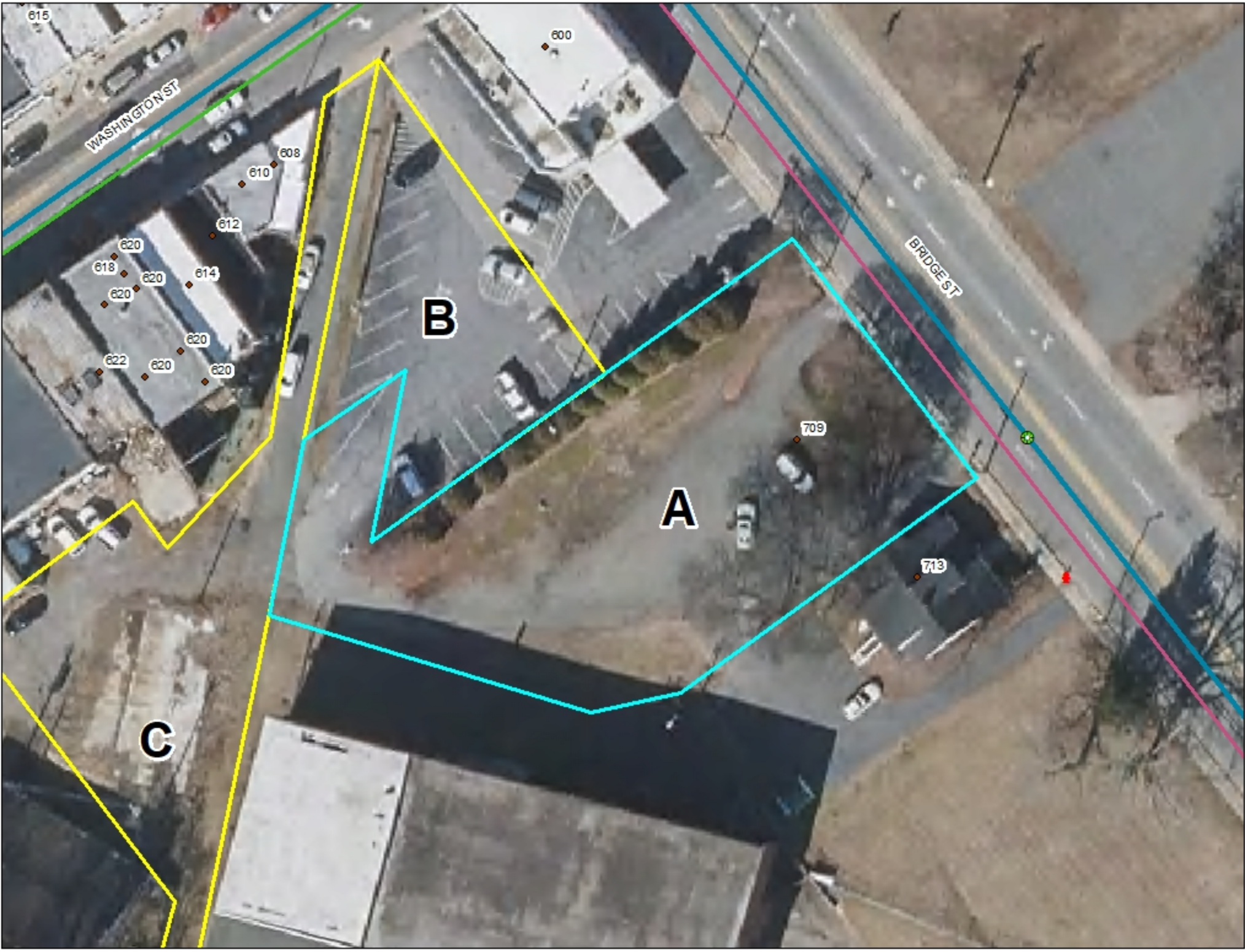
Below is a list of the projects I was asked to provide a cost estimate for:

- 1) 600 Washington Street – Partial Parking Lot Resurfacing - \$14,000  
Estimate Includes: Asphalt Surface Treatment, 1.5” RS9.5C Asphalt Mix and Pavement Markings
- 2) Monroe Street Alleyway (behind the old hotel) – Paving - \$5,000  
Estimate Includes: 3” RS9.5C Asphalt Mix  
**Note:** Removal of the existing asphalt, the fine grading and reconditioning or installation of the stone will be done by force account.
- 3) Monroe Street Parking Lot – Resurfacing - \$22,000  
Estimate Includes: Edge Milling, Asphalt Surface Treatment, 1.5” RS9.5C Asphalt Mix and Pavement Markings  
**Note:** The funding for this is already in the FY 21-22 budget.
- 4) Monroe Street Parking Lot – Drainage Improvements - \$9,500  
Estimate Includes: 1 Manhole w/Ring and Cover, 1 Concrete Box w/ Frame & Grate, 15” HDPE Pipe, Stone, Asphalt Replacement and a new section of Standard Curb & Gutter.
- 5) Monroe Street – Resurfacing (Washington Street to Jay Street) - \$42,000  
Estimate Includes: Edge Milling, Structure Adjustments and 1.5” RS9.5C Asphalt Mix  
**Note:** This project is already scheduled for FY 21-22, funded with Powell Bill funds.

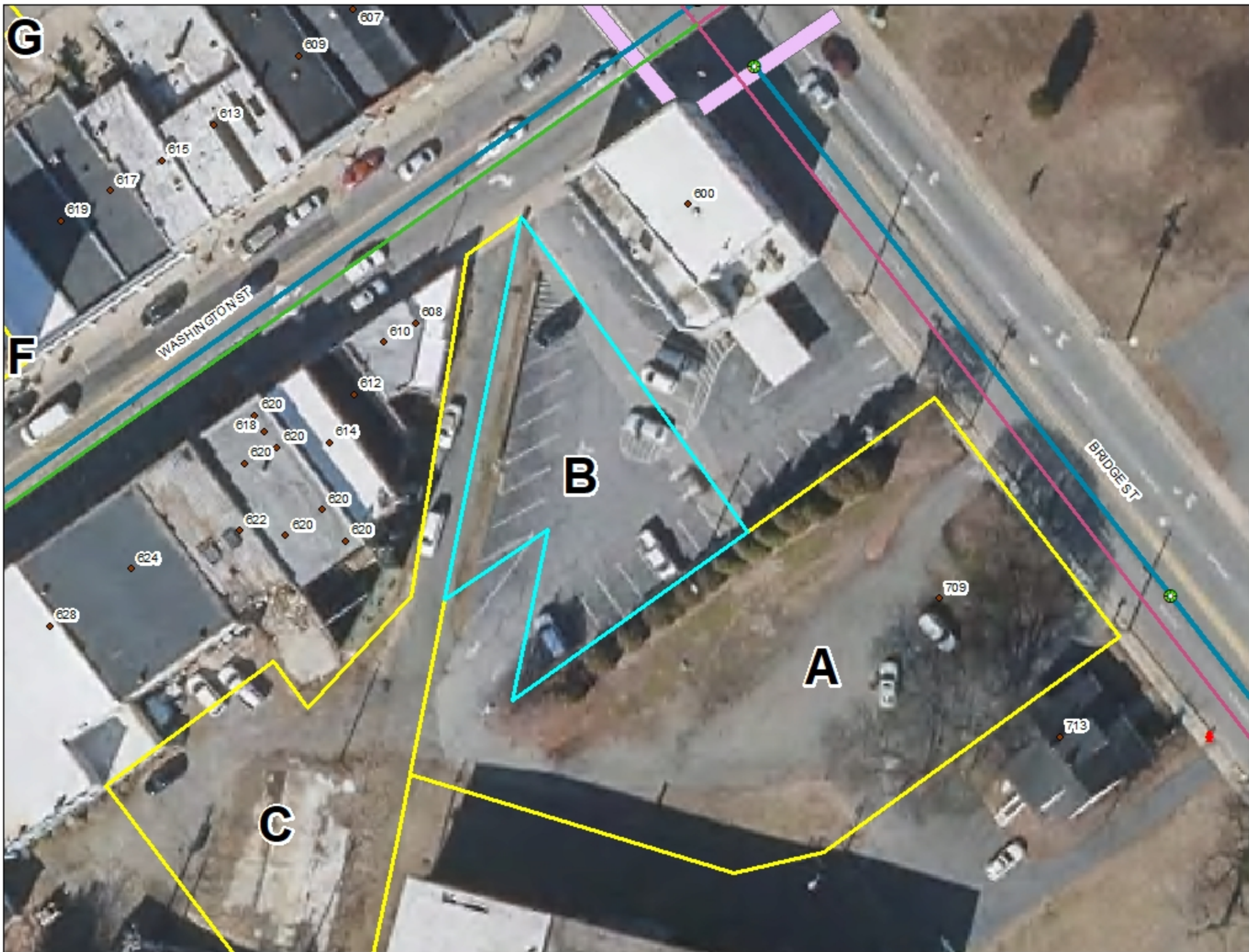
If you need any additional information, just let me know.

**Tammy Amos**  
**Director of Transportation Engineering**  
City of Eden  
Office: 336-612-8037  
Email: [TAmos@edennnc.us](mailto:TAmos@edennnc.us)

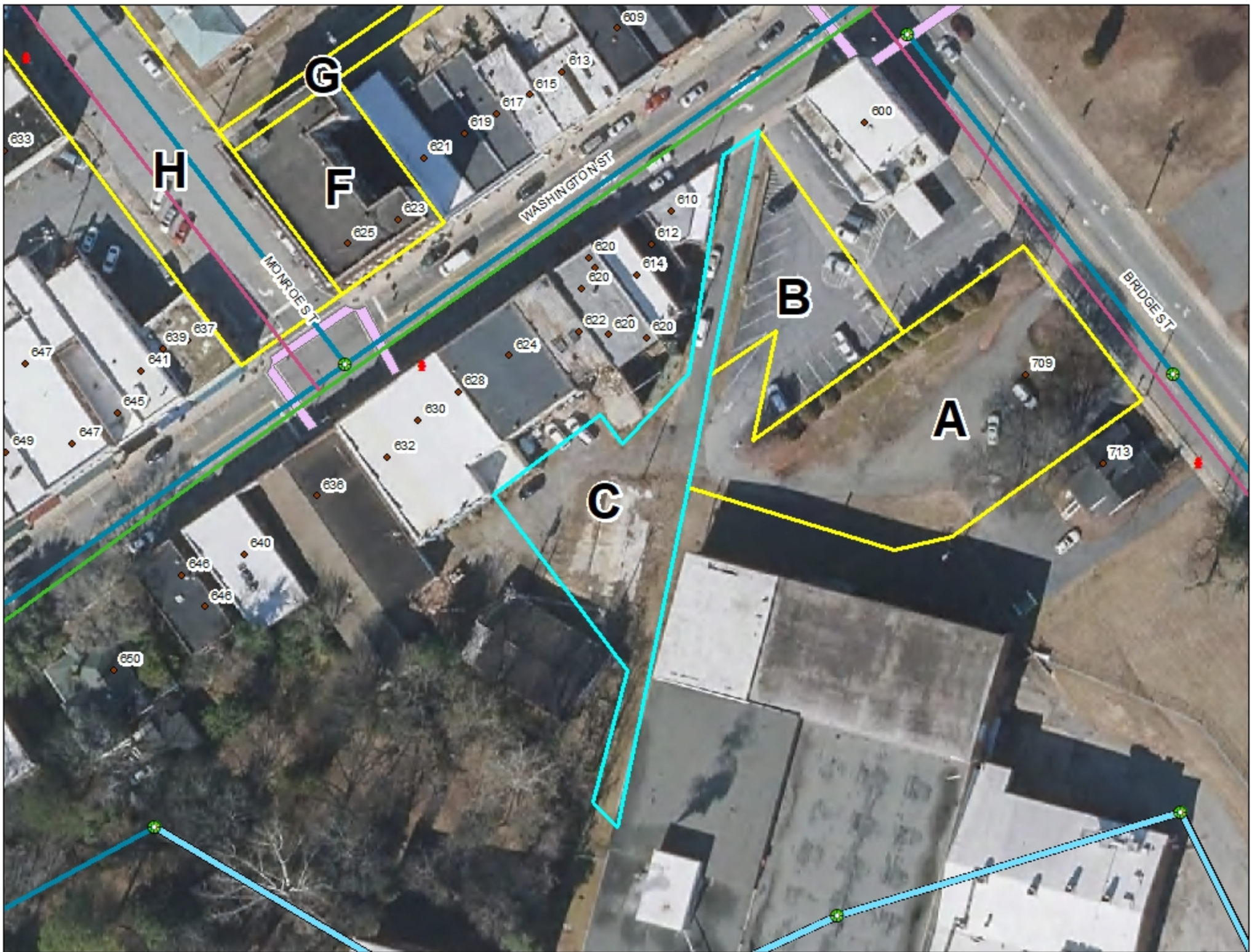
*Upright citizens are good for a city and make it prosper, but the talk of the wicked tears it apart.  
Proverbs 11:11*





















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## CITY OF EDEN – MEMORANDUM

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**TO:** TERRY SHELTON, PUBLIC UTILITIES DIRECTOR

**FROM:** MARK BULLINS, WATER AND SEWER CONSTRUCTION PROJECTS MANAGER

**DATE:** APRIL 21, 2021

**SUBJECT:** CONSIDERATION TO ACCEPT A CHANGE ORDER ON CONTRACT VII OF THE US EPA AOC THAT INVOLVES MOVING A SEWER MAIN REPLACEMENT FROM CONTRACT FROM THE SAME ADMINISTRATIVE ORDER OF CONSENT.

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Recently, NC DOT moved its paving schedule forward for the downtown Leaksville portion of Washington Street to May 10, 2021. (There are two sections of this portion of Washington Street that will be affected by water and sewer construction projects from the US EPA Administrative Order of Consent for the City of Eden.) These include a water main tie-in for the south end of Henry Street in Washington Street and a manhole/sewer line replacement for Patrick Street beginning from the center of the intersection with Washington Street going north to the next manhole.

Yates Construction Company was asked to come up with a change order amount using contract pricing from Contract VII, which they are currently working on, and including only the portions that would damage DOT's paving work if this work was executed after the paving was completed. The quoted price for the Henry Street connection is \$24,556.10 and the quoted price for the manhole and 40 feet of pipe installed at Patrick Street is \$31,809.60. The total price for the work in a change order would be \$56,365.70.

The pricing was sent to Anita Robertson, P.E., with W K Dickson to process a change order for the City of Eden. Ms. Robertson was formerly with NC Division of Water Infrastructure, the agency that oversees the funding for these projects. After looking at what the City was proposing, Ms. Robertson thought the City would be better served by including the entire sewer line replacement planned for Patrick Street in the change order. The cost would be covered under the EPA-AOC money from the original Connect NC funding of \$33,666,600.

The change order, if approved, would entail the replacement of two manholes, the installation of 400 feet of ductile iron sanitary sewer, renewal of nine sewer services, one water service, sidewalk repair, street repair and overlay. This brings the price of the Patrick Street replacement to \$260,944.05 and this is \$229,134.45 above the cost of replacement in and just to the outside of the intersection alone. This would bring the total work order price to \$280,500.15.

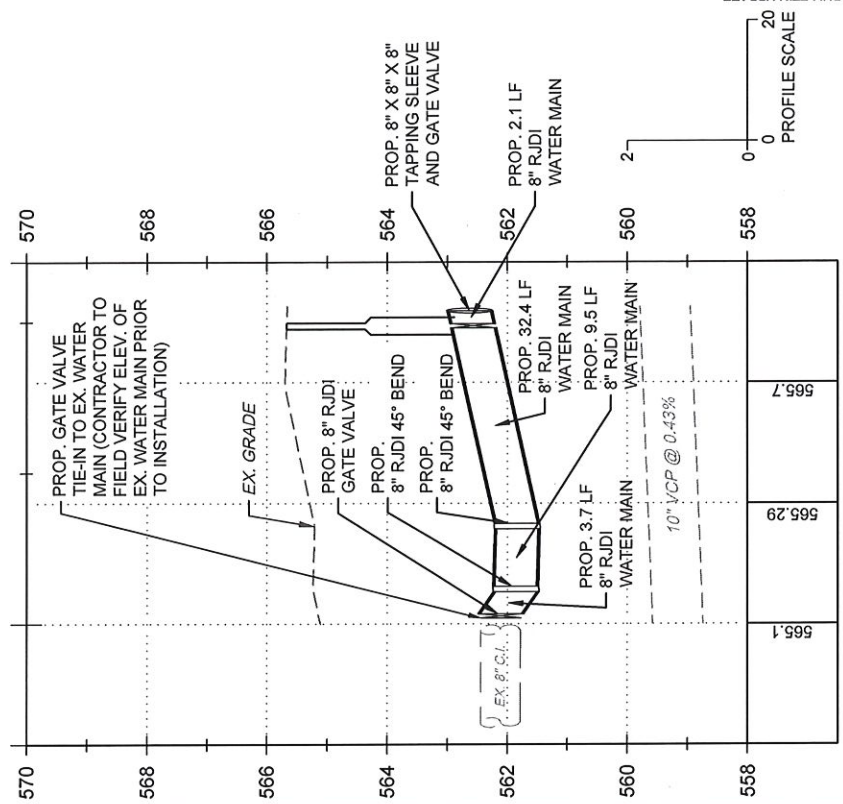
There are savings involved in performing this work prior to NC DOT's paving, such as the contractor will no longer be responsible for the overlay and hot stamping of the



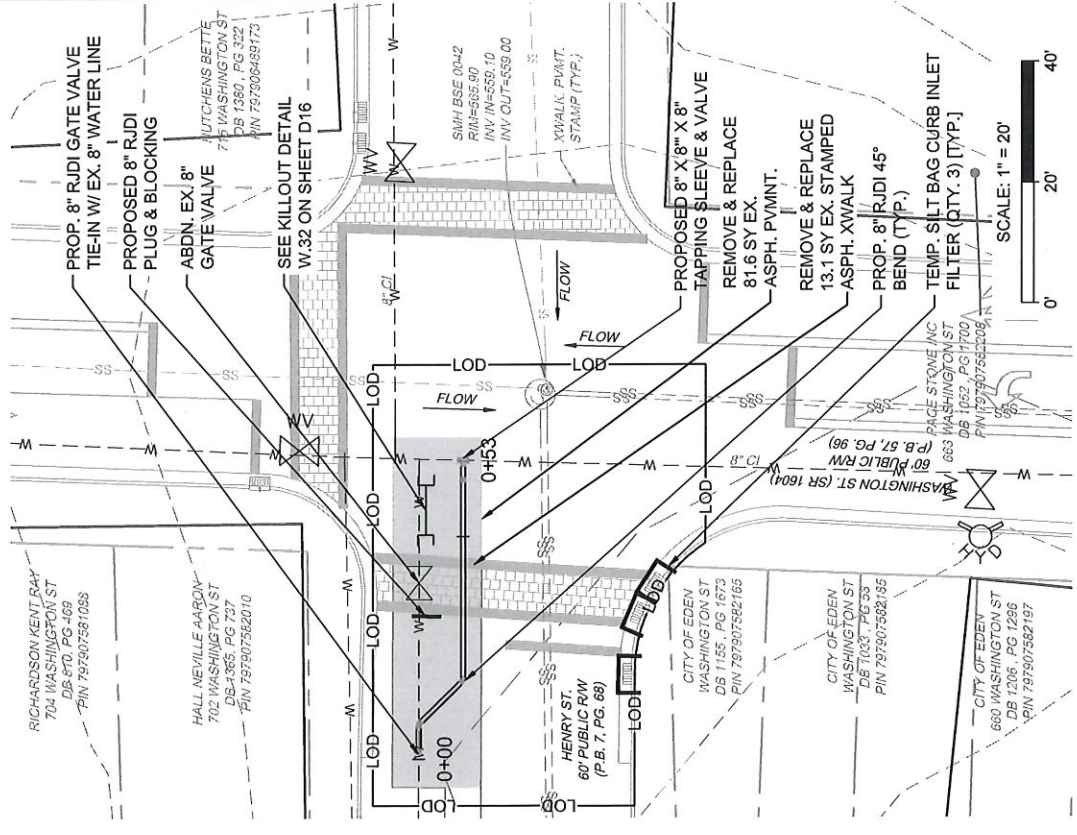
asphalt for the crosswalks at the intersections. It would be cheaper to proceed with the sewer and manhole replacement on Patrick Street without a redeployment for a simple, single section of sanitary sewer line replacement. Once and done.

I would like to recommend that Council vote to accept the change order that includes all of the work on Patrick Street allowing Yates Construction Company to proceed with this work and get the intersections completed before May 10, 2021. By doing this, the contractor who bids on and is awarded Contract III will not need to redeploy for a single section of sanitary sewer line.

CONSTRUCTION DRAWING - BULLETIN UPDATE



**HENRY ST. WATER STUB-OUT PROFILE**



**HENRY ST. WATER STUB-OUT PLAN**

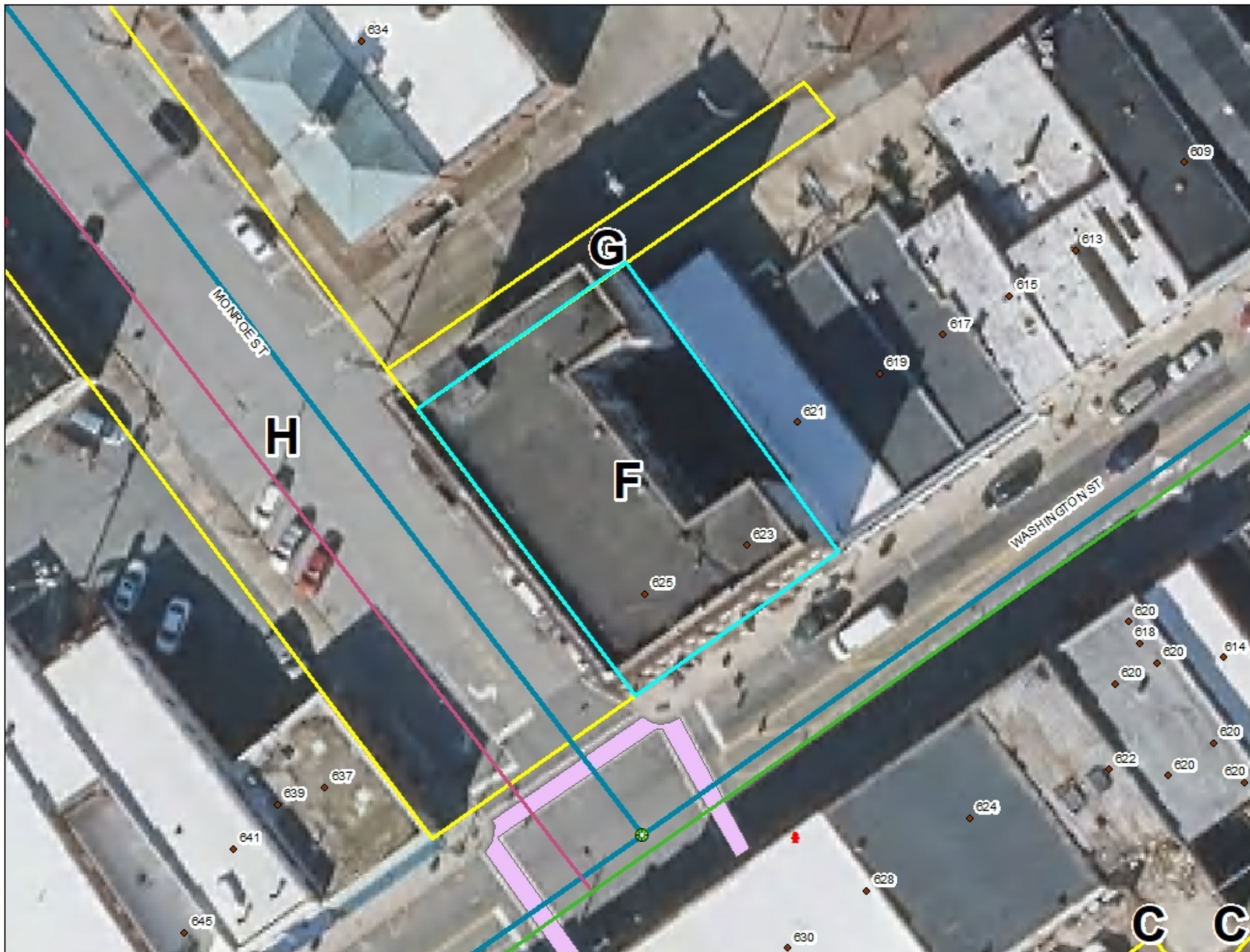
CONSTRUCTION DRAWING - BULLETIN UPDATE

DELIVERED TO THE CONTRACTOR IN THE CITY OF EDEN, NORTH CAROLINA. THIS DRAWING IS THE PROPERTY OF WK DICKSON & COMPANY, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. WITHOUT THE WRITTEN PERMISSION OF WK DICKSON & COMPANY, INC. ANY REPRODUCTION OR TRANSMISSION OF THIS DOCUMENT IS PROHIBITED. ANY VIOLATION OF THIS POLICY WILL BE CONSIDERED A BREACH OF CONTRACT AND WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.























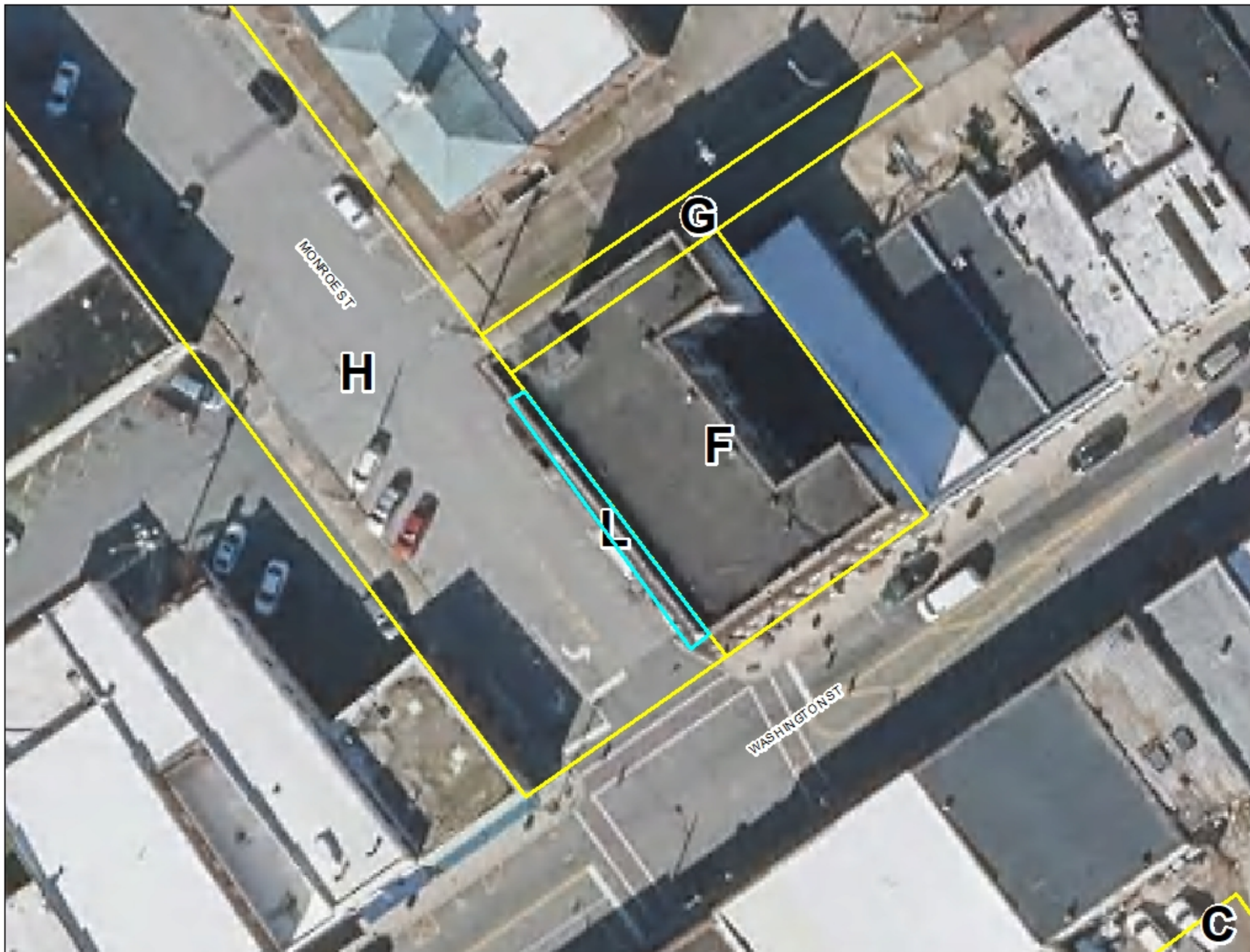
Project K





### Washington Street Crosswalks

Area - Sq Yds	Location	Markings		68/sq yd
98.65	Patrick Street	299		6,708.20
73.59	Henry Street	251		5,004.12
78.89	Monroe Street	271		5,364.52
32.87	Bridge Street	106		2,235.16
38.58	Bridge Street 2	120		2,623.44
19.26	Bridge Street 3	71		1,309.68
37.48	Bridge Street 4	113		2,548.64
27.11	Henry Street 2	97		1,843.48
32.18	Hamilton Street 1	105		2,188.24
40.91	Hamilton Street 2	121		2,781.88
479.52		1554		32,607.36



MONROEST

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WASHINGTONST

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April 13, 2021

To:

City of Eden  
308 E. Stadium Dr.  
Eden, NC 27288

From:

Carpino Investments 2, LLC  
618 Washington St.  
Eden, NC 27288

Re: Downtown Leaksville Sidewalks

I am writing this letter to request that the City of Eden repair and replace the sidewalks in the historic downtown leaksville area. Specifically, from the alleyway located between 625 Washington St. and 634 Monroe St. down the hill towards the main road Washington St. I am requesting that the sidewalk be replaced and raised to meet the height of the side door located on the side of 625 Washington St, where my tenants enter and leave their apartments. This would help the demand for individuals and families who want to live downtown, which over time increases revenue for the city.

With this, I am also requesting that the alleyway between 634 Monroe St. and 625 Washington St. be grated and paved as well. When rain and storms hit, the water, broken gravel, and debris rush down into the new storefronts of 625 Washington, and new apartments that are being built inside of the building where clients will be occupying soon. This could cause potentially damaged goods and the historical building itself if not treated properly.

If you have any questions please let me know.

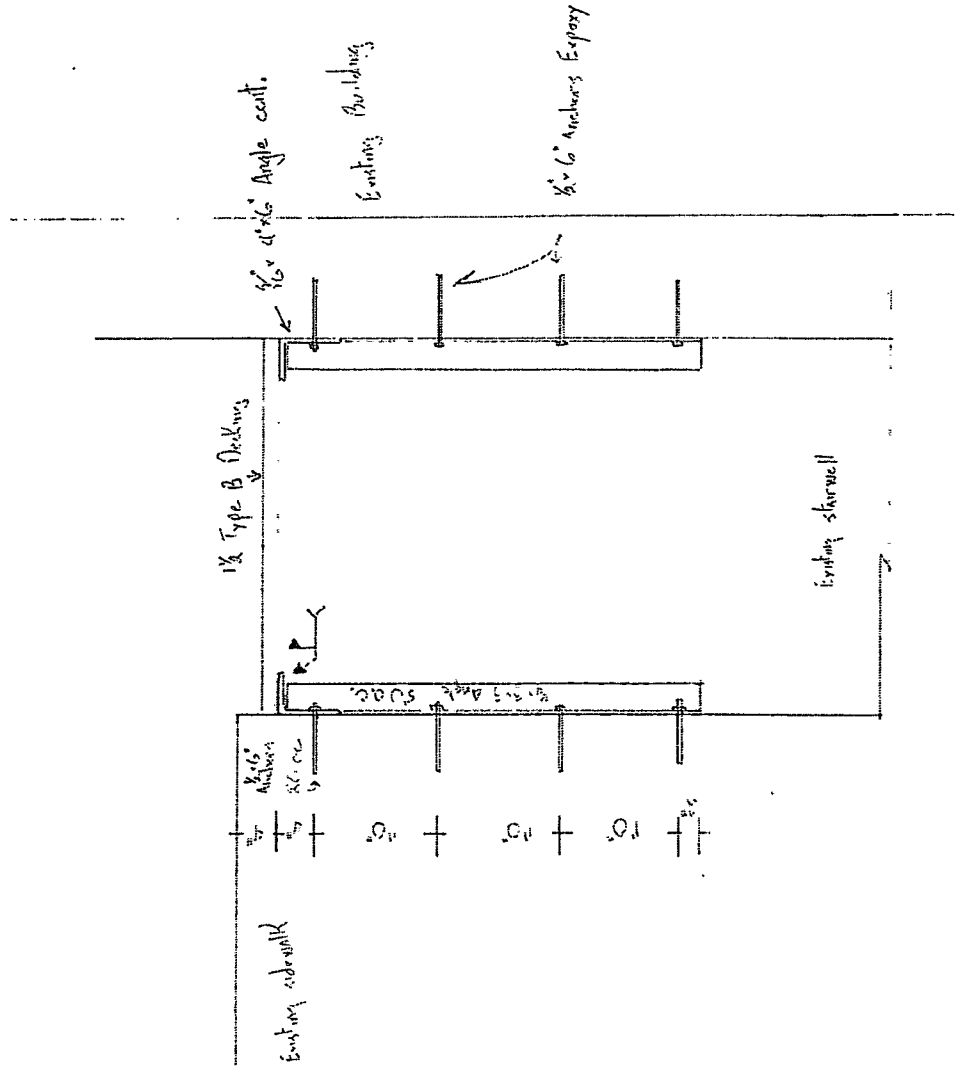
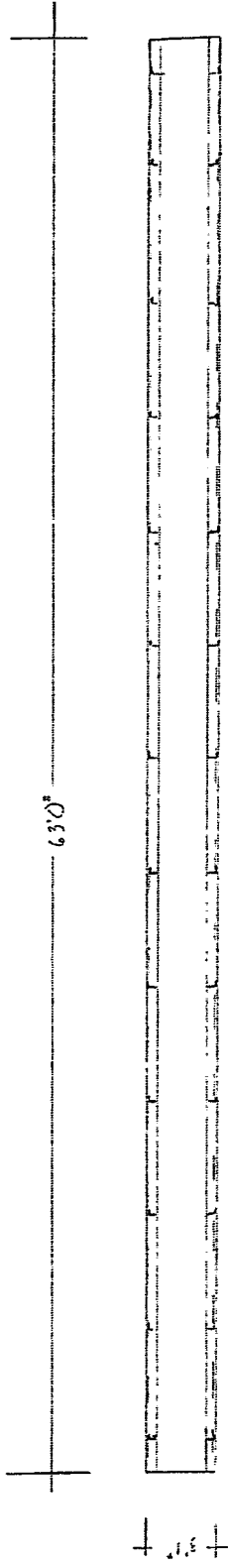
Sincerely,

A handwritten signature in black ink that reads "Michael Carpino". The signature is written in a cursive, flowing style.

Michael Carpino


625 Washington St. Left Side.

City of Eden  
Sturwell Infill



PAUL DISHMON  
336-613-6934-C





Project M


This is the approximate location of Pedestrian Signals. Signals may be added, removed or relocated as installation requires at the time of construction.





## MEMORANDUM

**To:** Honorable Mayor and City Council

**From:**  John Mendenhall, City Manager

**Date:** May 12, 2021

**Subject:** Employment agreement for City Attorney Erin Gilley

Attached herein is the employment agreement for the City Attorney. This agreement has been reviewed by Mr. Matthew Smith, Attorney at Law, of Maddrey, Etringer, Smith, Hollowell & Toney, L.L.P.

Council is asked to consider this agreement for ratification.

## **Employment Agreement**

This Agreement, made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2021, by and between the City of Eden, State of North Carolina a municipal corporation, hereinafter called, "Employer," as a party of the first, and Erin B. Gilley, hereinafter called "Employee" as party of the second part, both of who understand as follows:

### **WITNESSETH**

WHEREAS, Employer desires to retain the services of Erin Gilley as City Attorney as provided for in North Carolina General Statutes Section 160A-173 and the Article V, Section 5.1 and 5.2 the City Charter of the Eden City Code; and

WHEREAS, it is the desire of the Governing Board, hereafter called "Council," to provide certain benefits, to establish certain conditions of employment, and to set working conditions of said Employee; and

WHEREAS, it is the desire of the Mayor and City Council to (1) retain the services of Employee and to provide inducement for her to remain in such employment, (2) to make possible full work productivity by assuring Employee's morale and peace of mind with respect to future security, (3) act as a deterrent against malfeasance or dishonesty for personal gain on the part of the Employee, and (4) to provide a just means for terminating Employee's services at such time as she may be unable to fully discharge her duties due to disability or when Employer may otherwise desire to terminate her employment; and

WHEREAS, Employee desires to retain her employment as City Attorney of City of Eden; and

NOW THEREFORE, in consideration of the mutual covenants herein contained, the parties agree as follows:

### **SECTION 1: Duties**

Employer hereby agrees to retain Erin B. Gilley as City Attorney of the City of Eden to perform functions and duties specified in Article V, Section 5.2 and 5.2 the City Charter of the Eden City Code, hereinafter referred to as the City Code, and Section 160A-173 of the General Statutes of the State of North Carolina and to perform other legally permissible and proper duties and functions, as the Council shall from time to time assign.

### **SECTION 2: Term**

The Employee shall serve at the pleasure of the Employer and nothing in this agreement shall prevent, limit or otherwise interfere with the right of the Employer to terminate the services of

the employee at any time, with or without cause, but subject to the provisions set forth in Section 3 of this agreement.

Nothing in this agreement shall prevent, limit or otherwise interfere with the right of the Employee to seek other employment or resign at any time from his position with Employer, subject only to the provision set forth in Section 4 of this agreement.

### **SECTION 3: Termination and Severance Pay**

A. In the event Employee is terminated by the Employer before expiration of the aforesaid term of employment and during such time that Employee is willing and able to perform his/her duties under this agreement, then in that event Employer agrees to pay Employee a lump sum cash payment equal to six months' aggregate salary, and benefits as of the date of termination. Employee shall also be compensated for all earned vacation, holidays, compensatory time, and other accrued benefits to date.

(Upon termination, sick leave can be used in terms of calculating retirement with the North Carolina Local Government Retirement System in compliance with the rules of the Retirement System, but Employee shall not be compensated for any accrued sick leave.)

B. In the event the Employee is terminated for cause, indictment or for conviction of any illegal act involving personal gain to him, any felony, or any misdemeanor, which involves moral turpitude, then, and in that event, employer shall have no obligation to pay the aggregate severance sum designated in the above paragraphs.

C. In the event Employer at any time during the term of this agreement reduces the salary or other financial benefits of Employee in a greater percentage than applicable across-the-board reduction for all employees of Employer, or in the event Employer refuses, following written notice, to comply with any other provision benefiting Employee herein, or the Employee resigns following a suggestion, whether formal or informal, by the Employer that she resign, then, in that event Employee may, at her option, be deemed to be "terminated" at the date of such reduction or such refusal to comply within the meaning and context of the herein severance pay provision.

D. In the event the Council, registered voters, or the State legislature acts to amend any provisions of the City's charter, code, or enabling legislation pertaining the role, powers, duties, authority, and responsibilities of the City Attorney position, or which substantially changes the City's form of government, the Employee shall have the right to declare that such actions constitute a termination under this Agreement.

### **SECTION 4: Resignation**



In the event Employee voluntarily resigns her position with Employer before expiration of the aforesaid term of his employment, then Employee shall give Employer thirty days noticed in advance, unless the parties agree otherwise.

#### **SECTION 5: Disability**

If Employee is permanently disabled or is otherwise unable to perform her duties because of sickness, accident, injury, mental incapacity or health for a period of four successive weeks beyond any accrued sick leave, Employer shall have the option to terminate agreement, subject to the severance pay requirements of Section 3, paragraph A.

#### **SECTION 6: Salary**

Employer agrees to continue to pay Employee for services rendered at Employee's current annual base salary, payable at the same time as the other management employees of the Employer are paid. In addition, Employer agrees to increase said base salary and/or benefits of Employee in such amounts and to such extent as the Employer may determine that it is desirable to do so on the basis of an annual salary review of said Employee made at the same time as similar consideration is given other employees generally, however, the Council shall not at any time reduce Employee's base salary, compensation or other financial benefits in a greater percentage than applicable across-the-board reduction for all employees, without such actions being deemed, at Employee's option, a termination of this Agreement.

#### **SECTION 7: Performance Evaluation**

- A. The Employer shall review and evaluate the performance of the employee at least once annually in advance of the adoption of the annual operating budget in accordance with City Council Policy. Said review and evaluation shall be in accordance with specific criteria developed jointly by Employer and Employee. Said criteria may be added to or deleted from as the Employer may from time to time determine in consultation with the Employee. Further, the Mayor shall provide the Employee with a summary written statement of the findings of the Employer and provide an adequate opportunity for the Employee to discuss his evaluation with the Employer.
- B. In effecting the provisions of this Section, The Employer and Employee mutually agree to abide by the provisions of applicable law.

#### **SECTION 8: Hours of Work**

It is recognized that Employee must devote a great deal of time outside the normal office hours to business of the Employer, and to that end, Employee shall be permitted to establish flexible

work schedules which are appropriate to the parties' needs and allow Employee to effectively perform her assigned duties and responsibilities.

#### **SECTION 9: Conflict of Interest**

The employment provided for under this Agreement shall be Employee's primary employment. In the event a conflict of interest arises regarding Employee's duties, Employee shall follow the Chapter 2 Article VI of the City of Eden Ethics Code and all requirements of the Rules of Professional Conduct for North Carolina licensed attorneys.

#### **SECTION 10: Miscellaneous**

Council members shall direct instructions, requests for documents or information to Employee who shall use her best efforts to provide the requested documents or information on a timely basis. Documents copied or made available for any Council member shall be copied or made available for all members of the Council. No individual Council member shall have the authority to order the preparation or compilation of any written report unless the Council authorizes the same during a duly convened meeting.

#### **SECTION 11: Benefits**

- A. Employee shall continue to accrue, and have credited to her personal account, vacation, sick and compensatory leave at the same rate as other general employees of Employer and subject to the same provisions of the City Code as other general employees of Employer.
- B. Health insurance, dental insurance, life insurance, disability insurance; liability coverage and workers compensation coverage and policies shall be provided to the Employee as provided to the other employees and as set forth by the City Code.
- C. Employer shall also continue to provide for membership for the Employee in the North Carolina Local Government Employees Retirement System as provided to the other employees and as set forth for by the City Code.
- D. All provisions of the City Code and City charter, rules and regulations of Employer relating to fringe benefits and working conditions as they now exist or hereafter may be amended shall also apply to the City Attorney as they would to all other employees of Employer, in addition to said benefits enumerated specifically for the benefit of the City Attorney herein.

#### **SECTION 12: Dues and Subscriptions**

Employer agrees to budget for and to pay for professional dues and subscriptions of Employee necessary for his continuation and full participation in the Rockingham County State Bar, the North Carolina State Bar and the Virginia State Bar associations, and organizations necessary

and desirable for her continued professional participation growth, and advancement, and for the good of the Employer.

### **SECTION 13: Professional Development**

- A. Employer hereby agrees to budget for and to pay for travel and subsistence expenses of Employee for professional and official travel, meetings, and occasions adequate to continue the professional development of Employee and to adequately pursue necessary official functions for Employer, including but not limited to the North Carolina Municipal Attorneys' Conference, and the NC School of Government Municipal Attorneys' Conference, the state league of municipalities, and such other national, regional, state, and local governmental groups and committees thereof which Employee serves as a member.
- B. Employer also agrees to budget for and to pay for travel and subsistence expenses of Employee for short courses, institutes, and seminars that are necessary for his/her professional development and for the good of the Employer.

### **SECTION 14: Indemnification**

In addition to that required under state and local law, Employer shall defend, save harmless, and indemnify Employee against any tort, professional liability claim or demand or other legal action, whether groundless or otherwise, arising out of an alleged act or omission occurring in the performance of Employee's duties as attorney. Employer will compromise and settle any such claim or suit and pay the amount of any settlement or judgment rendered thereon. Should the city attorney withhold her consent from any compromise or settlement approved by all other parties to the claim or lawsuit, then in that event, the sole responsibility of the Employer shall be to provide, at no expense to the city attorney, separate counsel for the attorney for her defense, and to reimburse or otherwise indemnify the city attorney for any judgment rendered against the city attorney to the extent and for the amount which the city could have compromised or settled such claim or suit.

### **SECTION 15: Bonding**

Employer shall bear the full cost of any fidelity or other bonds required of the Employee under any law or ordinance.

### **SECTION 16: Other Terms and Conditions of Employment**

- A. The Employer, in consultation with the employee, shall fix any such other terms and conditions of employment, as it may determine from time to time, relating to the performance of Employee, provided such terms and conditions are not inconsistent with or in conflict with the provisions of this agreement, the City Charter or City Code or any other law.

- B. All provisions of the City charter and City code, and regulations and rules of the Employer relating to vacation and sick leave, retirement and pension system contributions, holidays, and other benefits and working conditions as they now exist or hereafter may be amended, also shall apply to Employee as they would to other employees of Employer, in addition to said benefits enumerated specifically for the benefit of Employee except as herein provided.

#### **SECTION 18: Notices**

Notices pursuant to this agreement shall be given by deposit in the custody of the United States Postal Service, postage prepaid, addressed as follows:

(1) EMPLOYER:

**CITY OF EDEN**

Attn: Honorable Neville Hall  
Mayor of City of Eden  
P.O. Box 70  
Eden, North Carolina 27289

(2) EMPLOYEE:

**ERIN B. GILLEY**

P.O. Box 70  
Eden, North Carolina 27289

Alternatively, notices required pursuant to this agreement may be personally served in the same manner as is applicable to civil judicial practice. Notice shall be deemed given as of the date of personal service or as of the date of deposit of such written notice in the course of transmission in the United States Postal Service.

#### **SECTION 19: General Provisions**

- A. The text herein shall constitute the entire agreement between the parties.
- B. This agreement shall be binding upon and inure to the benefit of the heirs at law and executors of Employee.
- C. This agreement shall become effective commencing \_\_\_\_\_, 2021.
- D. If any provision, or any portion thereof, contained in this agreement is held unconstitutional, invalid or unenforceable, the remainder of this agreement, or portion thereof, shall be deemed severable, shall not be affected, and shall remain in full force and effect.

IN WITNESS WHEREOF, the City of Eden has caused this agreement to be signed and executed in its behalf by its Mayor, and duly attested by its City Clerk, and the Employee has signed and executed this agreement, both in duplicate, the day and year first above written.

---

Neville Hall, Mayor  
City of Eden (Employer)  
State of North Carolina

ATTEST:

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Deanna F. Hunt, City Clerk  
City of Eden,  
State of North Carolina  
(Seal)

---

Erin B. Gilley



## **City Manager's Report**

**May 2021**

City Manager Jon Mendenhall

### **ECONOMIC DEVELOPMENT**

#### ***Commercial***

##### **Burkes Outlet**

After 13 years of the City actively recruiting this clothing store, Burkes Outlet will locate in the former Peeble's location in June of this year. They will hold their grand opening on Saturday, June 26. Burkes Outlet is the place to find name-brand products, gifts and stylish clothing up to 70% off other stores' prices, every day. Burkes Outlet gets new arrivals all the time from great brands, top designers and today's latest styles.

Kotis Properties owns Kingsway Plaza. As part of the shopping center improvements, owner Marty Kotis will include 20 murals with the Garden of Eden theme. Kotis has created a mural destination in the "midtown" section of Greensboro where he owns several businesses.

##### **Perkins Professional Day Care Inc.**

Owner Elretha Perkins has operated Perkins Professional Day Care Inc. for more than 40 years. Generations of children have been under the care of Ms. Perkins and her staff. During the May 18 City Council meeting, Ms. Perkins was honored for her years of providing safe and nurturing care to Eden's children. Thank you Elretha.

##### **Ample Storage**

This latest Eden store celebrated a ribbon cutting on Wednesday, April 7 at its 842 S. Van Buren Road location, next to Tractor Supply.

##### **ModWash**

On May 4, this business celebrated its ribbon cutting. Mod Wash has installed new signage and offers monthly rates that allow unlimited washes.

##### **Ingrid's Cupcakes and Confections**

What started as specialty cupcakes has blossomed into a wide variety of cake & buttercream flavors, hand-pressed butter mints, cookies, pies, cake pops and more. All of Ingrid's products are made fresh-to-order and with nothing more than is needed. Each and every cake is a custom creation based on your requests. They are proud to say that they have moved to a commercial location at 238 W. Kings Highway, Suite B, and are no longer a home-based bakery. Their ribbon cutting took place on May 18.

##### **H&B Hardware**

The former Builders Mart located at 137 Cox Street is now H & B Hardware, an ACE Hardware store. They have a wide range of hardware and home improvement items. They will celebrate their ribbon cutting on May 21 at 1 p.m.

### ***Industry***

#### **Help Wanted!**

Virtually all Eden industries and many commercial businesses are eagerly seeking employees. If you need a job, check the N.C. Works website to learn about the opportunities in Eden and Rockingham County.

#### **Nestle Purina**

The skyline at this Meadow Road facility will change significantly in the coming weeks as part of the structure's roof is raised 100 feet. Cranes and heavy equipment are on site to complete the process. Originally expected to bring 300 jobs to Eden, the employee count is now 350.

Four jobs have been posted on the [www.nestlepurina.com](http://www.nestlepurina.com) jobs website for the Eden facility. They are Maintenance Supervisor, Production Supervisor, Accounting Coordinator and Storeroom Coordinator. Visit the above website to apply.

### ***Tourism***

#### **Grown & Gathered**

Our spring Grown & Gathered is SOLD OUT! The event will take place on Thursday, May 20 along the canal at the Spray Mercantile. The food is being prepared by Jarrett Nycamp of The Blissful Palette Events & Catering. Our summer Grown & Gathered will take place August 12.

#### **Piedmont Pottery Festival**

The 18<sup>th</sup> Annual Piedmont Pottery Festival is set to take place on Saturday, June 5 from 9 a.m. to 4 p.m. at the First Presbyterian Church located at 582 Southwood Drive. Potters from all across N.C. and VA will be presenting the finest in handcrafted pottery. There will be demonstrations and door prizes all throughout the day. Admission is free.

#### **RiverFest**

We are now accepting vendor applications for RiverFest! Please check out [www.ExploreEdenNC.com](http://www.ExploreEdenNC.com) where you will find applications for artisans/crafters/civic, business and food vendors. Our dates this year are September 17 and 18!

#### **Spring is Here! Explore Our Trails!**

Spring in Eden is a beautiful time of year! Take advantage of these warm sunny days and get out and explore the Smith River Butterfly Trail along the Smith River Greenway where you can also visit the otter sculpture or view the river from the observation deck. Walk along the beautiful Matrimony Creek Nature Trail and have lunch or supper under the shelter. You can also visit Freedom Park with all its fun things to do or walk the Freedom Park Nature Trail. Come sit or swing in Grogan Park and enjoy the shady trail area, chimes and public art. So many options!

## **ENGINEERING**

#### **FY 2020-21 Street Resurfacing Contract, No. 2**

The subcontractors for Waugh Asphalt, Inc. have completed the asphalt milling and structure adjustments on all of the streets to be resurfaced. The paving crew is scheduled to start the resurfacing operation the week of May 10, as weather permits. The projected completion date is May 21.

#### **NCDOT Road Resurfacing – Kings Highway**

APAC-Atlantic, Inc. has completed the street resurfacing on Kings Highway. The permanent pavement markings will be installed after the City completes the resurfacing of Kennedy Avenue.

### **NCDOT Road Resurfacing – Washington Street**

Dudco, Inc. started adjusting and/or replacing the water and sewer structures on Washington Street on May 10. The following is tentatively scheduled for the following dates:

- Pavement Repair-week of May 10 (daytime work)
- Replacement of the Old Signal Loops-week of May 17 (night work)
- Resurfacing (paving) Operation-date has not been set

### **Waterline Replacement Projects Update**

Installation work for the Bridge Street waterline replacement project is expected to begin in early June, if not sooner. Traffic in the block between Irving Avenue and Oak Street will be impacted while the section of a 6-inch diameter water main is replaced.

Revised preliminary plans prepared by LKC Engineering, PLLC for four future water main replacement projects are expected to be received by mid-May for review, followed by submission of the plans to the Public Water Supply Section for review and approval.

## **PARKS AND RECREATION**

### **COVID-19 Updates**

COVID-19 numbers are more stabilized, thus opening more things up for Parks & Recreation and its facilities. Governor Roy Cooper increased the number of people allowed to gather indoors from 50 to 100 and the number outdoors from 100 to 200.

### **Bridge Street & Mill Avenue Recreation Centers**

These two facilities will be open Monday through Thursday from 12 p.m. until 7 p.m. and from 10 a.m. until 6 p.m. on Fridays.

During the past month there were approximately 568 visits at Bridge Street and 2,588 visits by residents at Mill Avenue that participated in the following activities: exercise classes, basketball (Around the World), basketball (Horse), pickleball, walking track, playground and weight lifting. The after-school program continues at the recreation centers.

### **Facility Rentals**

We are now renting out shelters and some facilities. Karate classes are once again being held at the Boone Road facility.

### **Freedom Park**

During the past month, there were approximately 4,000 visits by residents and non-residents who participated in the following activities: walking track, nature trail, skateboard park, basketball courts, playground use and dog park.

The Splash Pad will open on Memorial Day.

The miniature golf course is now open Friday through Sunday from 4 p.m. until 7 p.m.

Freedom Park and all other greenways and trails are closed each day from dusk until dawn unless there is an event planned. The gates at Freedom Park will be locked accordingly.

### **Garden of Eden Center**

The Senior Center was very active for the month of April with approximately 608 visits. It offered paint classes, mahjongg, pickleball, exercise classes, cornhole, knit and crochet, strength and balance, legal aid, quilt guild, Friends Club, bingo, water color class, craft class and technology assistance. Virtual Zoom workshops were held, along with NCBA, on “Bearing Fruit as we Age” and “Still Cruizin’” on new N.C. requirements for ID, Real ID or Gold Star licenses.



An appreciation lunch for the VITA volunteers was held on April 9. Senior Games began on April 13 with the cornhole and pickleball events being held in Eden. The center's community garden is starting to blossom.

### **Mill Avenue Pool**

The Mill Avenue pool will open on Memorial Day.

### **Sports Programs**

Co-ed Peanut Baseball (ages 4 - 6) will practice on Tuesdays and Thursdays at 4:30 p.m.

Adult/Youth Kickball playing pick-up games on Tuesdays and Thursdays at 6 p.m.

Baseball and Softball pick-up games are on Mondays and Wednesdays at 4:30 p.m.

All practices and games will be held at Freedom Park.

## **PLANNING & INSPECTIONS**

### **Collections**

Payments received from Rockingham County Tax Department during the month of April for code enforcement fees due to the City of Eden were \$384.58.

### **Community Appearance Commission**

Officers will be elected at the May meeting. Discussion about potential projects was held. Plants were installed in the planters on Washington Street and in The Boulevard downtown area.

### **Comprehensive Plan**

Staff met with consultants from Stewart, Inc. and a meeting with department heads is next on the schedule. The comprehensive plan was different from other plans conducted in the past and would entail the work of every department in the City.

### **Historic Preservation Commission**

The commission met and elected officers. The HPC recommended approval of the Ray Commons Historic Landmark and also initiated a landmark designation for the mural that was uncovered next to the coffee shop in Uptown Eden. The HPC's recommendation for the Ray Commons landmark designation, along with all of the state required paperwork, has been submitted to the State Historic Preservation Office.

### **Nantucket Mill Project**

The City Council considered a participation package for the low and moderate income housing project at their April City Council meeting. The developers indicated their gratitude for the City's assistance.

### **Ongoing Projects for Inspections:**

The Ray Commons project at the old Central Hotel is moving along and the second floor should be complete in May.

Annual fire inspections have been conducted for the hospital and the nursing/assisted living facilities. The schools are next on the schedule.

The Osborne Baptist Church additions have begun and should be completed by the end of the year.

### **Planning Board-UDO Adjustments:**

The Planning Board considered five cases concerning the UDO: (1) Z-21-03 to amend Article 5.15 of the UDO to provide for accessory structures in the RA district; (2) Z-21-06 to amend Article 5.06(F) to allow religious institutions without standards in the RMX and NMX districts; (3) Z-21-07 to rezone 7 properties on Stadium Drive, Edgewood Road, Maplewood Drive and Palmer Court from R20 to NMX; (4) Z-21-08 to rezone property at 414 S. New Street from HI to RA; and (5) initiate Z-21-09 to rezone property at 259 The Boulevard from BC to HI.

### **Snipe Signs**

Staff is removing signs from the right-of-way daily.

### **Uptown Eden Small Area Plan**

The Council authorized the small area plan for Uptown Eden (Leaksville) at the April City Council meeting. A walking tour of the area within the Municipal Service District was held and included views from Henry Street as Karastan Mill would be included in the Uptown Eden plan.

### ***Downtown and Economic Development Activities***

#### **Cook Block**

The most visible vacant building has been sold and will be remodeled as office space.

### ***Grants Under Management***

#### **COVID-19 CDBG Assistance to Low and Moderate Income Citizens Grant**

The consultant for the grant will be chosen at the May City Council meeting.

### **Draper CDBG**

The Environmental Review has been completed and its record was posted on the City's website and advertised in the Rockingham Now. It is available for review at City Hall. The comment period for the record has ended and the report has been sent to the Department of Commerce with a Request for Release of Funds for this grant.

### **NCDOT – Stadium Drive Sidewalk**

The project is gaining final approval from NCDOT. A list of property owners for potential easements has been given to the City Attorney.

### **Pedestrian Plan**

A second Steering Committee meeting would be held at the regular May meeting of the Planning Board.

### **Urgent Repair Grant**

The City was not funded this year. However, the City was very close in points and was urged to apply for the next cycle.

## **POLICE**

Members of Police Administration will be attending and participating in a county wide 'Next Generation 911' event at the Rockingham County Emergency Operations Center. The two-day event will be scenario-based training that will include scenarios such as vehicle crashes, multiple tornadoes, HAZMAT events, structure fire, multi-jurisdiction pursuit and cyber/physical attack. The focus of the training is communications and interoperability with multiple jurisdictions and entities to see how it is currently conducted and how it may be improved using modern NextGen 911 technology.

## **PUBLIC UTILITIES**

The Mebane Bridge Wastewater Treatment Plant received its updated permit that went into effect on May 1. Based on NPDES guidance regarding the reduction of monitoring frequencies in NPDES permits for exceptionally performing facilities, monitoring requirements for BOD, NH3-N, Total Suspended Solids and Fecal Coliform have been reduced to twice per week. The plant has not had any violations for the past nine years, so they granted our request for reduced monitoring from five days a week to two days a week. These will result in a significant savings in lab analyses and free up operators' time to help in other areas of the plant. This team has worked well together to stay on top of all problems and keep them from getting out of control.

## PARKS AND RECREATION MEMORANDUM



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To: Honorable Mayor and Council  
Thru: Jon Mendenhall, City Manager  
From: Terry Vernon, Interim Parks & Recreation Director  
Date: May 7, 2021  
Subj: Miniature golf course purchase

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On April 6, I spoke with Darryl Tilley (part owner of the miniature golf course) concerning the miniature golf equipment the City of Eden has been using for the past two years at Freedom Park. I asked if he would be willing to negotiate a lower price than the \$18,000 for the equipment and advised him the City would be willing to pay him for the rental of the equipment for the past two years if we do not purchase it.

Mr. Tilley called me back on April 9 and advised that he and his business partner, J.R. Vernon, decided that they would lower the price to purchase to \$15,000 but that was the final offer. He said the City could use the equipment through the end of this season. If Council decides not to purchase it, he will remove it at the end of summer and the City will pay \$1,500 for each year that we have used the course, for a total of \$4,500.

After checking around on the cost of miniature golf courses, we determined one company had eight different portable courses with an average price for nine holes of \$9,059, not including obstacles that were needed for each hole. These were made of aluminum, and were eight feet long and two feet wide per hole. We found another company, Miniature Golf Construction Co., LLC, who build courses ranging from \$110,000 up to \$450,000.

Please note, if the City does agree to purchase this course staff hopes to move it towards the splash pad and run a special price for the use of both of them.

Please let me know if you have any questions or concerns.



Date: May 11, 2021

TO: The Honorable Mayor and Eden City Council

THRU: Jon Mendenhall, City Manager

FROM: Cindy Adams, Marketing & Special Events Manager

RE: Strategic Plan Funding Request

Time is requested at the May 18, 2021 Eden City Council meeting to seek approval of one project that the Eden Strategic Planning Commission has approved to be implemented during the 2020-2021 calendar year.

**Eden Marketing Materials - \$1935**

- Rectangular License Tag
- 2 Piece Stone Coaster Set – Boxed

Each item will display the Small Town Big Outdoors logo. These will be available for the public to purchase.

Please let me know if you have any questions concerning the request.

SMALL TOWN



BIG

*outdoors*

EDEN, NORTH CAROLINA



CITY OF EDEN, N.C.

The regular meeting of the City Council, City of Eden, was held on Tuesday, April 20, 2021 at 6 p.m. in the Council Chambers, 308 E. Stadium Drive. Those present for the meeting were as follows:

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

MEETING CONVENED:

Mayor Hall called the regular meeting of the Eden City Council to order and welcomed those in attendance. Pastor Lem Hardison of North Spray Christian Church gave an invocation followed by the Pledge of Allegiance led by Interim Fire Chief Todd Harden.

PROCLAMATIONS AND PRESENTATIONS:

- a. Proclamation: Davis Montgomery, Duke Energy

Mayor Hall called on Director of Economic Development Mike Dougherty.

Mr. Dougherty asked Duke Energy's District Manager of Local Government and Community Relations Davis Montgomery to join him at the podium and said Mr. Davis had been a friend to Eden and would be retiring in December. The City wanted to recognize and thank him for everything he had done for Eden.

Mayor Hall read the proclamation and presented Mr. Davis with a plaque.

PROCLAMATION HONORING  
Davis Montgomery

WHEREAS, Davis Montgomery started his Duke Energy career as a lineman and progressed to the position of District Manager, Local Government and Community Relations; and

WHEREAS, since he assumed his position, he and his company have been consistently supportive of the City of Eden in numerous ways, including continuing the annexation in lieu of agreement and investing in a more than \$700 million gas-powered Dan River facility; and

WHEREAS, in the aftermath of the 2014 coal ash spill, Davis, the Duke Energy Water Resources Fund and Rockingham Community Foundation provided more than \$500,000 in grant and other funding allocations to the City of Eden to fund the Matrimony Creek Nature Trail, Freedom Park Nature Trail, Klyce Street River Access Point, Grogan Park Nature Trail; and

WHEREAS, Davis and Duke Energy funded the Dan River Stakeholder Team for more than three years that resulted in the Rockingham Community College Trail Program and Dan River ST8 Crossings Regional Marketing Program; and



WHEREAS, Davis has always conducted himself with the utmost in professionalism and integrity in all interactions with the City of Eden and repeatedly sought opportunities to assist City projects;

NOW, THEREFORE, BE IT RESOLVED that the Eden City Council does hereby honor Davis Montgomery for his excellent work on behalf of Duke Energy and in support of the City of Eden and the Eden City Council and staff wish him and his family the very best in his well-deserved retirement.

This the 20th day of April 2021.

CITY OF EDEN

BY: Neville Hall, Mayor

ATTEST: Deanna Hunt, City Clerk

Mr. Montgomery thanked the Mayor, Council and staff that he had worked with over the years and added that he could not think of a single department within the City that he had not worked with. Together they had tackled some tough issues but were always able to resolve them while remaining friends, which was what he appreciated the most.

b. Recognition: Volunteer Income Tax Assistance

Mayor Hall called on Parks & Recreation Programs Supervisor Carla Huffman.

Ms. Huffman said in regards to Mr. Montgomery's statement about working with all of the City's departments, he had even worked with the Parks and Recreation Department when he came and spoke to the seniors at the Garden of Eden Senior Center in regards to energy efficiency. Income tax assistance and legal aid were two services offered at the senior center. She had feared the income tax assistance would not be offered that year due to COVID, but thankfully all of the annual volunteers participated again. In response to COVID, protocol was changed by not offering in-person tax assistance. Instead, participants dropped off their tax information and picked it up once it was completed. This year, the volunteers completed 468 tax returns, saving the taxpayers approximately \$94,000 in charges. The volunteers were trained through the VITA (Volunteer Income Tax Assistance) program throughout the year. Because of the grant received from VITA, the City was able to reimburse the volunteers for their mileage. She recognized the volunteers - John Tuschak, the site coordinator who headed up the program each year; George Page; Virginia Steele and Mary Staley, who were the greeters and ensured that all required paperwork was received from the participants; Luther Jackson; Jennifer Taylor, who also regularly assisted at the senior center and was the wife of the City's information technology director; Charlie Rice; and Doug McMillian, a longtime volunteer who would be moving away shortly.

c. Proclamation: Arbor Day

Mayor Hall read the proclamation.

2021 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 25<sup>th</sup> year, and

NOW, THEREFORE, I, Neville Hall, Mayor of the City of Eden, do hereby proclaim Thursday, April 22, 2021 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.

Dated this 20th day of April, 2021

CITY OF EDEN

BY: Neville Hall, Mayor

ATTEST: Deanna Hunt, City Clerk

SET MEETING AGENDA:

Mayor Hall requested to remove item 12(g) “Approval to award a contract for CDBG-CV administrative services” from Consent Agenda as there were still some negotiations taking place between the agencies. A motion was made by Council Member Carter to set the meeting agenda as amended. Council Member Hampton seconded the motion. All members voted in favor. The motion carried.

PUBLIC HEARINGS:

a. (1) Consideration of a rezoning map amendment to rezone properties identified as 836 E. Stadium Drive, 816 E. Stadium Drive, vacant lot on E. Stadium Drive, 805 Jarrett Road, 814 E. Stadium Drive, 123 Gilley Road and portion of a lot on Gilley Road from Neighborhood Mixed Use to Heavy Industrial.

(2) Consideration of a resolution adopting a statement of consistency regarding the proposed map amendment to rezone the seven properties from Neighborhood Mixed Use to Heavy Industrial.

Mayor Hall declared the public hearing open and called on Director of Planning and Community Development Kelly Stultz.

Ms. Stultz said part of the Unified Development Ordinance (UDO) process the City went through last year involved amending nearly every land use regulation the City had and incorporating them all into one ordinance. It was expected that some amendments would need to be made to some of the 10,000 parcels that were involved. It had been intentional by staff to leave major auto repair and auto repair out of some districts; however, it had come to her attention that the community standard was a bit different than what she thought it might be. An emailed response expressing concerns was received earlier in the day from a property owner who was adjacent to the properties requested for rezoning to Heavy Industrial. The property owner had a business that the City was not aware of that happened to adjoin Heavy Industrial property on the other side. The rezoning would not impact the property owner any differently than it already had. Considering the businesses in that area, it made the most sense to Ms. Stultz to recommend rezoning those parcels to Heavy Industrial, which would allow them to continue operating as they had been, while making them conforming and providing for any additions for ordinance compliance. The request came from the Planning Board and Ms. Stultz and the Board recommended in favor.

Council Member Nooe asked if 123 Gilley Road was currently a single family residence.

Ms. Stultz replied yes and added that prior to the changes, it was zoned Industrial. She was aware that some of the property owners in the area had been buying pieces of property from him. There was nothing in the City's ordinance that would prevent him from building the house back if it ever burned down. It was the safest and cleanest classification for him without any risk to his residence. She had not heard from him that he was opposed to it.

Tim Biggs, of 110 Vaughn Street and owner of the property at 836 E. Stadium Drive, said he purchased the property from Pillowtex years ago and had been there a long time. He stated it was previously zoned Business General and he did not want it zoned residential as he still wanted to continue operating his business.

Trevor Hale, owner of 816 E. Stadium Drive, said the mass rezoning classified his property as mixed residential and he hoped it would be changed to heavy industry because that was what they needed to be.

Mayor Hall said it was important to point out the adjacent properties were already industrial or neighborhood mixed.

Ms. Stultz said the Neighborhood Mixed Use was not for strictly residential, but was to allow for commercial uses too.

Mayor Hall said while he understood the concerns expressed in the email received earlier in the day regarding being in close proximity to heavy industrial, the property already was.

As there was no further discussion, Mayor Hall declared the public hearing closed.

A motion was made by Council Member Carter to approve and adopt a rezoning map amendment to rezone properties identified as 836 E. Stadium Drive, 816 E. Stadium Drive, vacant lot on E. Stadium Drive, 805 Jarrett Road, 814 E. Stadium Drive, 123 Gilley Road and portion of a lot on Gilley Road from Neighborhood Mixed Use to Heavy Industrial and to adopt a resolution of a statement of consistency regarding the proposed map amendment to rezone the seven properties from Neighborhood Mixed Use to Heavy Industrial. Council Member Nooe 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, the Unified Development Ordinance of the City of Eden is hereby amended as follows:

Section 1 - Change from Neighborhood Mixed Use to Heavy Industrial the following properties:

##### PARCEL 1:

BEGINNING at an iron in the South line of East Stadium Drive (formerly Virginia Avenue) marking the common front corner between Lots 3 and 4, Section A, as shown by map of Shanks & Wilmarth, showing survey of Lots for Spray Water Power & Land Co. dated May 23, 1960, said beginning point being located North 72 deg. 00 min. East 300 feet from the Southeast corner of the intersection of East Stadium Drive by Gillie St, and said iron also marking the Northeast corner of Lot 3, Section A as per said map above referred to; thence with the South side of East Stadium Drive, North 72 deg. 00 min. East 600 feet to an iron, a common front corner between Lots 9 and 10, Section A; thence South 18 deg. 00 min. East with the west lines of Lots 10 and 20, 400 feet to an iron in the North line of Jarrett Street, a common front corner between Lots 19 and 20; thence with the North line of Jarrett Street and the front line of Lots 19, 18, 17, 16, 15 and 14, South 72 deg. 00 min. West 600 feet to an iron marking the Southeast corner of Lot 13 (the common front corner between Lots 13 and 14); thence leaving Jarrett Street with the line between Lots 13, 14, 3 and 4, North 18 deg. 00 min. West 400 feet to an iron marking a common front corner between Lots 3 and 4, Section A, the POINT OF BEGINNING. Containing 240,000 sq. ft. and being all of Lots 4, 5, 6, 7, 8, 9, 14, 15, 16, 17, 18 and

19, Section A as per above cited map. For further reference see Deed Book 663, page 171, and Book 656, page 158 in the office of the Register of Deeds for Rockingham County, N.C.  
The above described property being commonly known as 836 E. Stadium Drive and identified by the Rockingham County Tax Dept. as PIN 7090-13-04-6878 and Parcel No. 112228.

**PARCEL 2:**

Beginning at an iron on the S. side of East Stadium Drive (formerly Virginia Ave.) said iron marking the S.E. corner of the intersection of Gillie St. by East Stadium Drive, and said iron, also, marking the N.W. corner of Lot 1, Section A, Draper, N.C. by Shanks & Wilmarth May 23rd, 1960; thence with the S. side of East Stadium Drive, N. 72 deg. 00 E. 200 ft. to an iron, said iron marking the N. W. corner of Lot 3, Section A; thence with the W. line of Lot 3 S. 18 deg. 00 min. E. 200 ft. to an iron, said iron marking the N. E. corner of Lot 12, Section A; thence with the N. lines of Lots 11 and 12, S. 72 deg. 00 min. W. 200 ft. to an iron, said iron being in the E. line of Gillie St., and, also, marking the N.W. corner of Lot 11, Section A; thence with the E. line of Gillie St. N. 18 deg. 00 min. W. 200 ft. to the POINT OF BEGINNING and containing 40,000 sq. ft., more or less, Same being Lots 1 and 2, Section A, Draper, N. C. as per map by Shanks & Wilmarth May 23rd, 1960.

For further reference see Deed from Spray Water Power & Land Company to Jesse W. Lemons, Jr. and wife, Ruth P. Lemons, recorded in Deed Book 649, page 807, Rockingham County Registry.

The above described property being commonly known as 816 E. Stadium Drive and identified by the Rockingham County Tax Dept. as PIN 7090-13-04-1787 and Parcel No. 112217.

**PARCEL 3:**

BEGINNING at an iron on the South side of East Stadium Drive (formerly Virginia Avenue), said iron being located N. 72 deg. 00 min. East 200 feet from the iron marking the South East corner of the intersection of Gillie Street by East Stadium Drive, the POINT OF BEGINNING; thence from the POINT OF BEGINNING, North 72 deg. 00 min. East 100 feet to an iron which also marks the Northwest corner of Lot 4, Section A; thence with the west line of Lot 4, Section A, South 18 deg. 00 min. East 200 feet to an iron, said iron marking the Northeast corner of Lot 13, Section A; thence with the North lines of Lot 13, Section A, South 27 deg. 00 min. West 100 feet to an iron, said iron marking the southeast corner of Lot 2, Section A; thence with the East line of Lot 2, Section A, North 18 deg. 00 min. West 200 feet to an iron in the South side of Stadium Drive, the POINT AND PLACE OF BEGINNING and containing 20,000 square feet and being all of Lot 3, Section A, Draper, N.C. as per map by Shanks and Wilmarth, dated May 23, 1960.

For further reference see deed from Ruth P. Lemons, single, to Carolyn L. Ball recorded in Deed Book 656, page 158 and Deed Book 94, page 761, Rockingham County Registry.

For further reference see Estate of Jesse W. Lemons, Jr., 90E651 and 88CVD144, Office of Clerk of Superior Court of Rockingham County.

The above described property being a vacant lot on the south side of E. Stadium Drive and identified by the Rockingham County Tax Dept. as PIN 7090-13-04-3832 and Parcel No. 112221.

**PARCEL 4:**

TRACT ONE: Beginning at an iron, the Northeast corner of the intersection of Gillie Street by Jarrett Street; thence with the North line of Jarrett Street North 72 deg. East 100 ft. to an iron, the Southwest corner of Lot 12, Section A, as per map of Draper, N.C., Leaksville Township; thence with the West line of Lot 12, North 18 deg. West 200 ft. to an iron, the Northwest corner of Lot 12; thence with the South line of Lot 1, South 72 deg. West 100 ft. to an iron in the East line of Gillie Street, the Southwest corner of Lot 1; thence with the East line of Gillie Street, 18 deg. East 200 ft. to the point of beginning and containing 20,000 sq. ft., more or less.

Same being Lot 11, Section A, as per map of Draper, N.C., Leaksville Township, by E. L. Wilmarth, May 23, 1960.

For further reference in chain of title see Deed Book 551, Page 418 as recorded in the Office of Register of Deeds for Rockingham County, North Carolina.

TRACT TWO: Beginning at an iron on the North side of Jarrett St., said iron being with the North side of Jarrett St. North 72 deg. 00 min. West 100 ft. from the Northeast corner of the intersection of Jarrett St. by Gillie St., and said beginning point, also, being the Southeast corner of Lot 11, Section A, as per map of Draper, N.C., Leaksville Township, deeded to Dara E. Callahan & wife by Deed dated June 14th, 1960; thence with the North side of Jarrett St. North 72 deg. 00 min. East 100 ft. to an iron marking the Southwest corner of Lot 13, Section A; thence with the West line of Lot 13, Section A, North 18 deg. 00 min. West 200 ft. to an iron marking the Southeast corner of Lot 2, Section A; thence with the South line of Lot 2, Section A South 72 deg. 00 min. West 100 ft. to an iron marking the

Northeast corner of Lot 11, Section A as described above; thence with the East line of Lot 11, South 18 deg. 00 min. East 200 ft. to the point of beginning and containing 20,000 sq. ft., more or less. Same being Lot 12, Section A, as per map of Draper, N.C., Leaksville Township, by E. L. Wilmarth, May 23, 1960.  
For further reference in chain of title see Deed Book 567, Page 89 as recorded in the Office of Register of Deeds for Rockingham County, North Carolina.

TRACT THREE: Beginning at an iron on the North side of Jarrett St., said iron being with the North side of Jarrett St. North 72 deg. 00 min. East 200 ft. from the Northeast corner of Jarrett St. and Gillie St., and said iron marking the Southeast corner of Lot 12, Section A as per map of Draper by Shanks & Wilmarth May 23, 1960; thence with the North side of Jarrett St. North 72 deg. 00 min. East 100 ft. to an iron, said iron marking the Southwest corner of Lot 14, Section A; thence with the west line of Lot 14, Section A, North 18 deg. 00 min. West 200 ft. to an iron, said iron marking the Southeast corner of Lot 3, Section A; thence with the South line of Lot 3, Section A, South 72 deg. 00 min. West 100 ft. to an iron, said iron marking the Northeast corner of Lot 12, Section A; thence with the East line of Lot 12, Section A, South 18 deg. 00 min. East 200 ft. to the point of beginning and containing 20,000 sq. ft., more or less. Same being Lot 13, Section A as per map of Draper, N.C. by Shanks & Wilmarth June 23, 1960. Same, also, being Lot 13, Block 1, Rockingham County Tax Map 327.  
For further reference in chain of title see Deed Book 655. Page 656 as recorded in the Office of Register of Deeds for Rockingham County, North Carolina.

The above described Parcel 4 consisting of Tracts One, Two and Three being commonly known as 805 Jarrett Road and identified by the Rockingham County Tax Dept. as PIN 7090-13-04-2598 and Parcel No. 112220.

**PARCEL 5:**

Tract 1: BEGINNING at an iron in the south margin of East Stadium Drive (formerly Virginia Ave.) where it is intersected by the west margin of Gillie Street, said iron being the northeast corner of Tract No. 2 as shown on a plat hereinafter referred to; thence with said west margin of Gillie Street South 18 degrees 00 minutes East, 300.00 feet to an iron; thence leaving Gillie Street, a new line across Tract No. 2, South 72 degrees, 00 minutes West, 140.00 feet to an iron in the west line of Tract No. 2; thence with the west Tract No. 2 North 18 degrees, 00 minutes West, 300.00 feet to an iron in the aforementioned south margin of East Stadium Drive; thence with said margin of East Stadium Drive North 72 degrees, 00 minutes East, 140.00 feet to the POINT OF BEGINNING, containing 42,000 square feet and being the north portion of Tract No. 2 as shown on plat of survey of Lots for Spray Water Power & Land Co. dated May 23, 1960 by Shanks & Wilmarth, Engineers-Surveyors. For further title reference see D.B. 551, P. 193, D.B. 685 P. 448, and D.B. 829, P. 1720, Rockingham County Registry.

Tract 2: BEGINNING at an iron stake marking the NE corner of the now or formerly Bessie W. Shumate property (Deed Book 731, Page 157, Rockingham County Register of Deeds); thence with the South line of E. Stadium Drive, N 69 deg. 44 min 39 sec E 200.00 feet to a point; thence with the West line of Clarence and Leonora Hale (Deed Book 919 Page 1099); S 20 deg. 15 min 21 sec E 300.32 feet to a 1.25" pinch-top iron; thence S 20 deg. 15 min 21 sec E 90.57 feet to a point; thence a new line S 72 deg. 33 min 19 sec W 300.28 feet to a 1/2" pinch-top iron; thence with the Bowers east property line (Deed Book 1035, Page 44) N 20 deg. 15 min 21 sec W 76.17 feet to an iron stake; thence N 69 deg. 44 min 39 sec E 100.00 feet to an iron; thence with the east line of Shumate N 20 deg. 15 min 21 sec W 300.00 feet to the POINT AND PLACE OF BEGINNING and containing 1.953 acres+/- as per Plat of Survey Showing Bobby Wayne Boone Property dated March 31, 2020 by C.E. Robertson & Associates, PLS said map being recorded in Map Book 85, page 63, and incorporated herein by reference for a more particular description of said property.

Tract 3: BEGINNING at an iron marking the SE corner of the Clarence and Lenora Hale property (Deed Book 919, Page 1099, Rockingham County Register of Deeds); thence with the Gilley Road, S 20 deg. 14 min 55 sec E 97.83 feet to an iron; thence S 72 deg. 33 min 19 sec W 140.22 feet to a point; thence N 20 deg. 15 min 21 sec W 90.57 feet to an 1.25" pinch-top iron; thence with the South line of the Hale property, N 69 deg. 35 min 25 sec E 140.07 feet to the POINT AND PLACE OF BEGINNING and being 0.303 acres+/- as per Plat of Survey Showing Bobby Wayne Boone Property dated March 31, 2020 by C.E. Robertson & Associates, PLS said map being recorded in Map Book 85, page 63, and incorporated herein by reference for a more particular description of said property.

The above described Parcel 5 consisting of Tracts 1, 2 and 3 being commonly known as 814 E. Stadium Drive and identified by the Rockingham County Tax Dept. as PIN 7080-16-94-9514 and Parcel No. 181874.

PARCEL 6:

BEGINNING at an iron stake located on the west right of way line of Gilley Road, said beginning point being the southeast corner of the 0.303 acres tract (add on to Hale) as shown on the plat hereafter stated; thence from said beginning point leaving Gilley Road and along the south line of the said 0.303 acres tract and a 1.953 acres tract, South 72 deg. 33 min. 19' sec. West 440.50 ft. to the southwest corner of the said 1.953 acres tract; thence South 20° 15' 21" East 546.24 ft. to an iron stake; thence North 64 11' 22" East 472.23 ft. to a point within the right of way line of Gilley Road (this portion Gilley Road closed); thence within Gilley Road North 20 15' 07" West 231.20 ft. to a point still within Gilley Road; thence South 69° 44' 53" West 30.00 ft. to a point on the west line of Gilley Road; thence with the west line of Gilley Road North 20 14' 55" West 247.72 ft. to an iron stake, THE POINT OF BEGINNING, and being the 3.611 acres tract, 0.340 acres tract and 1.403 acres tract for a total of 5.354 acres as shown on Plat of Survey for Bobby Wayne Boone Property by C. E. Robertson & Associates, P.C., PLS, dated March 31, 2020, recorded in Map Book 85, page 63, Rockingham County Registry.

The above described Parcel 6 being commonly known as 123 Gilley Road and identified by the Rockingham County Tax Dept. as PIN 709013040131 and Parcel 181875.

PARCEL 7:

Tract 1: Being all of 1.246 acres, more or less, as shown on a plat entitled Bobby Wayne Boone Property, dated March 31, 2020 prepared by C. E. Robertson & Associates, P.C., as recorded in Plat Book 85, Page 63 on April 16, 2020 in the Rockingham County, North Carolina Registry. Reference to said Plat is hereby made for a further and more complete description.

Tract 2: Being all of 0.795 acres, more or less, as shown on a plat entitled Bobby Wayne Boone Property, dated March 31, 2020 prepared by C. E. Robertson & Associates, P.C., as recorded in Plat Book 85, Page 63 on April 16, 2020 in the Rockingham County, North Carolina Registry. Reference to said Plat is hereby made for a further and more complete description.

The above described Parcel 7 consisting of Tracts 1 and 2 being a portion of the property commonly known as 132 Gilley Road and identified by the Rockingham County Tax Dept. as PIN 7090-13-03-4759 and Parcel No. 181876.

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

APPROVED, ADOPTED AND EFFECTIVE, this 20th day of April, 2021.

CITY OF EDEN

BY: Neville 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-21-04 MAP AMENDMENT

WHEREAS, pursuant to North Carolina General Statutes Chapter 160D-605, 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 initiated a request to rezone property located on E. Stadium Drive, Gilley Road and Jarrett Road from Neighborhood Mixed Use (NMX) to Heavy Industrial (HI).

WHEREAS, On March 30, 2021, the City of Eden Planning Board voted to recommend to the Eden City Council that the rezoning request be approved.

STATEMENT OF NEED:

This request was initiated to rezone seven parcels from NMX to HI. The NMX District is intended to provide pedestrian-scaled, higher density residential housing and opportunities for limited scaled commercial & office activities. Development in this district should encourage pedestrian activity through construction of mixed-use buildings and connections to adjacent neighborhoods. Buildings in this district are typically smaller in scale and detached. The HI District is established to accommodate those industrial, manufacturing, or large-scale utility operations that are known to pose levels of noise, vibration, odor, or truck traffic that are considered nuisances to surrounding development. This district is customarily located in proximity to railroad sidings and/or major thoroughfares. This amendment is necessary to accommodate the existing uses of the property. In addition, the subject property is located in an area of other industrial uses, which make it more suitable for this type of use.

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, although inconsistent with the City of Eden Land Development Plan, as amended, is 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 inconsistent with the goals and recommendations of the 2007 City of Eden Land Development Plan, as amended. However, the proposed amendment is consistent with current development pressure in the area. Therefore, the Land Development Plan is amended as such.
- 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 20th day of April, 2021.

CITY OF EDEN

BY: Neville Hall, Mayor

ATTEST: Deanna Hunt, City Clerk

b. (1) Consideration of a zoning text amendment to amend Article 5.06 of the UDO to allow Automobile/Vehicle Sales, Rental, Service & Minor Repair to be permitted with standards in the Business Central and Neighborhood Mixed Use districts.

(2) Consideration of a resolution adopting a statement of consistency regarding the proposed text amendment to amend Article 5.06 of the UDO.

Mayor Hall declared the public hearing open and called on Ms. Stultz.

Ms. Stultz stated she had been in communication with several property owners who wanted to be sure that they could work on automobiles and sell cars in these districts. It was intentional on hers and the UDO



consultant's part to limit that sort of business from the traditional downtown areas which were zoned to Business Central. However, their opinions had differed from the community standards. Council Member Carter had previously suggested to Ms. Stultz removing the words minor repair in Business Central and just say repair. There was concern with that type of business on small lots whether they would take up public parking spaces and those kinds of things, but she believed it was in the best interest of many people and the City to make the change and to include Council Member Carter's suggestion.

Mr. Hale spoke in favor of the amendment. He said he had properties with minor auto repair businesses on them that were affected by the zoning.

Council Member Hunnicutt asked how the difference between minor repair and major repair was distinguished.

Ms. Stultz said due to the concern of people interpreting the difference between minor repair and major repair differently, it was desired to be specified simply as car repair. She still had her own professional concerns about car businesses in the downtowns but all land use regulations were supposed to reflect the community's standards. Based on how many people the City had heard from regarding the zoning classification, she was aware it was an issue. There were definitions for them but no matter what she said, it was not satisfactory so they may as well deal with it this way.

Council Member Hunnicutt said in Mr. Hale's case, he had an existing business that had been there a long time. They needed to recognize that and try to work with it. At the same time, it looked like if they completely eliminated that, they were opening the door for people to use properties that today were not used for that. They had certain minor repair locations where cars had been sitting there untouched for months, if not years. There was one in the middle of downtown Leaksville right now.

Ms. Stultz said if she was thinking of the same vehicle, it had a tag on it that her department checked monthly.

Council Member Hunnicutt said he understood Mr. Hale's situation and felt the City needed to honor it. At the same time in terms of just throwing the barn doors open and allowing anything looked like they were not applying adequate controls where there needed to be some controls. On the other side, there were people who enjoyed not having abandoned cars next door or across the street and if not careful, the City could be creating that problem for those owners. He was trying to find the middle ground on it, to honor the ones who were and had been operating like that. Removing the text completely may create somewhat of an issue for those properties that were not being used like that today.

Ms. Stultz agreed and said cases like that were designated as permitted non-conforming uses, which allowed the business owners to continue them. There was another property located in a traditional downtown area that would be presented to the Planning Board the following week for a rezoning request to Heavy Industrial. While the property owner wanted the same thing as Mr. Hale, the property was located in a traditional downtown area. She did not know how favorably that would be received by the Planning Board, or staff. It would come before Council in July, as she would be absent from the June meeting. She shared those concerns. Mr. Hale's made sense, as did Mr. Biggs'. The start of the snowball was another property located diagonally from Dicks Drive-In that was neighborhood mixed.

Council Member Moore said while Council had previously agreed to handle the expected rezoning issues on a case-by-case basis, he did not want to see the City's areas deteriorate as a result.

Council Member Epps asked if those properties would be grandfathered in.

Ms. Stultz replied they were.

Council Member Nooe said the amendment identified minor repair as permitted uses with standards and asked if those standards were already in the ordinance or if there would be additional standards.

Ms. Stultz said they were already in the ordinance.

Council Member Nooe asked how difficult the standards were to enforce because there were cars on some of them that were parked on sidewalks that had been there for months if not longer and should not be allowed to remain.

Ms. Stultz said she agreed but added that the last year had been difficult for the enforcement program. She shared Council Member Hunnicutt's concerns regarding the traditional downtown areas because Council, staff and merchants had spent a lot of time and money in those areas trying to revitalize them. She felt it was dramatically different from some of the other areas.

Council Member Carter said the former Mize Motors property on The Boulevard had always been a major car repair shop.

Council Member Hunnicutt said by classifying a property as Heavy Industrial, the City could get into spot zoning. He asked if it could be addressed by sending it back to the Planning Board and allowing them to work on it. Now that there were a few in front of them, maybe they could modify the text. He agreed with Mr. Hale and the others who had been there for years. It made no sense to make their lives difficult

Mr. Hale said he had properties that could not be used for anything else, such as an old service station on Stadium Drive and that was all it had ever been. They had properties like that they rented out that could not be used for anything else. It could not be made into a house or florist or whatever. They had a lot of rental property that they had spent money on that would be impacted, for instance Draper Gulf. He questioned what else could be done with it.

Council Member Hunnicutt said he agreed. If they looked at a traditional service station that took in a car, it was short term, it was serviced, it was gone. That was fine with him. The problem he had was when cars were sitting for months, basically abandoned. If it were beside Mr. Hale's house, he would have a concern with it. The City needed to find some way to work on it, possibly sending it back to the Planning Board to find some text or a measure to regulate or control.

Ms. Stultz said one of the tools the City had now that property owners did not really understand was a conditional use permit. Classically, some of the properties being talked about, as long as they were operating there was no issue. Due to the nature of some of the property, he could apply for a conditional use permit and if an understanding were reached, it would be recommended for approval by Council. That was exactly what conditional use zoning was designed to do. As often happened with land use issues, emotions came into play and people got upset with the government interfering, but the City had a duty to protect the whole community. They could go back to the Planning Board to see if they could provide for traditional service stations in those areas.

Mr. Hale said something needed to be done. He would not buy a house beside a service station if he did not want a house beside a service station because it had been there for years. He was not looking to build something new on his property.

Ms. Stultz said that when they changed the text of the ordinance, it did not mean just the existing ones could stay, it meant that new ones could go in.

Mr. Hale said he understood but felt there needed to be some common ground. It would not be fair to impact an established business just because someone bought a house next to it and later decided they did not want it there.

Mayor Hall said it might have been a service station that repaired two cars a day at the time someone purchased property next door but now it was a service station that had 15 cars parked on the lot.

Mr. Hale said if he were to buy a high-dollar house, he would not buy a house beside his business because of the number of cars on his lot. It was unreasonable to expect someone to commit to repairing only two cars a week and if given the chance to repair ten cars in one week, to turn down the remaining eight.

Mayor Hall said no one was proposing to make changes to anyone who was already in business.

Mr. Hale said he was fine with finding common ground but would like for it to be in a different manner than being grandfathered due to that clause only being valid for 120 days and if left vacant, the clause would no longer be in effect.

Council Member Carter said the former Mize Motors property had been a full restoration paint shop or motor shop for many years and if sold in five years, the property owner was concerned it would be devalued if it could not be used for that purpose anymore.

Ms. Stultz said it would go with the property. If there was a legal non-conforming use, it could stay as long as it was continued.

Council Member Nooe said that was where they were going to run into issues with everybody else, such as a piece of property that was not in use right now but was previously used as an automotive repair shop and now they would not be allowed to use it. If Mr. Hale went out of business and it took a year to sell the property, the new owners would not be able to use it for its previous use.

Ms. Stultz said perhaps the City could find a provision that would apply as long as the property was marketed.

Council Member Nooe said that would possibly satisfy the concerns raised.

Ms. Stultz said she was fine with taking the matter back to the Planning Board if that was what was desired.

Mayor Hall asked Ms. Stultz if the UDO eliminated any of the special use permits the City could issue.

Ms. Stultz said it did eliminate some of them, but the City also had the provisions for a conditional use permit which allowed a property owner to negotiate with the City in regards to standards, buffers, etc., that would make it compatible with the neighborhood. As long as the property owner kept up their end of the agreement, the City would maintain their end.

Council Member Epps asked if that was like a special use permit.

Ms. Stultz said it was a different as it gave the City more ability to negotiate with the property owners because it was creating a new zoning district: a conditional use district. It was new to the City and thus far, no property owners had applied for one.

Mayor Hall said regarding the property owner on The Boulevard that Council Member Carter was talking about, he was concerned about rezoning it Heavy Industrial. He would like to hear what the merchants thought if they were asked about having an asphalt plant at the end of the street.

Council Member Carter said that was the reason he came up with the BC recommendation, to go from minor repair. Major repair included changing motors, transmission and paint, but minor repair did not.

Ms. Stultz said if the City issued a conditional use zoning permit for the property, it could be held there and not allowed in every Neighborhood Mixed Use and Business Central property. There was a great business at the corner of Monroe and Jay streets. They were great contributors to the downtown program and great people. Their lots were small, they owned two, and the cars got backed over the sidewalk or they had cars parked in parking spaces and as the downtown filled up, it became an issue. They were there and they could stay. She questioned if the City wanted more of that in the downtown areas. If she had a vote, she would vote to send it back and have it worked on some more; however, staff would support whatever Council wanted to do.

Council Member Epps asked if the conditional use permit was active as long as they were in business.

Ms. Stultz said the conditional use permit would go with the property.

Mayor Hall said the property could be sold for the same use.

Ms. Stultz agreed and added that it could be used for the same use beyond the 120 day grandfather clause as long as the new property owner kept the buffers and anything else previously agreed to.

Mayor Hall said of the 10,000 properties the City had rezoned, less than 12 properties had issues come up. He felt the City could handle those with conditional use zoning, but the only way to do that was to take it to the Planning Board.

Ms. Stultz said Council had allowed her to take rezoning requests and not charge a fee. She asked if that could be extended another two months.

Mayor Hall answered yes. He said the City wanted to make it right and did not want to impact anyone's business while also protecting the neighborhood from unwanted uses.

As there was no further discussion, Mayor Hall declared the public hearing closed.

A motion was made by Council Member Hunnicutt to send the request back to the Planning Board for reconsideration on a text amendment as needed. Council Member Hampton seconded the motion. Council Members Moore, Nooe, Hampton, Epps and Hunnicutt voted in favor of the motion. Council Member Carter voted in opposition of the motion. The motion carried.

REQUESTS AND PETITIONS OF CITIZENS:

*There were none at this time.*

UNFINISHED BUSINESS:

*There was none at this time.*

NEW BUSINESS:

- a. Presentation of Fiscal Year 2021-2022 Budget Message and Budget Ordinance; consideration to call a public hearing for adoption of the Budget Ordinance.

Mayor Hall called on City Manager Jon Mendenhall.

Mr. Mendenhall read the Budget Message to Council in which he stated the proposed budget for the fiscal year beginning July 1 was presented for their review and consideration. The City would discharge all of its financial obligations for the current budget year in the proper manner. He also noted that as a City and a society, they had survived a vast and deadly global pandemic, which had weighed heavily on everyone. The budget was presented as a spending plan for the fiscal year beginning July 1 and ending June 30, 2022. Pursuant to NCGS 159-8, the budget presented was balanced as required by law. Within the budget, the operating expenditures of the City remained flat, but careful and precise expenditures were being provided for in order to enhance the public safety, improve the general welfare and to continue guarding the public health. No new financing was part of the budget. There were new fire trucks approved in the current fiscal year but nothing new was being financed in the next fiscal year. The City was transitioning to a PAYGO basis, which meant paid for as you go rather than a financed basis. The items of expenditures of note were broken down into the three categories of public safety, general welfare and public health. Under public safety, expenditures included: two new fire trucks previously approved by Council – one aerial and one engine, which was a sizable investment that showed demonstrated support of the fire department and fire service for the protection of residents; eight new firefighters hopefully funded through a SAFER (Federal) grant that was being applied for along with the City's budgeted grant match; one new animal control truck; and two new K-9s for police work replacing two retiring K-9s. Items of expenditures under general welfare included: the resurfacing of Prospect Street, Monroe Street, Henry Street, Cedar Street, Harmon Drive, Park Road, Hamlin Street, Knight Street, Taft Street, Delaware Avenue and Mill Avenue via Powell Bill funds, which was State street aid recoupment of motor vehicle fuel tax; renovation of outdoor basketball courts at Bridge Street Recreation Center and Peter Hill Park; the improvement of public parking at the Monroe Street Municipal Parking Lot; and the remainder of the City's Comprehensive Plan used to plan for the City's future.

Mayor Hall referenced Mr. Mendenhall's comment regarding Powell Bill funds and added that the tax paid at the gas pumps went to the State and they in turn, allocated a portion of that to the City.

Mr. Mendenhall agreed and said it was restricted revenue that could not be used for any other purpose than the street system.

Mayor Hall said he wanted to make it clear the City was not collecting the tax from the gas pumps directly.

Mr. Mendenhall said items of expenditures under the public health section included: upgrading water plant valves and operational controls for continued high quality performance in treating the City's drinking water; the replacement of approximately 2,240 linear feet of waterline on Bridge Street, Glovenia Street, Maple Lane and Byrd Avenue in order to improve the drinking water supply system for residents; designing the replacement of approximately 1,015 linear feet of waterline to plan for future replacement; replacing an influent grit blower at the wastewater plant for better performance in the wastewater treatment process and protection from the influent grit coming into the plant; and all sanitary sewer related work that was being provided for as part of grant funds, but would be moving to separate project budget accounts apart from the annual budget, including the MGM Pump Station.

Mr. Mendenhall pointed out some highlights for Council and residents, such as no property tax increase, keeping the rate at \$0.6090 which marked year 13 without an increase since 2008. No general fee increase was proposed this fiscal year except that it was anticipated that the schedule of fees may be revamped for parks and recreation activities sometime during the year as part of the work of the parks

commission to bring about modernization changes. He gave the example of how the City did not currently charge a fee to book athletic facilities in the case of a cancellation, eliminating the ability to recoup some money or for the facility to be used by someone else. A pass-thru fee increase was proposed of \$1.00 in the solid waste fee from \$18.75 to \$19.75 in order to pass-thru the cost of landfill disposal that was increased \$1.00 by Rockingham County government. A one percent cost of living adjustment was being provided to City employees effective the first payroll in January 2022. The proposed general fund budget was \$16,423,300 with the ad valorem tax rate of \$0.6090 per \$100 of valuation. The proposed water and sewer fund budget was \$10,253,700. The proposed self-insurance fund budget was \$3,742,500.

Mr. Mendenhall said there were several continuity items also addressed in the budget. In the past, there had been discussion regarding water and sewer rate increases that needed to occur in order to balance the water and sewer fund, but that fund was balanced at the present time; thus, the large rate increase that had been held in abeyance for a number of years was no longer necessary. However, the necessity for a cost of production increase (CPI) may be necessary in the future to keep the fund balanced. In addition, solid waste was recommended at some point in the future to be moved into an enterprise fund rather than funded from the general fund and it was the goal of the proposed budget to begin that process. There were some items not addressed in the budget but that could possibly come to fruition in the upcoming fiscal year such as the American Rescue Plan, which was anticipated revenues, somewhat large in nature, due to Federal COVID stimulus. The U.S. Treasury had not promulgated regulations for the use of the funds in the Federal Register nor had it disbursed funds to date. Therefore, that revenue was not included in the budget but budget amendments might be made based on the revenue received. Secondly, another possible risk was the potential for a \$15 per hour Federal minimum wage. Thirdly, distributions for advisory boards, committees and commissions had previously been allocated by the City on an ad hoc basis and included in the operating budget. However, they had been withdrawn from the budget in order that as a group, representatives of each board, committee and commission could meet to coordinate their work and present a work plan along with an accompanying universal funding request for consideration whereupon contingency funds could be allocated as the Council deemed necessary. In essence, it would bring all of the boards, committees and commissions together in order make them all aware of what each was doing and would also give Council an idea of where they were from a budget standpoint, eliminating the need to ask Council for funding on a monthly basis. Lastly, the Capital Improvement Plan (CIP) would be escalated to a ten-year plan and had been taken out of the budget for a couple of reasons. First, to allow for the impacts of Federal COVID stimulus on debt and capital to be taken into account. Second, it would also enable the CIP to be converted into a majority PAYGO plan moving forward in order to lessen the debt service requirements of the City in future years as well as to mitigate the possibility of less than favorable interest rates in the future. Rather than incurring service debt on small items, such as vehicles, the City would move to the point of paying for such items with money already on hand to avoid encumbering future generations with that small debt. Moving the CIP to a ten-year plan would help provide better planning guidance into the future. Mr. Mendenhall acknowledged it was difficult to plan very far into the future but the thought was to plan far enough so that in years nine and ten, the City had enough spending allowance to prevent any overspending. It also allowed the City to buy large capital items on a cycle, such as fire apparatuses, which gave a planning mechanism long enough into the future for life cycles that exceeded five years.

Mr. Mendenhall said he wanted to commend and applaud each resident, volunteer, elected official and employee for their hard work, sense of community and togetherness during the past year that had been challenging due to the impacts from the COVID-19 pandemic. He thanked Finance Director Tammie McMichael and Assistant Finance Director Amy Winn for their assistance in the preparation of the budget. Copies of the proposed budget were being made available to news media and copies for the public to view would be available at City Hall in the Office of the City Clerk. The budget was submitted to Council on April 7. He reminded Council there would be a budget workshop on April 22 at 6 p.m. at City Hall to allow for questions and items of expenditure detail.

Mayor Hall thanked Mr. Mendenhall and the Finance Department for their work on providing Council with a balanced budget. He especially appreciated the absence of a tax or fee increase. He also expressed his appreciation for the department heads who were willing to eliminate some of their budget requests. He said Council could address any questions at the budget workshop.

- b. Consideration of bids and establishing a project ordinance for the MGM pump station.

Mayor Hall called on Water and Sewer Construction Projects Manager Mark Bullins.

Mr. Bullins presented a bid from Yates Construction for the construction of a pump station on the property acquired from MGM, which was formerly a wastewater treatment plant. The plan was to build a sewer pump station that would serve the property to the east, which the City jointly owned with Rockingham County for business development. By doing so, any wastewater from any facility that should build there would be transferred to the plant. A secondary purpose for the existing basin would be to use it as an equalization basin for any excess flows to prevent further overflows. Four bids were received for the construction project: (1) Yates Construction Company, Inc.: \$1,102,434.72; (2) City's Plumbing and Pools, Inc.: \$1,398,754.00; (3) Laughlin-Sutton Construction Company: \$1,519,500.00; and (4) Carolina Grading and Utilities, Inc.: \$1,608,471.00. Though Yates Construction was the lowest bidder, it was still outside the City's proposed budget for the project. Therefore, Mr. Bullins contacted Yates Construction to negotiate the costs while still accomplishing the task of construction. The City removed pipe lining from the contract and agreed to perform the necessary heavy cleaning, some of the required tree clearing and the NASSCO certified camera work, reducing the contract price down to \$911,577.06. The original budget for the project was \$890,000 which was funded through a grant. The engineering and design costs for the project were \$151,993.26 leaving \$848,006.74 of grant funds available for the project. Based on the negotiated contract price of \$911,577.06, a gap of \$63,570.32 would need to be funded through the Water and Sewer Construction Fund in order to make up the difference. A rough estimate of \$52,000 would be needed to run three-phase electrical power to the site, for a total additional fund cost of \$115,570.32. Mr. Bullins stated that in order to award the project to Yates Construction, Council would need to approve the additional funding of \$115,570.32.

Mayor Hall pointed out the City received a roughly \$900,000 grant over a year ago to complete the project and due to the increase in costs of construction, he was not surprised the bids were outside of the City's previously set budget amount. He appreciated Mr. Bullins negotiating to lower the price of the project as much as possible. He stated the City was going to have over a million dollar project completed for the cost of approximately \$115,000.

Council Member Nooe asked if there was a contingency fund line item for the project or if the City would need to account for some additional funding.

Mr. Bullins replied that while he was hopeful it would not be necessary, the City might want to account for some additional funding, such as ten percent.

Council Member Epps asked how the backflow prevention program that was implemented a few years prior was functioning.

Mr. Bullins said he had not been able to work on it due to other projects, so it had been delegated to Plant Mechanic Byron Curry who had passed his certification and was now the operator in responsible charge (ORC) for the cross connection control. Mr. Curry was doing an excellent job despite receiving some pushback, but Mr. Bullins promised to help him when it came time for enforcement.



Council Member Hunnicutt said if he understood correctly, when the property was originally acquired it was anticipated that the City would need to run an electrical service from New Street around the manufacturing plants to the site. He asked if the \$52,000 of additional funding needed was for such or if there had been an alternate source of power discovered that the City could connect to.

Mr. Bullins said this was the best available they had. There was not a cheaper alternate electrical source. The power supplied to the current facility came from MGM and the City needed to completely separate from it. Most of it was downgraded and no longer functioning as it used to. There was barely enough power available to operate the small pumps that transferred the fluids in the basin now back and forth in order to stay compliant with the State.

Council Member Hunnicutt said there was a service that went from Duke Energy's plant and ran between the plants and the river parallel to the property. He asked if the City could connect to that service.

Mr. Bullins said there were some environmental concerns as well as a huge hollow and thus, running the service across it would cause issues.

Council Member Hunnicutt said he was referring to the service that ran across the northern boundary of the property. It was an electric service that came from Duke Energy, ran downstream with the river towards the plant itself and was between the treatment plant and the manufacturing plant. On a recent visit to the property, he noticed it was still there but was not sure if it was still functional.

Director of Public Utilities Terry Shelton said the City also thought it could use that service for power but it was considered a Duke Energy high transmission distribution line that only served large industrial users; therefore, Duke Energy would not allow the City to pull power off of it, which left the only option of coming down New Street and around the MGM property. Staff had been working with Duke Energy Field Engineer Teresa Sandling on the routing of the power. Originally, staff thought the City could come around the property jointly owned by the City and the County, but the elevations dropped drastically towards the end of where the facility would be. There was also a ravine that was 50 feet deep and in order to run service there, Duke would have to run poles into the floodplain, which they were not going to do. Therefore, staff was working with Duke Energy to pull power around on the west side of the facility and was also negotiating with the owners of that property to obtain an easement across it. A second alternative would be to utilize power Duke had available at the new landfill site, but that was another 500 to 600 feet away.

Council Member Hunnicutt asked if staff was able to resolve the access issue. He added that if the City could obtain a right-of-way coming around the west side, where Fieldcrest used to enter the property, they might could get the same thing for access to get into it.

Mr. Bullins replied that the City had obtained the easement for the sewer line that ran around the west side, which gave the City access into the current plant. The City intended to build a road in that same direction.

Council Member Hunnicutt said when the City originally evaluated the east side of the property, it ran into the same issue with the right-of-way and would have been very expensive. He verified there was a plan for both power and access.

Mayor Hall said the estimated \$52,000 was the expected cost based on a worst case scenario for the electrical and it would be great if it were able to be completed at a cheaper cost.

Mr. Mendenhall said a project budget would have to be put together and brought before Council at the May City Council meeting. It was not deemed prudent to do so until the bids were awarded, but in that project

ordinance, he agreed there should likely be a ten percent contingency. Staff would break the project budget into a revenue side and an expenditure side.

A motion was made by Council Member Epps to approve Yates Construction Company Inc.'s bid and to establish a project ordinance for the MGM pump station. Council Member Carter seconded the motion. All members voted in favor. The motion carried.

c. Consideration of Downtown Master Plans-Small Area Plan request.

Mayor Hall called on Ms. Stultz.

Ms. Stultz stated there had been a lot of improvement and growth in the Leaksville area, now known as Uptown Eden. There was a lot of development and pressure in the area. As part of the City's comprehensive plan, the plan schedule was to complete some small area plans at an expense of \$8,000 each. After discussion with Mr. Mendenhall, it was decided that the municipal service district (MSD) areas should have their small area plans completed first. Currently, there was enough pressure and concern regarding parking and other issues in Leaksville Uptown, that staff was requesting Council to approve the small area plan for that district first. Other small area plans were anticipated to be completed in the upcoming fiscal year. Community and Economic Development Specialist Randy Hunt and Ms. Stultz met with Stewart, Inc., via Zoom and they would be ready to start on the small area plan as soon as it was approved.

Mayor Hall stated the small area plans were the add-ons to the comprehensive plan that Council recently approved.

Ms. Stultz said the Uptown Eden small area plan pushed forward sooner than she had anticipated.

Mayor Hall said the City needed to decide what to do about the parking issue in that district. The only other MSD in the City was Draper, which would be the second small area plan completed.

Ms. Stultz said The Boulevard area was considering becoming a MSD.

Mayor Hall said he agreed it was right to complete the MSD areas first since those were the districts collecting tax on themselves.

Ms. Stultz added it was a self-help program.

Council Member Hunnicutt said the description of the small area plan provided by Stewart, Inc., did not include much verbiage related to their plans for parking in terms of studying. He asked if they would identify areas that should be parking or if they would figure out how many spaces were needed.

Ms. Stultz said Mr. Hunt, along with the department's intern, had been working on taking the City's UDO parking requirement and comparing it to the buildings in the area. The vacant properties had previously not been considered during the comparison, but those have since been included. She said it was previously reported that the fire station needed a certain amount of parking spaces but they in fact did not because they had a parking lot. That collected and revised data would be provided to Stewart, Inc., which would save them hours of work of walking around and taking measurements. The small area plan was in essence a master plan for the City to prepare for the future of that particular business area. Parking was an item that had often been talked about and it had been assumed that everyone would be home or at the businesses at all times. However, because that would never happen, the City needed to ensure that it provided adequate parking for the business owners. The plan would also discuss design standards that the merchants and property owners wanted to establish for themselves, which would engage them regularly and throughout

the process. What Uptown Leaksville needed would be different from what Draper or The Boulevard needed, such as public improvements in terms of sidewalk, curb and gutter, drainage, design standards and cohesive lighting plans.

Council Member Moore asked if the firm would start on the small area plan immediately if it were approved.

Ms. Stultz replied yes. She said staff from the firm would be in town on April 30 to begin the comprehensive plan and they planned to bring extra staff with them to begin working on the small area plan for Leaksville if approved.

Council Member Carter questioned if that was included in the cost of \$8,000.

Ms. Stultz said yes. City staff had done as much preparatory work as they could in order to keep the cost of the plan at \$8,000.

A motion was made by Council Member Hampton to approve the Downtown Master Plans-Small Area Plan request.

Council Member Hunnicutt questioned if the small area plan would be funded out of the current fiscal year's budget or the upcoming budget.

Ms. Stultz said it would be funded out of the current fiscal year's budget.

Mr. Mendenhall said he anticipated the firm would do some preliminary work during the current fiscal year, possibly resulting in some of the cost being carried over into the next fiscal year. He said in her memo, Ms. Stultz stated that the other small area plans would come before Council from the Planning Board as part of their work plan, so there may be instances where the work plan for the Planning Board anticipated carrying some of the remaining costs out of the upcoming fiscal year's budget; however, there would be contingency for that. He expected the small area plans to be abridged fiscal years.

Council Member Carter seconded the motion. All members voted in favor. The motion carried.

#### REPORTS FROM STAFF:

a. City Manager's Report

Mayor Hall called on Mr. Mendenhall.

Mr. Mendenhall welcomed any questions related to the April City Manager's report.

Mayor Hall thanked Mr. Mendenhall for his report and said he had extra copies of the City Manager's report available. He said it was also included in Eden's Own Journal and available online. He attended the ribbon cutting at Ample Storage located at the former Walmart location and said it was nice to see existing buildings being used for something different than its prior use. The business was off to a great start with their leasing. It was great to see the demand for real estate come back. He encouraged youth in the community to consider joining the Eden Youth Council for the next term. He also pointed out that all Eden industries and many commercial businesses were eagerly seeking employees. He asked citizens to refer to the dates, locations and registration times of activities listed in the report, such as the sports programs, because they were only successful if people participated.

Council Member Hunnicutt asked Mr. Mendenhall if the Citizens Academy would occur this year.

Mr. Mendenhall said staff had not discussed it yet due to the unknowns with COVID restrictions, but added that it would be nice if it could occur as it would be his first one to participate in.

Council Member Hunnicutt said he attended the academy a few years ago and found it to be particularly informative. He thought it was a great offering for citizens. He said it appeared the State was approaching a period where COVID restrictions were going to be eased and he hoped the City could work the program in even if it had to be postponed for a few months. He encouraged citizens to attend.

Mr. Mendenhall said staff would lean in that direction.

City Manager's Report April 2021, City Manager Jon Mendenhall

ADMINISTRATION

Eden Youth Council

The City is accepting applications for the 2021-22 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.

This experience provides our youth with:

- Service opportunities
- Development of leadership and professional skills
- Networking amongst civic leaders
- Coordinating opportunities for Eden youth
- Great experience to list on resumes and college applications

Applications are available online on the City's website.

ECONOMIC DEVELOPMENT

*Commercial*

Ample Storage

This latest Eden store celebrated its ribbon cutting on April 7 at its 842 S. Van Buren Road location next to Tractor Supply. They offer interior storage spaces, allowing you to drive into the building to reach your storage space in a clean and safe environment. For more information, contact them at 336-660-2770.

Facebook (from *Business NC Magazine*)

Dealing with the impact of the pandemic has had mixed results for the state's small businesses compared with peers nationally, according to Facebook research.

The search engine giant [reported these results](#) based on February data:

- Only 17% of small businesses in N.C. reduced employment because of COVID-19, ten points below the national average.
- About 44% of N.C. small businesses reported that their sales were lower than sales in February 2020, seven points below the national average.
- However, 63% of business owners in N.C. are confident in their ability to stay open for at least six months, which is five points below the national average and seven points below the average for southern states. About 73% of S.C. business owners are confident in their ability to continue operating for at least six months.

ModWash

Don't let pollen turn your car yellow. ModWash offers monthly rates that allow you unlimited washes for your vehicle starting at \$29.99 so it will look its best this spring. They are located at 104 E. Harris Street in the Food Lion Shopping Center. Call them at 336-642-9950 for more information.

*Industry*

Help Wanted!

Virtually all Eden industries and many commercial businesses are eagerly seeking employees. If you need a job, check the N.C. Works website to learn about the opportunities in Eden and Rockingham County.

#### Gildan Yarns

Originally slated to employ 85 people, there are more than 90 workers at the Summit Road facility. A sign of the economy recovering is the need for yarn, which has resulted in the plant running at full strength to keep up with demand.

#### Nestle Purina

Soon you will see cranes on the Nestle Purina site as the building is raised three times its height compared to when MillerCoors operated it. The company's human resources staff is creating training programs for the future Eden employees. When the Nestle Purina announcement was made, the N.C. Department of Commerce estimated it would have a \$2 billion positive impact on the state.

#### Signode (formerly Blue Ridge Plastics)

This company has made significant improvements and expanded from 30 to 80 employees with 100 to be employed by the end of 2021. They make packaging materials, including plastic frames and divider sheets for pallets. They are located at 11511 NC Highway 770 east of Eden.

#### *Residential*

##### Stacker.com

Stacker compiled a list of N.C. cities with the fastest growing home prices using data from Zillow. Cities are ranked by the change in Zillow Home Values Index for all homes over the last year as of January 2021. Cities in the 15,000 largest markets in the U.S. were considered. Eden saw a 21.8% increase and ranked #2 of the top 30 N.C. cities and is ranked #1 in fastest growing home prices amongst cities in the Greensboro-High Point metro area. The ten-year home price change was +42.8%.

#### *Other*

##### Paul Prewitt 101 Birthday Celebration

There was a great turnout at Eden resident Paul Prewitt's 101 birthday celebration on March 23. Eden and Rockingham County emergency services lined Grant Street with each Eden police officer shaking Mr. Prewitt's hand, wishing him a happy birthday. City Council and staff also joined the parade. In 2015, when Mr. Prewitt was a mere 95 years old, he helped Eden volunteers fill Salvation Army Christmas Angel grocery boxes. Mr. Prewitt was right in there with the rest of us helping those in need. City of Eden's Marketing Manager Cindy Adams was the main coordinator of this effort, which was covered by Fox-8 News. Congratulations Mr. Prewitt. We wish you many more birthday celebrations!

##### Rockingham County's Rockstar

Rockingham County Economic Development Director Leigh Cockram has overseen significant industrial growth since coming to the county in February of 2019. Last year was an especially good year with more than \$886.5 million in investment and 1,008 jobs announced, in addition to \$5.5 million in infrastructure grants approved and 84 grants made to small businesses. Cockram worked with Eden Economic Development to bring Nestle Purina to Eden and supported Night Owl National Contractors in its opening of a countertop operation in the former Eden K-Mart space and its renovation of the former Eden Mall into an entrepreneurship facility. For Rockingham County, 79.5% of all investment made in the decade 2010-2020 came in 2020, a pandemic year. This alone is a remarkable feat.

Eden's Economic Development Director Mike Dougherty, recognizing Cockram's energy and skills, contacted *Business NC* magazine and urged them to write a story about her. The April 2021 issue of this publication features Ms. Cockram (with her photo on the cover and the title "Rockstar Status") and tells a great story of her achievements in Eden and Rockingham County. Congratulations Leigh—this is well-deserved.

#### *Tourism*

##### Grown & Gathered

Our spring Grown & Gathered is SOLD OUT! The event will take place on Thursday, May 20 along the canal at the Spray Mercantile. The food is being prepared by Jarrett Nycamp of The Blissful Palette Events & Catering. Our summer Grown & Gathered will take place August 12.

#### Piedmont Pottery Festival

The 18<sup>th</sup> Annual Piedmont Pottery Festival is set to take place on Saturday, June 5 from 9 a.m. to 4 p.m. at the First Presbyterian Church located at 582 Southwood Drive. Potters from all across N.C. and VA will be presenting the finest in handcrafted pottery. There will be demonstrations and door prizes all throughout the day. Admission is free.

#### RiverFest

We are now accepting vendor applications for RiverFest! Please check out [www.ExploreEdenNC.com](http://www.ExploreEdenNC.com) where you will find applications for artisans/crafters/civic, business and food vendors. Our dates this year are September 17 and 18!

#### Spray Mural

A new mural adorns the side of Ramsey's Barber Shop located on Morgan Road in the Spray area of town. It depicts a vintage "City Strip" that was placed on the front of vehicles years ago. It is a beautiful addition to our city's public art collection! Thanks to local artist Brandon Hardison for a job well done!

#### Spring is Here! Explore Our Trails!

Spring in Eden is a beautiful time of year! Take advantage of these warm sunny days and get out and explore the Smith River Butterfly Trail along the Smith River Greenway where you can also visit the otter sculpture or view the river from the observation deck. Walk along the beautiful Matrimony Creek Nature Trail and have lunch or supper under the shelter. You can also visit Freedom Park with all its fun things to do or walk the Freedom Park Nature Trail. Come sit or swing in Grogan Park and enjoy the shady trail area, chimes and public art. So many options!

### ENGINEERING

#### FY 2020-21 Street Resurfacing Contract, No. 2

The Eden City Council approved to award the FY 2020-21 Street Resurfacing Contract, No. 2 to Waugh Asphalt, Inc. on March 16. The contract consists of the resurfacing of Patterson Street (Washington Street to Center Church Road) and Kennedy Avenue (Kings Highway to Stadium Drive). Construction is scheduled to start in early May.

#### NCDOT Road Resurfacing – Kings Highway

APAC-Atlantic, Inc. has begun construction on Kings Highway. The damaged/worn manholes and water valve boxes were replaced on April 8 and 9. The asphalt milling and resurfacing phase of the contract will start the week of April 19. The work is expected to take approximately two weeks. Please use extreme caution when traveling in this area.

#### Waterline Replacement Projects Update

A bid opening is to be held April 19 for the Bridge Street waterline replacement project. This project will involve the replacement of the existing water main between Irving Avenue and Oak Street.

### PARKS AND RECREATION

#### COVID-19 Updates

COVID-19 numbers are going down, thus opening more things up for Parks & Recreation and its facilities. Governor Roy Cooper increased the number of people allowed to gather indoors from 25 to 50 and the number outdoors from 50 to 100.

#### Sports Programs

Practices are as follows:

Co-ed Peanut Baseball (ages 4 - 6) will practice on Tuesdays and Thursdays at 4:30 p.m.

Dixie Youth Coach Pitch (ages 7 - 8) will practice on Mondays and Wednesdays at 4:30 p.m.

Dixie Youth Minors (ages 9 - 10) will practice on Tuesdays and Thursdays at 4:30 p.m.

Dixie Youth Ozone (ages 11 - 12) will practice on Tuesdays and Thursdays at 4:30 p.m.

Girls Softball (ages 9 - 10, 11 - 12 and 13 – 15) will practice on Mondays and Wednesdays at 4:30 p.m.

Adult/Youth Kickball began practicing on April 8.

Pony Baseball (ages 13 - 14) began practicing on April 9.

All of the above practices will be held at Freedom Park.

#### Bridge Street & Mill Avenue Recreation Centers

These two facilities will be open Monday through Friday from 2 p.m. until 7 p.m.

During the past month there were approximately 891 visits at Bridge Street and 1,606 visits by residents at Mill Avenue that participated in the following activities: exercise classes, basketball (Around the World), basketball (Horse), pickleball, walking track, playground and weight lifting. The after-school program continues at the recreation centers.

#### Facility Rentals

We are now renting out shelters and some facilities. Karate classes are once again being held at the Boone Road facility.

#### Freedom Park

During the past month, there were approximately 2,500 visits by residents and non-residents who participated in the following activities: walking track, nature trail, skateboard park, basketball courts, playground use and dog park. Two tournaments were held at the park during the month of March.

Freedom Park and all other greenways and trails are closed each day from dusk until dawn unless there is an event planned. The gates at Freedom Park will be locked accordingly.

The Splash Pad will open on Memorial Day.

#### Garden of Eden Center

The Senior Center was very active for the month of March. We had several workshops, virtual and in-person. We offered "Laughter is the Best Medicine," "My Big Fat Mouth Workshop," "Healthy Recipes for Success" and an Eden Drug information session during our Friends Club. We also had a breakfast sponsored by Hardees. We continued to have our exercise class at the Bridge Street Recreation Center and our pickleball at the Mill Avenue Recreation Center. We also had a pickleball tournament at the Bridge Street Recreation Center that included senior athletes from Madison, Mayodan, Stoneville, Reidsville and other areas throughout the county. Our quilt guild met again for the first time since 2020 and had a wonderful time.

In total, we had about 540 on our sign-in list at Morgan Road and at least 300 more visits for our senior programs off site, for a total of 840 visits for our programs offered by the Senior Center during March.

#### Mill Avenue Pool

The Mill Avenue pool will open on Memorial Day.

### PLANNING & INSPECTIONS

#### Collections

Payments received from Rockingham County Tax Department for code enforcement fees due to the City of Eden were \$3,958.57. Statements were mailed on March 3 to all property owners with a balance due to the City of Eden.

#### Local Codes and Inspections

Staff is working on updating the code compliance report. Local code complaints have slowed down as they typically do this time of year; however, complaints continue to be addressed in a timely manner and notices sent as needed.

#### Ongoing Projects for Inspections:

The Purina project is beginning to intensify: 150 new construction documents were reviewed in March with many more anticipated as the project progresses.

The building permit for the upfit and construction of the new pharmacy located at 901 Washington Street (old Wachovia Bank) has begun.

Staff is expecting to receive the construction documents for the new urgent care center, which will be located at 824 S. Van Buren Road Unit F.

#### Snipe Signs

Staff is removing signs from the right-of-way daily.

#### Planning Board-UDO Adjustments:

The Planning Board heard three cases concerning the UDO: (1) a text amendment relating to automobile businesses in Business Central and Neighborhood Mix. This was approved and will go to Council in April; (2) map adjustments involving properties recommended for change to Industrial from Neighborhood; (3) and an amendment to the UDO with identical provisions to the former provisions regarding accessory structures in what was Residential-Suburban now Residential Agriculture that were left out of the UDO. Concerns had been raised that these regulations were too restrictive but state law exempts bonafide farms from any structure size regulations. The Planning Board decided to send this amendment back to City staff.

#### Comprehensive Plan

At the March City Council meeting the consultant for the Comprehensive Plan was chosen, Stewart Inc., which was the same firm that the City used for the UDO. On March 31, City staff had the initial startup meeting with Stewart staff. The Planning Board will serve as the Steering Committee for the plan. The Comprehensive Plan will involve many opportunities to reach out to citizens and stakeholders and will encompass all aspects of city government and life in our community. The Internal Technical Review Committee (ITRC) will have continued involvement as the plan progresses. In a year, the plan should be ready for adoption as the process is required by July 1, 2022.

#### Affirmative Maintenance

At the March City Council meeting, Council was presented with the beginnings of a restoration of several programs that oversee maintenance of grounds and structures within our planning jurisdiction. More on this program will be presented as the new fiscal year begins.

#### Local Landmark Report

Staff is working on a local landmark report for Ray Commons (John B. Ray/Central Hotel building).

#### *Grants Under Management*

##### Draper CDBG

The Environmental Review has been completed and its record was posted on the City's website and advertised in the Rockingham Now. It is available for review at City Hall. The comment period for the record has ended and the report has been sent to the Department of Commerce with a Request for Release of Funds for this grant.

##### COVID-19 CDBG Assistance to Low and Moderate Income Citizens Grant

Staff had its startup meeting with Dennis Branch, who will be the City's Department of Commerce representative. We hope to begin helping people within the next month.

#### NCDOT – Stadium Drive Sidewalk

This project was sidelined by the COVID-19 pandemic, as were so many others. A joint meeting with NCDOT, City staff and Wetherill Engineering took place in March to finalize the plans and move toward a construction date. A list of property owners have been given to the City Attorney.

#### Pedestrian Plan

The Planning Board serves as the Steering Committee for the Pedestrian Plan. Information was provided by the consulting firm and a public forum was open for citizen input but no citizens attended. Staff did have a survey that was available and would remain open for two more weeks.

#### Urgent Repair Grant

Staff expects to hear if the City will receive funding for this grant in April. If funded, this grant will be available to property owners citywide.

#### Safety Committee

Local Codes Administrator/GIS Analyst Debra Madison is now the Secretary of the Safety & Loss Control Committee. She has been gathering information from other municipalities to assist the City's committee in updating our current manual.

## POLICE

PD command and supervisory staff will be conducting interviews for the two vacant detective positions and the vacant K-9 officer position assigned to patrol.



Eden officers will begin the annual spring in-service training. The training consists of mandatory firearms training and qualifications, bloodborne pathogens training, HAZMAT training and fire extinguisher training.

**CONSENT AGENDA:**

- a. Approval and adoption of the March 16, 2021 regular meeting minutes.
- b. Approval to award installment financing to BB&T (Truist) for a ladder truck and a pumper truck.

Ms. Winn wrote in a memo that City Council approved the purchase of a ladder truck and pumper truck for the Fire Department on March 16. She requested bids from local banks on March 23 for 15-year financing and received two quotes: BB&T at 2.47 percent and United Financial (HomeTrust) at 2.49 percent. She requested Council approve BB&T as the successful bid for financing. The annual debt service would be \$109,116.59 with the first payment due in FY 2021/22. The debt service had been included in the proposed FY 2021/22 budget.

**Resolution Approving Financing Terms**

***WHEREAS:*** The City of Eden, NC ("Borrower") has previously determined to undertake a project for the financing of a ladder truck and a pumper fire truck (the "Project"), and the Finance Officer has now presented a proposal for the financing of such Project.

**BE IT THEREFORE RESOLVED, as follows:**

1. The Borrower hereby determines to finance the Project through Truist Bank ("Lender") in accordance with the proposal dated April 6, 2021. The amount financed shall not exceed \$1,354,000.00, the annual interest rate (in the absence of default or change in tax status) shall not exceed 2.47%, and the financing term shall not exceed fifteen (15) years from closing.
2. All financing contracts and all related documents for the closing of the financing (the "Financing Documents") shall be consistent with the foregoing terms. All officers and employees of the Borrower are hereby authorized and directed to execute and deliver any Financing Documents, and to take all such further action as they may consider necessary or desirable, to carry out the financing of the Project as contemplated by the proposal and this resolution.
3. The Finance Officer is hereby authorized and directed to hold executed copies of the Financing Documents until the conditions for the delivery of the Financing Documents have been completed to such officer's satisfaction. The Finance Officer is authorized to approve changes to any Financing Documents previously signed by Borrower officers or employees, provided that such changes shall not substantially alter the intent of such documents or certificates from the intent expressed in the forms executed by such officers. The Financing Documents shall be in such final forms as the Finance Officer shall approve, with the Finance Officer's release of any Financing Document for delivery constituting conclusive evidence of such officer's final approval of the Document's final form.
4. The Borrower shall not take or omit to take any action the taking or omission of which shall cause its interest payments on this financing to be includable in the gross income for federal income tax purposes of the registered owners of the interest payment obligations. The Borrower hereby designates its obligations to make principal and interest payments under the Financing Documents as "qualified tax-exempt obligations" for the purpose of Internal Revenue Code Section 265(b)(3).
5. The Borrower intends that the adoption of this resolution will be a declaration of the Borrower's official intent to reimburse expenditures for the Project that are to be financed from the proceeds of the Lender financing described above. The Borrower intends that funds that have been advanced, or that may be advanced, from the Borrower's general fund or any other Borrower fund related to the Project, for project costs may be reimbursed from the financing proceeds.
6. All prior actions of Borrower officers in furtherance of the purposes of this resolution are hereby ratified, approved and confirmed. All other resolutions (or parts thereof) in conflict with this resolution are hereby repealed, to the extent of the conflict. This resolution shall take effect immediately.

City of Eden, NC - Ladder Truck & Pumper Fire Truck (DRAFT)

Compounding Period: Annual  
 Nominal Annual Rate: 2.470%

Cash Flow Data - Loans and Payments

Event	Date	Amount	Number	Period	End Date
1 Loan	04/06/2021	1,354,000.00	1		
2 Payment	04/06/2022	109,116.59	15	Annual	04/06/2036

TValue Amortization Schedule - Normal, 360 Day Year

	Date	Payment	Interest	Principal	Balance
Loan	04/06/2021				1,354,000.00
<b>2021 Totals</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
1	04/06/2022	109,116.59	33,443.80	75,672.79	1,278,327.21
<b>2022 Totals</b>		<b>109,116.59</b>	<b>33,443.80</b>	<b>75,672.79</b>	
2	04/06/2023	109,116.59	31,574.68	77,541.91	1,200,785.30
<b>2023 Totals</b>		<b>109,116.59</b>	<b>31,574.68</b>	<b>77,541.91</b>	
3	04/06/2024	109,116.59	29,659.40	79,457.19	1,121,328.11
<b>2024 Totals</b>		<b>109,116.59</b>	<b>29,659.40</b>	<b>79,457.19</b>	
4	04/06/2025	109,116.59	27,696.80	81,419.79	1,039,908.32
<b>2025 Totals</b>		<b>109,116.59</b>	<b>27,696.80</b>	<b>81,419.79</b>	
5	04/06/2026	109,116.59	25,685.74	83,430.85	956,477.47
<b>2026 Totals</b>		<b>109,116.59</b>	<b>25,685.74</b>	<b>83,430.85</b>	
6	04/06/2027	109,116.59	23,624.99	85,491.60	870,985.87
<b>2027 Totals</b>		<b>109,116.59</b>	<b>23,624.99</b>	<b>85,491.60</b>	
7	04/06/2028	109,116.59	21,513.35	87,603.24	783,382.63
<b>2028 Totals</b>		<b>109,116.59</b>	<b>21,513.35</b>	<b>87,603.24</b>	
8	04/06/2029	109,116.59	19,349.55	89,767.04	693,615.59
<b>2029 Totals</b>		<b>109,116.59</b>	<b>19,349.55</b>	<b>89,767.04</b>	
9	04/06/2030	109,116.59	17,132.31	91,984.28	601,631.31
<b>2030 Totals</b>		<b>109,116.59</b>	<b>17,132.31</b>	<b>91,984.28</b>	
10	04/06/2031	109,116.59	14,860.29	94,256.30	507,375.01
<b>2031 Totals</b>		<b>109,116.59</b>	<b>14,860.29</b>	<b>94,256.30</b>	
11	04/06/2032	109,116.59	12,532.16	96,584.43	410,790.58
<b>2032 Totals</b>		<b>109,116.59</b>	<b>12,532.16</b>	<b>96,584.43</b>	
12	04/06/2033	109,116.59	10,146.53	98,970.06	311,820.52
<b>2033 Totals</b>		<b>109,116.59</b>	<b>10,146.53</b>	<b>98,970.06</b>	
13	04/06/2034	109,116.59	7,701.97	101,414.62	210,405.90
<b>2034 Totals</b>		<b>109,116.59</b>	<b>7,701.97</b>	<b>101,414.62</b>	
14	04/06/2035	109,116.59	5,197.03	103,919.56	106,486.34
<b>2035 Totals</b>		<b>109,116.59</b>	<b>5,197.03</b>	<b>103,919.56</b>	
15	04/06/2036	109,116.59	2,630.25	106,486.34	0.00
<b>2036 Totals</b>		<b>109,116.59</b>	<b>2,630.25</b>	<b>106,486.34</b>	
<b>Grand Totals</b>		<b>1,636,748.85</b>	<b>282,748.85</b>	<b>1,354,000.00</b>	

- c. Approval to award installment financing to HomeTrust for a wheel loader.

Ms. Winn wrote in a memo that City Council approved the purchase of a wheel loader for the Street Department on January 19. She requested bids on March 23 from the local banks for 5-year financing and received the following quotes: (1) BB&T: 1.45 percent; (2) First National Bank: 1.49 percent; (3) First Citizens Bank: 1.82 percent; and (4)

United Financial (HomeTrust): 1.23 percent. She requested Council approve United Financial (HomeTrust) as the successful bid for financing. The annual debt service would be \$31,413.70 with the first payment due in FY 2021/22. The debt service was included in the proposed FY 2021/22 budget.

**AMORTIZATION SCHEDULE - Normal Amortization, 360 Day Year**

	<u>Payment</u>	<u>Interest</u>	<u>Principal</u>
Loan			
1	31,413.70	1,862.65	29,551.05
2	31,413.70	1,499.17	29,914.53
3	31,413.70	1,131.22	30,282.48
4	31,413.70	758.75	30,654.95
5	31,413.70	381.71	31,031.99
Grand Tot:	157,068.50	5,633.50	151,435.00

Last interest amount increased by 0.02 due to rounding.

d. Approval of Budget Amendment #9.

Ms. Winn wrote in a memo that the budget amendment allocated grant proceeds from the Duke Energy Foundation. The grant funds would be used to repair the Matrimony Creek Nature Trail that was damaged due to flooding.

	<u>Account #</u>	<u>From</u>	<u>To</u>	<u>Amount</u>
<b>General Fund Revenues</b>				
Duke Energy Foundation Grant	10-3350-00970	\$ -	\$ 15,000.00	<u>\$ 15,000.00</u>
<b>General Fund Expenditures</b>				
Matrimony Creek Nature Trail	10-9920-89870	\$ -	\$ 394,400.00	<u>\$ 394,400.00</u>

Appropriates grant funds received from the Duke Energy Foundation for the Matrimony Creek Nature Trail.

Adopted and effective this 20th day of April, 2021.

Attest:

\_\_\_\_\_  
Deanna Hunt, City Clerk

\_\_\_\_\_  
Neville Hall, Mayor

e. Approval of Budget Amendment #10.

Ms. Winn wrote in a memo that the budget amendment allocated funds received from the state of N.C. for Controlled Substance Excise Tax. The funds were generated due to cases that were worked by the Eden Police Department. The Police Department would use those appropriated funds to purchase a covert camera for use in their investigations.

Minutes of the April 20, 2021 meeting of the City Council, City of Eden:

	Account #	From	To	Amount
<b>General Fund Revenues</b>				
Police Controlled Substance Exise Tax	10-3431-41800	\$ 1,100.00	\$ 3,500.00	<u>\$ 2,400.00</u>
<b>General Fund Expenditures</b>				
Police Department Supplies	10-4310-29100	\$ 30,000.00	\$ 32,400.00	<u>\$ 2,400.00</u>

Appropriates funds received from the State for Controlled Substance Exise Tax.

Adopted and effective this 20th day of April, 2021.

Attest:

\_\_\_\_\_  
Deanna Hunt, City Clerk

\_\_\_\_\_  
Neville Hall, Mayor

f. Approval of Budget Amendment #11.

Ms. Winn wrote in a memo that the budget amendment allocated insurance proceeds received for storm damage to the playground at the Senior Center on Orchard Drive. The repairs had been completed and expensed in the Facilities and Grounds Maintenance/Repair line item.

	Account #	From	To	Amount
<b>General Fund Revenues</b>				
Insurance Proceeds	10-3850-85000	\$ 10,500.00	\$ 22,000.00	<u>\$ 11,500.00</u>
<b>General Fund Expenditures</b>				
Facility/Grounds M/R Buidlings	10-4190-35100	\$ 99,500.00	\$ 111,000.00	<u>\$ 11,500.00</u>

Appropriates insurance proceeds received for storm damage at the playground at the Senior Center.

Adopted and effective this 20th day of April, 2021.

Attest:

\_\_\_\_\_  
Deanna Hunt, City Clerk

\_\_\_\_\_  
Neville Hall, Mayor

g. Approval to award a contract for CDBG-CV administrative services.

*This item was removed from the Consent Agenda.*

h. Approval to cancel Water Tank Maintenance Contracts with Suez, formerly Utility Services, in order to put the contracts out for bid.

Mr. Bullins wrote in a memo that the City contracted with Utility Service Company in October 1993 to perform tank maintenance on the elevated water storage tanks located at Dunn Street, Caleb Street, Hamilton Street, Grove Street and Byrd Street. The elevated water storage tank at Byrd Street had since been disconnected and its service contract was terminated. The water storage tank at Freedom Park was added in August of 2008. The five maintenance contracts covered annual inspections, biennial draining cleaning and disinfection, all repairs and parts, as well as all interior and/or exterior coatings of the elevated water storage tanks involved. The contracts also included cellphone transmitter

maintenance for the City. For the first four years of the contracts, the annual maintenance costs remained the same as defined by the contracts, after which the price went up every three years based on a maximum of five percent annually. The City spent a total of \$94,443.68 on water tank maintenance during the current fiscal year. Mr. Bullins believed that a savings of more than \$10,000 annually could be achieved through competitive bidding of the contracts. The terms for canceling the current contracts required a Notice to Terminate signed by three City of Eden Council members and sent via certified mail 120 days in advance of the anniversary date, with the first contract coming due in August of 2021. Mr. Bullins requested Council approve to terminate all five water tank maintenance contracts.

A motion was made by Council Member Moore to approve the Consent Agenda. Council Member Epps seconded the motion. All members voted in favor. The motion carried.

ANNOUNCEMENTS:

Council Member Hampton said The Boulevard would be hosting a Food Truck Rodeo on May 1 from 11 a.m. to 5 p.m. She invited everyone to attend as there would be delicious food available.

Marketing and Special Events Manager Cindy Adams was pleased to announce the Grown & Gathered event that was scheduled for May 20 was sold out.

Council Member Epps said The Boulevard was looking good. He said the code enforcement employees were doing a terrific job of getting rid of some of the obscure things that were in the way and he appreciated their efforts.

Mayor Hall said he had received a lot of positive comments regarding the Public Works departments, especially their cleanup along the greenway areas. He also received a thank you letter from the City of Reidsville's Mayor Jay Donecker thanking the City's Public Works departments for helping them clean up storm debris the week before, returning the favor from when they sent their employees to Eden to help clean up after the tornado that touched down several years ago.

Ms. Adams said there would be a ribbon cutting on April 30 at 4 p.m. at the Smith River Greenway for the Children's Interactive Trail. It would be towards the YMCA end of the greenway.

ADJOURNMENT:

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

Respectfully submitted,

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Deanna Hunt  
City Clerk

ATTEST:

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Neville Hall  
Mayor

CITY OF EDEN, N.C.

A special meeting of the City Council, City of Eden, was held on Thursday, April 22, 2021 at 6 p.m. in the Council Chambers, 308 E. Stadium Drive. Those present for the meeting were as follows:

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

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

FY 2021-22 BUDGET WORKSHOP:

Mayor Hall said Council attended the budget retreat in January and was presented with the budget message at the April City Council meeting. The budget workshop was an opportunity for Council to ask questions and receive any needed clarification. He called on Director of Finance and Personnel Tammie McMichael, Assistant Director of Finance Amy Winn and City Manager Jon Mendenhall.

Mr. Mendenhall referred Council to the Budget Workshop Guided Discussion template that was included in the agenda packet. Item one addressed budget questions and answers. He highlighted the sections of the budget workbook, beginning with section one, which included the budget message and a copy of the budget ordinance. He noted there was a transposition error in the original budget ordinance where accounts were taken from Logics and the appropriate numbers were filled in. It had since been corrected in the budget workbooks and online. Section two outlined the large and small capital outlay requests. Section three contained the revenue and expenditure worksheets for the General Fund. Section four contained the revenue and expenditure worksheets for the Water and Sewer Fund. Section five covered the revenue and expenditure worksheets for the Self-Insurance Fund. Section six listed the tax and service rates. Lastly, section seven included a table of organization and various personnel items that had been included in previous budgets with the exception of a few items that were divergent from previous years. The first change was in regards to the credit card convenience charge. In previous fiscal years, the City had absorbed the cost of the credit card convenience charge for customers who paid their bills, rentals or fees with a credit card. The City had a policy option that allowed the convenience charge to be passed on to the consumer for the convenience in which they were paying, which meant customers would not be paying the convenience fees for other customers. The upcoming fiscal year's budget anticipated passing the convenience charge to the customer. He explained the current scenario of how the City might have one customer paying via check and another paying via credit card. Presently, the City was absorbing the cost of that credit card transaction, which ultimately meant the other customers were paying for the convenience fee. Moving forward, the City would no longer be paying for the convenience fee; instead, the customer would pay the convenience fee along with their payment. Secondly, the years of service item listed in section seven had been revised. Previously, it was broken down as 0 to 4 years, 5 to 10 years, etc. The new budget reflected a breakdown split of 0 to 5 years, 5 years and 1 day to 10 years, 10 years and 1 day to 15 years, etc. Additionally, section seven added discussion regarding the consumer price index and how it derived a cost of living adjustment. Lastly, standards for longevity payments were added to the personnel section that stated an employee would not receive any additional benefit if they did not have a good job performance rating or if they had received a write-up or had any disciplinary action taken against them in the past 12 months. He welcomed any questions or discussion.

Mayor Hall said Section one contained the Budget Message that was presented at the April City Council meeting. He said a copy of revised budget worksheets was given to each member that would replace pages one through six in the Budget Ordinance located in section one of the budget workbook. He moved on to Section two: Large and Small Capital Outlay

Council Member Hunnicutt addressed the customer service work order software. As it related to solid waste and the deficit there, he questioned if the system would be able to track repeated pickups if solid waste were to go to a system where people called in yard waste or bulk pickups as that appeared to be a problem. He was trying to understand the capability of the software. He asked if at the end of the year, the software could issue a report that showed how many pickups a property had and if that was deemed to be excessive.

Mr. Mendenhall said yes. It was a cloud-based system that allowed for the City to make inputs or to be self-serviced on a mobile device or home computer. Therefore, if the City wanted to go to an on-demand solid waste collection system versus a route system, the software would create a work order ticket for any address that would be mapped in Google maps. It would also allow for certain questions to be answered in regards to what type of waste needed to be picked up but the summary would only be as good as the input provided.

Council Member Hunnicutt said he was not necessarily advocating that the City move to an on-demand solid waste collection system, but he was curious if the software could provide tracking and identification of the repeated pickup areas.

Mayor Hall addressed the salary line item for some departments under Section 3, General Fund. After speaking with the Finance Department and Mr. Mendenhall, it was confirmed that the difference between some of the department requests and manager recommendations was a direct result of the new personnel adjustments being made. He gave the example of how one department requested roughly \$100,000 less than what was recommended but it was due to personnel movements. Some departments were gaining employees while other departments were losing employees.

Council Member Hunnicutt noticed the landscape maintenance contract under the Facilities and Grounds Department had been removed. He asked what services were contracted under landscape.

Mr. Mendenhall said several services were included in the contract, such as beautification services in regards to clover leaf, some of the traffic islands and the nice plantings around Kings Highway. There was another contract that covered grass mowing at the wastewater treatment plant, raw water reservoir and the solid waste transfer station. Staff moved right-of-way maintenance, such as the tree trimming on Van Buren Road and the clover leaf, to the Streets Department while Facilities and Grounds kept maintenance of areas not located within the right-of-ways, such as mowing of all deeded property.

Council Member Hunnicutt asked if the money had been moved to another area.

Mr. Mendenhall said yes.

Council Member Hunnicutt referred to the Fire Department's budget and asked what would happen in the hiring of the eight new positions if the City did not receive the SAFER grant. He noted there was a budget allocation that matched a portion of the grant amount and asked if that was money that would be used for hiring.

Mr. Mendenhall said the cost of eight new positions was roughly \$400,000, with \$300,000 of that being grant funding and \$100,000 being General Fund money. The \$100,000 would pay for almost two additional firefighters. While they would like to receive the grant funding, staff would go back to the fire command staff and Council to see what could be done with the \$100,000 if the grant were not received.

Council Member Hunnicutt asked if the City had separate fuel tanks for on-road fuel and off-road fuel.

Mr. Mendenhall said he was unsure but knew the City had a tank for unleaded gasoline and a tank for diesel fuel. However, he was uncertain if there was any further separation to on-road and off-road fuels.

Council Member Hunnicutt said it may not have to be a physical separation but noted the City was paying a road tax for any fuel that was used for road vehicles. He recalled when he worked at Fieldcrest, they had two tank systems, one for on-road fuels and one for off-road fuels. The City had a lot of non-highway fuel usage and suggested looking into it as the City could be paying taxes where it did not have to. He questioned if the City had to pay fuel tax.

Mr. Mendenhall said the City paid for sales tax, which was reimbursed to the City.

Ms. Winn stated the City did not get reimbursed for fuel tax.

Mr. Mendenhall added that the City did receive a Powell Bill check for fuel tax.

Council Member Hunnicutt questioned if the City was paying highway tax through fuel.

Ms. Winn said yes.

Council Member Hunnicutt said it was something worth investigating considering the amount of equipment the City had that never touched the highway. It would likely equate to a good amount of fuel going into equipment that the City was paying highway taxes on that otherwise it should not have to be paying.

Mr. Mendenhall said he would check into it.

Mayor Hall said while it would apply to all departments, he noticed the fuel budget for the Police Department in FY 2020-21 was \$95,800 and it was recommended to fund the same amount in the new budget. However, he suspected that fuel prices would be higher than the previous year and therefore, the City needed to consider whether the recommended amount was enough.

Council Member Ellis said the budgeted fuel amount was increased in the past to compensate.

Mayor Hall said the price of gas had gone from the lower end of \$2 to the lower end of \$3 over the past year. He suggested consulting with Fleet Maintenance and possibly basing it on the estimate of what the gas price might rise to.

Council Member Ellis questioned the cost of electricity for the pool being \$21,000 for four months.

Mr. Mendenhall said the budgeted amount for the cost of electricity for the pool was \$4,000.

Mayor Hall said the \$60,000 budgeted amount and \$21,694 already encumbered was for the cost of electricity at all of the parks and recreation facilities. The pool utilities budget was \$4,000.

City Attorney Erin Gilley said the caption of the expenditure was above the line item.

Mayor Hall said the description of the expenditure was described above the bold print on the worksheet. Solid Waste requested a total of over \$2 million but the manager recommended \$1.8 million. He hoped some of the proposed efficiency changes the City was seeking to make in that department, such as the suggestions made by Council Member Hunnicutt, would help close the gap from what was requested and the amount that was able to be funded. He added that another suggestion previously made was charging certain residents more for repeated services.

Council Member Hunnicutt referred to the senior citizens line item under Parks and Recreation and said there was a \$30,000 increase from the budgeted amount for FY 2020-21. While he was supportive of the increase, he wanted to confirm that was grant money. He asked what they would be doing in addition to what they were doing now.

Mr. Mendenhall said the senior center applied for and received roughly \$30,000 in senior center activity grants.



Ms. Winn said the grants were being used to buy tablets and computers for training.

Ms. Gilley said the senior center was going to teach that technology to the seniors.

Council Member Ellis asked if Information Technology would be involved with that.

Ms. Gilley said yes.

Mayor Hall said there was a request for \$693,000 under Fleet Maintenance but the manager recommended \$354,000. He pointed out that \$400,000 of the requested amount was to replace the fuel pumps but that request had been removed. As would be discussed later in regards to stimulus funding, it was possible the fuel pumps could be replaced using stimulus money. He added that he made a point to determine the reasoning behind large differences between the requested amounts and recommended amounts of each department.

Mayor Hall referred to section four, Water and Sewer Fund, and said the total amount requested in the Billing and Collections Department was \$511,700 but the manager recommended \$420,000. Again, he noted that was a difference in the salary request.

Council Member Carter asked if the sale of fixed assets included items such as old pumps.

Ms. Winn said yes.

Mayor Hall said \$400,000 was requested in the Collection and Distribution Department's budget for a trackhoe and skid steer loader but those requests were removed. He asked if the City was striving to obtain an additional year out of the existing equipment.

Mr. Mendenhall said the City did not currently own a trackhoe. The plan was to evaluate the demand for utilizing a trackhoe before buying one as it might be cheaper to rent one as needed for projects. If and when the City had a high demand to utilize a trackhoe, it would make sense to buy one, but Mr. Mendenhall felt it should be assessed before spending such a large sum of money.

Mayor Hall said that was a good recommendation and noted that it closed the gap between what was requested and recommended in that department. He stated that \$695,000 was requested for Water Construction but only \$120,000 was recommended for funding. He questioned if that was due to the fact the City had completed some of the work with the EPA-Administrative Order on Consent (EPA-AOC).

Mr. Mendenhall said no because water construction was entirely water distribution and was not sewer related. There was a large backlog of water distribution projects that needed to be completed but it would risk the City's cash flow if it fronted too much of the required money. Therefore, it would have to be spread out over several fiscal years. In the upcoming fiscal year, the City was going to attempt to complete three projects in-house on Glovenia Street, Maple Street and one other street. Plans were to also complete Bridge Street in a project ordinance environment using the City's own force account labor. The City had bid out Bridge Street but Mr. Mendenhall said if the City began bidding out several projects, it would pay a premium and it would become unaffordable. There was presently a finite amount of capacity available and only so much water and sewer cash flow that the City had.

Council Member Hunnicutt asked if the determination of which areas to complete was based on frequencies of failures and issues in those areas.

Mr. Mendenhall said it was a worst-first strategy. The Engineering Department was working with the Collections and Distribution Department in order to keep track of water and sewer line leak detections. Bridge Street had an open cut on the southbound lane just north of Bridge Street Recreation Center and it was constantly flowing water, meaning the City was losing finished water out of the ground due to leaking pipes in that area.

Council Member Epps asked if the pipes underneath Washington Street were going to be repaired before it was paved.

Mr. Mendenhall said that was a topic that needed to be discussed under item three of the agenda in regards to stimulus funding. There were pipes that needed to be replaced and staff wanted to advance that project so the new asphalt would not be cut up afterwards in order to perform the repairs. It was something that needed to be addressed rather quickly.

Mayor Hall said \$935,000 was requested under sewer construction, but none was recommended. He stated that was the section where he meant to ask if the gap was due to the EPA-AOC work that was being done.

Mr. Mendenhall said no but rather it was from the MGM Pump Station. Those expenses were going to be moved into a project budget so the City did not have to worry about it impacting the operating budget. The EPA-AOC work was already in its own project budget. Staff received word that the City could start on the project as soon as possible with completion occurring within six to eight months. The grant funds and City money necessary for completion of the project would be put in a project budget and operated like a project.

As there were no questions regarding section five, Other Funds, Mayor Hall moved to section six, Tax and Service Rates, in which he stated it was covered well during the Budget Message where it was highlighted there would be no tax increases for the 13th year.

As there was no further discussion, Mayor Hall moved to section seven, Personnel. He stated the section began with a new organizational chart that coincided with Mr. Mendenhall's new workflow plan. It was followed by the revised longevity schedule. Mayor Hall referenced the retiree insurance section where it stated at least 20 years of service but less than 25 years - 50% of the monthly premium cost up to a max of \$275.00/month is provided by the City (unless, as the current Budget Ordinance does, it stipulates otherwise) and questioned what it stipulated and where that could be found.

Mr. Mendenhall said it was referencing the current budget and might need to be looked into.

Ms. Gilley said she recalled a section that referenced retiree insurance because she was involved in drafting it a few years ago. The section stated that if there was an additional amount paid, it would not change the City's obligation to pay the cost. The self-insured fund could not always be calculated in advance.

Ms. Winn said the verbiage was there to keep from expanding the City's obligation and increasing what the retirees paid. It stated that what the retirees paid now was what they would pay in the upcoming years.

Mr. Mendenhall said the reference of FY 2020-21 was incorrect and needed to be revised. He referred Council to the self-insured insurance fund section of the Budget Ordinance, which was a legal doctrine regarding property rights of employees. The section read 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.

Mayor Hall confirmed there was no change in the budget.

Ms. Gilley said that was correct.

Council Member Carter said he was concerned with the stipulation of the performance bonus of \$1,000 given in November that if an employee received a write up in the past 12 months, they would not receive a performance bonus. He said it could be an employee that was written up in January but performed well for the remainder of the year, but was still exempt from receiving the performance bonus. He understood that stipulation in regards to a merit incentive or longevity incentive, but the lack of a performance bonus penalized the employee's family as many employees used that bonus to purchase Christmas gifts.

Mr. Mendenhall asked Council Member Carter if he was referring to the performance bonus mentioned on page two.

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Council Member Carter answered yes.

Council Member Hunnicutt asked how one would weigh the event that caused the write up.

Council Member Carter suggested the City Manager look at the intent of the write up and the event that led to the disciplinary action in order to make a decision.

Mayor Hall posed the scenario of an employee who made a mistake in January that resulted in a write up but was forgiven by the City Manager. He questioned if there was another employee who made the same mistake in October that resulted in a write up, would it be forgiven also.

Council Member Carter said he was not necessarily saying to completely forgive the matter but was unsure as to what the correct response should be. He questioned if it was a new stipulation.

Mr. Mendenhall said it was a new item.

Council Member Carter said it was the first time the stipulation had been put on that particular performance bonus that was issued in November.

Council Member Ellis asked if there had been any problems in the past on the issue.

Ms. McMichael said not that she could recall. There were disciplinary actions that happened on occasion but it was not on a regular basis. The City had good employees who worked hard and earned any bonus the City gave them in addition to their salary.

Council Member Hunnicutt asked if there was a Human Resources Committee that could come together and review the cases allowing the verbiage to be left as was but subject to review by the committee.

Mr. Mendenhall said there was not a Human Resources Committee but the City had an excellent human resources staff that included Ms. McMichael as the director of finance and personnel along with Assistant Director of Personnel Teri Sentiff. He was fine with having them review the cases if that was Council's desire.

Council Member Carter said he felt there should be a review of some sort.

Mayor Hall said Council could approve the amounts and have them subject to the city manager's discretion. If no disciplinary action was taken, an employee could receive \$1,000; if disciplinary action had been taken, the city manager would have the discretion to make the final determination.

Mr. Mendenhall said the City did not have a high volume of disciplinary actions, maybe less than three per year. He wanted Council to know the City had good employees that worked in a good manner. He appreciated what Council Member Carter said. He was happy to do whatever Council desired. If it was too much, they could remove it. If they wanted to leave it at the manager's discretion, they could do that too.

Council Member Carter suggested letting the city manager have the discretion to make the final determination.

Council Member Epps said it would be good to let the city manager handle the review and determination as they did not need to be micromanaging that job.

It was a consensus amongst Council to let the City Manager make a determination in those cases.

Council Member Hunnicutt asked how long the Staffing for Adequate Fire and Emergency Response (SAFER) grant was in place and what the City would do when it reached the ending point or cutoff date as he hated to think the City would have to fire eight firefighters.

Council Member Ellis asked Mr. Mendenhall to describe what the Police Department did when it hired three

officers through a grant.

Mr. Mendenhall said the SAFER grant, which applied to firefighters, was similar to a Community Oriented Policing Services (COPS) grant, which applied to police, both of which were federally administered. They both involved the hiring of public safety employees at a specified coverage amount that decreased as the years progressed.

Ms. Winn said the SAFER grant was a three-year grant, in which during the first two years the grant paid 75 percent of salary and benefits and 35 percent during the third year.

Council Member Moore asked if the City picked up 100 percent of the cost during the fourth year.

Ms. Winn said yes.

Mayor Hall said he did not think the City would have to fire anyone by the fourth year as there would be some employees leaving through attrition. The best way to get back to the number of positions the City could afford would simply be to not replace them as they became available or obtain another grant or significant user tax base that could afford to keep eight additional firefighters.

Council Member Ellis said he was happy because this was the first year the Fire Department had been able to use the SAFER grant as it had been declined in the past, making it a real asset to the City.

Council Member Hunnicutt said there were several organizations under the General Fund, such as the Strategic Planning Commission, that had been funded in the past, but were no longer a budgeted item. He questioned if Council would respond to those commissions as money was requested with the funds coming from contingency.

Mr. Mendenhall said his goal was to meet with the chairs and vice chairs of each committee, as well as the mayor and pro tem, to discuss the new change and to request their work plans. At that time, they would present their work plans and if approved, it would be funded through contingency.

Council Member Hunnicutt made a suggestion to generate some significant potential based on a program he experienced while working for VF. Innovation became a huge driver at VF in order to become a better business. An innovation fund was created with the idea that if an employee came up with an idea that would save the company money or create revenue, the employee would be eligible to receive a monetary gift. He said he would like to see a \$2,000 allocation be made for an innovation fund to which at the end of the year, a group or committee could evaluate what had been proposed and give awards of possibly \$1,500 and \$500 based on the proposals. He felt there were employees within the organization who had ideas that would save money and the innovative program would help them step forward. It was achievable for the City to fund it and he was sure employees would love to have a \$1,500 incentive towards the end of the year to help purchase Christmas gifts. He said rules would need to be established and the employees made aware of the program.

Council Member Moore said the City did that in the past. He recalled a suggestion box located at the fire station where employees could submit written suggestions. Maybe every two weeks, the department head would evaluate the suggestions and if any were viable, the employee would receive a \$25 gift certificate. He felt it was a good incentive because there were smart employees who could generate good ideas.

Council Member Hunnicutt said it was not a lot of money and it would possibly be worth seeing what came from it.

Mr. Mendenhall said it was a great idea and he turned Council's attention to the Administration and Legal Services Department under the General Fund section located in the budget workbook. An innovation fund had been set up in a prior fiscal year under the department's miscellaneous expense line item. The description included innovation fund-employee cost saving ideas for cash incentives-ideas that save documented dollars. The department requested \$2,500 and management recommended the same for the upcoming fiscal year. Mr. Mendenhall said the City needed a policy from Council on how innovation worked because management could

not be involved in a gift card program.

Mayor Hall said he was glad it was already included in the budget; otherwise, the budget would have to be amended and money taken from another department. Mayor Hall said he appreciated everyone working hard in order to present Council with a balanced budget.

Mr. Mendenhall asked if Council was in agreement on a public hearing at the May City Council meeting.

Mayor Hall said yes as that was the normal time when the budget was presented in that manner. He stated that Council had been given the opportunity to ask questions and was ready for it to be presented to the public.

Mr. Mendenhall said there were a couple more items beginning with the Capital Improvement Plan (CIP) overview. The CIP was located in the book provided to Council that listed the plans for the upcoming ten years in the various funds, primarily the General Fund and the Water and Sewer Fund. It included an introduction detailing the plan to have a Sanitation Fund as an enterprise fund in the future followed by a statement of need that detailed why the funds were important and why they were needed, which was because of obligations to the N.C. Department of State Treasurer, the N.C. Local Government Commission (LGC) and State Treasurer Memorandum #934's interpretive standards for compliance with GASB 34 related to infrastructure and capital cost. The plan was organized through the schedule of the useful life of equipment and the reinvestment strategies in regards to the cycles of improvement and how it all fell into the capital improvement program and plan itself. Also included in the CIP was a suggestion that the City consider a capital reserve fund to be used for rolling capital money forward into fiscal years so that capital projects and their associated accounts were always funded. There was a sample resolution establishing a capital reserve fund included in the CIP that detailed how the reserve fund would work. The first section of the CIP detailed the Water and Sewer Fund followed by the Sanitation Fund and General Fund. One reason the CIP was eliminated from the budget process was due to the unknown amount of revenue being received via stimulus, which would be discussed in detail later in the meeting. The CIP for the Water and Sewer Fund and the General Fund presupposed some debt retirement. A capital reserve account would allow the City to put debt service that was eliminated and any pay down of debt when it was retired into the account in order to pay it forward and roll capital funds forward. Instead of taking money previously paid into debt service and using it for the hiring of employees or reducing rates, the City would roll that money into the capital account so the fund would be supported. Prior to looking at stimulus funds, the City's deficit in both the Water and Sewer Fund and the General Fund was approximately \$13 million, which meant the City would be under budget \$13 million within ten years as there was no money set aside for capital improvements. One reason for that was due to general microeconomic conditions relative to the City's water and sewer infrastructure. The City was heavily built in water and sewer but had not experienced the same use as in the past and therefore, did not have the revenue to support the renovations and rehab of water and sewer projects, which negatively impacted the revenue side. Another reason was due to the EPA-AOC. Previously, the City's collection of sewer had created a situation with the EPA and although the City was approaching the end of the administrative order, the cost of that situation had impacted the City by delaying other capital projects, resulting in a shortfall in both funds at the end of ten years. However, if the City could begin paying down debt and establish a capital reserve fund in both the Water and Sewer Fund and the General Fund, it would be able to program in some of the deferred capital projects. The City did not want to get in the position of having a good collections system for sewer but then possibly having to invest large sums of money for EPA compliance at the sewer plant if the limits on nutrients or oxygen in the sewer plant became more stringent in the Dan River or if EPA regulations changed. The City had to balance investments so it did not experience a delay in the next ten to 20 years. It was important to have enough capital funds available to reinvest in the system and the public that used the system. That was why City staff implemented a ten-year CIP and why the upcoming stimulus discussion would include debt service retirement and capital reserve account funding, which was aimed towards building reserves to increase capital funding mechanisms that did not require large rate increases or that led to EPA interventionist situations with regulatory agencies. Mr. Mendenhall pointed out the Water and Sewer Fund in the CIP book and said the spreadsheet broke down each division or functional area beginning with the Water Filtration Department that included 14 projects. It detailed a breakdown of each project projected through the next ten years. Water Filtration would need roughly \$2 million of investment over the next ten years for capital improvement projects, such as a valve to replace the Willamette valve for the 9 MGD Service Pump and the VFD upgrade for the pumps at the water plant. Following each department's list was the justification for every project listed within the division, with some

including pictures of the item requested. The same was included for all departments within that fund. He referenced the Wastewater Treatment Department would need \$5 million of work within the next ten years; thus, resulting in the question of how it would be paid for, whether by the rate payers, grant funding, capital reserves or freed-up cash flow from debt paid down. The same applied for the departments listed in the General Fund. He pointed out the need for a cycle of replacement for fire apparatus and the need for a fuel tank system in the Fleet Maintenance Department, along with trucks and equipment. All of the requests were included in the CIP and programmed in a manner where there would never be a cash flow situation from one year to the next as the money would roll over into the capital reserve fund accounts. The inflows and outflows from where the City was receiving the funds was listed in the revenue section of the summary sheet. The expense total by each department was listed underneath followed by the last section that discussed where the City would be at the end of ten years.

Mayor Hall said he personally appreciated the department heads, Finance Department and Mr. Mendenhall compiling the CIP for Council. As Council Member Hunnicutt pointed out a while back, the City needed to be planning. The CIP was very detailed with what each department would need each year and he knew that was something that had required a lot of work.

Council Member Hunnicutt said traditional budgets required one to evaluate items from one fiscal year to the next to try to understand the difference. By treating the capital outlay items as a separate area, it made it easier to understand what they were doing. After four to five years of capital budgeting, the City may be able to look at the current year to determine how much more funding was needed to meet the next year's budget. He did not recall the City having good long-term visibility in regards to upcoming capital outlay expenditures but he felt it was a great tool to have. He commended everyone as he knew it involved a lot of work, but he felt the City would certainly benefit from it.

Mr. Mendenhall asked if Council desired to adopt the CIP at the May City Council meeting or if they needed several months to review it.

Mayor Hall said he was pleased with the CIP and was fine with adopting it at the May City Council meeting. The CIP was a look into the future and he liked the idea of having it, but he did not think Council could hold anyone responsible for what was unforeseen. Adopting the CIP did not mean that it was what had to be and nothing else could be requested in later years. He did not see how there would be much opposition to it, but if there was, it could be discussed at the May City Council meeting.

Mr. Mendenhall agreed that things did change and plans had to change to the context of what was presented. It was his intent to work with staff each year to evaluate the CIP to revise it as needed while realizing the current fiscal year would be coming off of the CIP and another year added. Each year Council would be presented with an updated ten-year plan that was a good planning guide for the future.

Mayor Hall said item three involved consideration of changes on Washington Street. He called on Mr. Mendenhall to lead the discussion.

Mr. Mendenhall said there were several items regarding Washington Street. As Council Member Epps previously mentioned, N.C. Department of Transportation (NCDOT) would be paving Washington Street soon. City staff was working to organize a special meeting with the merchants in order to ensure, as stakeholders, they were aware of what was going on. However, there was some conflicting water and sewer construction work associated with the EPA-AOC. He called on Water and Sewer Construction Projects Manager Mark Bullins to give an update and seek Council's consent on moving forward in order to avoid tearing up the asphalt a second time.

Mr. Bullins said he prepared a memo for Council recommending a change order on Contract No. 7 that involved the relocation of a sewer main replacement from Contract No. 3. Mr. Bullins stated he was comfortable handling most change orders himself, but due to the expense of this particular change order, he felt it best to include Council on the decision. The plans were to remove the replacement of a sewer line on Patterson Street from Contract No. 3 to the City's current Contract No. 7 that had been awarded to Yates Construction Co. Inc. using the pricing under Contract No. 7. The reason for doing so was to get ahead of the

scheduled paving set to begin on May 10. There were two sections of Washington Street that would be affected by the water and sewer construction projects under Contract No. 3: (1) a water line on the south end of Henry Street whose connection went out into the intersection of Washington Street, interfering with NCDOT's paving; and (2) a manhole/sewer line replacement on Patrick Street beginning from the center of the intersection with Washington Street going north to the next manhole. When presented to Professional Engineer Anita Robertson with W.K. Dickson, she suggested the City replace the entire sewer line section on Patrick Street in order to avoid redeployment costs under Contract No. 3 when that was later awarded to a contractor, which changed the price of Contract No. 7. The original cost of the change order was \$56,365.70 but if the City proceeded with the sewer line replacement, the change order amount would be \$280,500.15. The City would also save on the expense of repaving the intersections listed in the contract and the expense of having to replace the crosswalks and hot stamping for the lattice work. All of the funds were still covered under the Connect NC funding that the City was awarded for the EPA-AOC.

Mr. Mendenhall said it was important to note that the expenditure was a large amount but the question was not regarding new funding but rather the timing of when the money would be spent due to the advancement of the paving project. He asked Mr. Bullins if that was correct.

Mr. Bullins said yes and added that it was simply moving the money into the current contract from another contract that must be awarded according to the City's EPA-AOC.

Council Member Hunnicutt asked Mr. Bullins if the funding was already available and it was just a matter of seeking permission to move the funding from one contract or phase to another.

Mr. Bullins said yes and because the change order involved a large amount of money, he felt it would be best to consult Council on the matter.

Council Member Carter asked if the change order would entail tearing the street up only once.

Mr. Bullins said yes. City staff wanted to complete Patrick Street in order to avoid a follow-up with another contract at a later date. If Henry Street had been as simple, it would have been proposed as well; however, its maintenance was more complex.

Mayor Hall asked if there was a cost to do the change order.

Mr. Bullins said the total cost of the change order would be \$280,500.15.

Mayor Hall said that was not the difference between what it would cost now and what it would cost if the City waited.

Mr. Bullins said if the City proceeded with the \$51,365.70 change order, the difference would be \$229,134.45 and added that it could possibly come out cheaper in the end to go ahead and proceed with the change order versus placing it into a future contract and having to redeploy to the same location.

Ms. Gilley said staff normally took care of change orders without bringing them before Council but they were not usually a large amount similar to what would normally be bid for a contract.

Mayor Hall said it did make sense to conduct the repairs to where the road was only torn up one time. He asked Ms. Gilley if a motion was needed for the change order.

Ms. Gilley said staff only needed a consensus from Council as it was not originally on the agenda. It may be included on the May City Council meeting agenda as a ratification of what was already done because it would need to be completed before May 18.

Mayor Hall asked if anyone had any objection to proceeding with the construction in the order Mr. Bullins presented.

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Council Member Hunnicutt said he did not have any objections but asked for clarification purposes if there was a charge for making the change because he was normally accustomed to a cost being associated with a change order.

Mr. Bullins said there was no additional cost. It was only a matter of moving the money involved from the contract that was proposed to be bid out at a later date to a contract that the City was presently under.

Council Member Hunnicutt questioned if that cost was \$200,000.

Mr. Bullins said the cost was \$280,500.15, which would be the same amount of money spent in the future under the EPA-AOC.

Council Member Hunnicutt asked if the cost today was the same it would be in the future. What he was hearing was it would cost \$200,000 more to do it today.

Mr. Bullins said that was not correct. He did not have the additional cost of repaving each intersection after NCDOT's initial paving but it would involve costs associated with hiring a contractor to repave the intersections and the deployment of a team to put the sewer line in. Those costs would be a savings to the City if it proceeded with the proposed change order.

Council Member Epps said it sounded good to him.

Mayor Hall asked if there were any objections to moving forward with the earlier timeline.

There was a consensus among Council members to proceed.

Mr. Mendenhall thanked Mr. Bullins and said there was one other item involving crosswalks on Washington Street as described in a memo from Planning and Community Development Director Kelly Stultz. He said NCDOT would not fund the crosswalk replacement back to their current beautified standards but instead, would only replace them with a stripped crosswalk. There were some questions in regards to how Council wanted to handle the situation. He called on Ms. Stultz to lead the discussion.

Ms. Stultz said NCDOT paved Washington Street the year the original streetscape project was completed. At that time, the City put in the decorative crosswalks but could not afford to complete all of the crosswalks or extend as far as the Hamilton Street intersection. Ms. Stultz, along with Director of Transportation Engineering Tammy Amos, consulted Jason Julian of NCDOT to obtain an estimate of how much it would cost to put in decorative crosswalks based on how much they paid last summer, which was \$68 per square yard. There was not the same level of merchant and property owner participation the first time the City put in the decorative crosswalks on Washington Street which was why Ms. Stultz picked the design of the crosswalks at that time. However, due to the current amount of merchant and property owner participation, Ms. Stultz felt it would be better to let the merchants association and property owners choose the design. The decorative crosswalk designs resulted from a thermo process with the various designs not having much difference in cost but having extremely different looks. If Council were to decide to proceed with decorative crosswalks, Planning and Community Development Specialist Randy Hunt would take care of getting a finalized design from the Merchants Association and property owners. She felt the merchants and property owners would be disappointed if they learned that stripped crosswalks were going back versus the decorative crosswalks.

Council Member Nooe asked if the crosswalks were stamped, painted or stained.

Ms. Stultz said they were thermo heated and stamped.

Council Member Nooe said some of the crosswalks looked like brick and asked if it was just asphalt stamped and painted red.

Ms. Stultz said yes and that many designs came colored to where some could look like bricks or something else depending on what design was chosen.



Council Member Epps said he thought they put the color in the concrete.

Ms. Stultz said the crosswalks were not concrete but rather asphalt, which lasted really well and allowed trucks to travel well over them.

Council Member Hunnicutt asked if the crosswalks had to be finished right after the paving or if it could be completed at any time.

Ms. Stultz said it could be completed at any time but the closer it was completed to the new paving, the longer it would last and the better it would look. In addition, NCDOT would have spent unnecessary money painting the crosswalks if the City were to go back and try to put stamps down over their paint.

Council Member Hunnicutt asked what the current paving schedule was for Washington Street.

Ms. Stultz replied May 10.

Council Member Hunnicutt asked what the schedule was for the small area plan that Council recently approved for the Uptown Eden area.

Ms. Stultz said it would be started the week of April 26.

Council Member Hunnicutt said he would hate for the City to move forward with the decorative crosswalks and then have different recommendations for the small area plan.

Ms. Stultz said the existing crosswalks were where the pedestrians moved and she did not foresee any circumstances where the plan would differ in that instance. Many of the textures and finishes for improvements completed in the downtown areas would be up to Council but the merchants would have a big role to play in those areas as well. She said she would make sure the consultant honored what the merchants decided.

Council Member Epps asked if NCDOT would mill both the streets and crosswalks.

Ms. Stultz said yes and that the crosswalks would be gone.

Council Member Nooe asked how many crosswalks were involved.

Ms. Stultz answered 17 crosswalks, which was a few more than what was currently there, but due to increased pedestrian traffic, staff felt there were some other crosswalks that should be included on Hamilton Street, Bridge Street and Washington Street.

Mayor Hall asked Ms. Gilley if a consensus from Council was all that was needed to proceed.

Ms. Gilley referred to Mr. Mendenhall to answer when the City planned on spending the money.

Mr. Mendenhall said there was sufficient operating funds within the Streets Department to cover the expenditure, if needed staff could do a budget amendment with contingency funds. While the preferred method would be to go through the small area plan process as Council Member Hunnicutt mentioned in order to receive their input, the City needed to have a plan so it could be placed on a contractor's list in order to proceed after NCDOT completed the paving. Staff wanted to make sure Council was in agreement with the proposed procedure and if so, wanted to seek guidance related to facilitating the implementation of it.

Ms. Gilley said a motion was not needed, only a consensus.

Council Member Hunnicutt said he did not like the idea of not maintaining the standard previously set with the decorative crosswalks. He was unsure as to how long the crosswalks could be deferred relative to the small area plan but he preferred to receive confirmation from Stewart Inc. that they did not see it differently. He

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personally liked the idea of trying to maintain the standard previously set.

Council Member Nooe asked if all of the crosswalks would be in new pavement.

Ms. Stultz answered yes.

Mr. Mendenhall said there might be some crosswalks on Bridge Street that would not be in new pavement as it depended on how the pavement transitioned in some of the intersections. For instance, the paving of Monroe Street was on the City's paving schedule and there was one crosswalk at that intersection that might be on the City's side; thus, the City might be able to wait until after it paved Monroe Street before the crosswalk was put back at that particular intersection.

Council Member Ellis said the Cook Block had a crosswalk years ago that had not been put back after paving was completed.

Ms. Stultz said that was never more than a painted crosswalk to her knowledge.

Council Member Ellis said he was shown a picture of an area on the Cook Block that had a crosswalk on it from many years ago.

Ms. Stultz asked where the crosswalk had been located.

Council Member Ellis said it had been in front of Mitchell's Drug Store and where the old fire department used to be.

Ms. Stultz said she would check into it.

Council Member Ellis asked if it was possible to include the replacement of that crosswalk in with the others being proposed.

Mr. Mendenhall said it would depend on what type of crosswalk was desired because it was a NCDOT street and the City would have to get an encroachment to do so.

Council Member Ellis said there was a lot of pedestrian traffic that crossed the street along the Cook Block.

Council Member Epps said there was a bus stop there as well.

Mr. Mendenhall said City staff would be happy to look into it. The cost differential was substantial between a stamped or paver design and a thermo design as the thermo designs averaged \$6.00 per foot.

Council Member Ellis said he thought it would be good for the pedestrians.

#### DISCUSSION OF STIMULUS FUNDS:

Mayor Hall called on Mr. Mendenhall.

Mr. Mendenhall said there were three items of discussion regarding stimulus funds. The first item (3a) was in regards to the American Rescue Plan Restrictions on Funding and the City of Eden's formula for compliance. As of the week prior, the Federal Register had not published the regulations for the use of American Rescue Plan (ARP) funds. The legislation outlined four categories in which the ARP funds could be expended: (1) to respond to the public health emergency with respect to COVID-19 or its negative economic impacts, including assistance to households, small businesses and nonprofits, or aid to impacted industries such as tourism, travel and hospitality; (2) to provide premium pay to essential workers or grants to eligible employers; (3) to provide government services affected by a reduction in revenue of states, territories or tribal governments due to the public health emergency; and (4) to make investments in water, sewer or broadband infrastructure. Three categories had been considered by City management in order to establish a total of ARP funding that the City

had so that it was eligible and compliant, which would offset the shortfalls in revenue. While the City might use the category to achieve compliance, the offsetting difference in the Water and Sewer Fund or General Fund revenues might be allocated elsewhere. There were two steps required for the process, with the first step being to comply with ARP regulations. In compliance with the ARP regulations, there were three elements related to responding to the public health emergency: (1) the addition of one full-time firefighter assigned as a relief firefighter, which was recently approved by Council, due to COVID-19 coverage impacts in fire stations over winter 2020-2021 at a cost of \$220,000 over four years; (2) the addition of one firetruck with a crew cab to replace a single cab unit, which was previously approved by Council, in order to address necessary and appropriate social distancing for firefighters at a cost of \$500,000; and (3) the aid to industry to offset the negative economic impact, which cost \$2 million. There had been industry restructuring during COVID-19, such as the Worker Adjustment and Retraining Notification (WARN) issued by Karastan, which was attributable to the airline industry and carpeting. The closing of Karastan economically impacted the City \$148,290 in terms of lost sales tax revenue, the closure of the plant itself and the indirect cost plan revenue of the water and sewer disconnects. Fortunately, Purina relocated to the City in the former MillerCoors facility, whose aid to industry was in the terms of incentives that the City was paying to Purina. All of the events that happened during COVID-19 were eligible but needed to be structured in a way where the City captured the compliance aspect of it. The remaining balance of \$1,491,710 needed to be invested in the Water and Sewer Fund reserve. The second item (3b) of discussion regarding stimulus funds, also known as the second step of the process, entailed the allocation of offsetting revenues. The total allocated under the ARP for the City was \$4,360,000. ARP funding had been given to all cities, counties, tribal governments and school units in the country. Therefore, the City needed to integrate itself with others to ensure duplication did not occur. The City Funding Allocation of Offsetting Revenues from ARP spreadsheet broke down each project by amount and description, bringing it to a net of zero. It also broke down funding percentages in terms of immediate needs at 16.39 percent, mid-term needs at 42.32 percent and long-term needs at 41.28 percent.

Council Member Epps said Mr. Mendenhall did a good job on the formula for compliance and allocation of offsetting revenues.

Mr. Mendenhall expressed his appreciation and extended credit to City staff as well.

Council Member Carter asked if the debt retirement referred to the debt service being paid down.

Mr. Mendenhall said yes. The debt retirement was all of the short-term notes that the City had. The Additional Supplemental Appropriations for Disaster Relief Act (ASADRA) funds and the advantageous EPA funds, which were around a tenth of one percent, was considered cheap money and if paid down too soon, would impact cash flow. Therefore, the City was focusing on paying down the smaller type debts first, such as from the purchases of small equipment, while keeping the long-term debt at the low interest rates.

Mr. Mendenhall said the third item of discussion related to a breakdown of stimulus eligible projects that were discussed at the January Budget Retreat, in which he wanted to highlight four of the items related to utilities and resiliency. The first item was the north basin of the wastewater treatment plant. There was the potential for 80 percent of EDA funds to be used on the roughly \$4 million project. City staff was currently in communication with the grant coordinator to see how it would work and how it would be beneficial to the City. It was important to note because the north basin was in the proposed CIP and was projected to be funded 100 percent with water and sewer funds. If the City could fund 80 percent of it with federal EDA money, it would be able to leverage federal dollars much more efficiently, freeing up water and sewer money to be used on more water and sewer investments. The EDA grant application looked advantageous and would be coming before Council in the near future. The second item was the Covenant Branch force main. Congress was currently debating but it appeared there were sufficient votes to pass a third stimulus, known as the Four Trillion Dollar Stimulus. There was a great deal of water and sewer funds in that stimulus and it would depend on where the City was and what the regulations were. It was annotated with a question mark in the left margin of the breakdown because if more stimulus money became available, City staff would attempt to capture as much of that as possible in a way that would leverage the City's own water and sewer funds with federal funds. The third item was in regards to waterline upgrades. If there were to be a third stimulus in which waterlines were an important aspect, City staff would try to perform more waterline upgrades and advance those groups of projects. The last item pertained to the peracetic acid at the wastewater treatment plant, but it would depend

on if there were to be third stimulus money or if the City freed up enough of its own water and sewer money. All of the plan upgrades did wonderful things in the present time, but they also set the City and rate payers up for a very positive future. The peracetic acid would take care of risk management and nitrogen loading over the next couple of decades, which put the City in a better position than where it currently was as the plant was presently using chlorine which contained residuals that the peracetic acid would get rid of. It would help with nitrogen limits and would place the City in a much better position to address such things as industry moved in. He asked Council for their input in regards to if there were any items missing or any they wanted eliminated.

Mayor Hall said he had already had a meeting with Mr. Mendenhall and staff and he felt it was a good plan.

Council Member Epps said it was a lot of good information.

Mayor Hall said he thought Mr. Mendenhall was doing the right thing by saving some money and paying some debt down. He felt that if there were going to be a third stimulus, it would be heavily in the water and sewer area.

#### DISCUSSION OF THE NANTUCKET MILL PROPERTY:

Mayor Hall called on Ms. Gilley and Ms. Stultz.

Ms. Stultz said in early March, staff received an email from the developers of the Nantucket Mill property requesting additional funds. They said they could no longer pay the \$500,000 loan the City had originally promised them due to the rising cost of construction and other issues. As a result, they needed \$1.3 million in assistance in order to close the gap and continue the development. It was blamed on rising costs of construction and other issues. In regards to the project, Council previously approved for the City to: (1) disburse \$100,000 in exchange for a preservation easement; (2) waive building permit fees; (3) allocate \$33,000 to the mill owner from what the City would receive from the issuance of the multifamily housing revenue bonds upon closing of the property; (4) purchase parcel #173440 from the mill owner for \$12,000 for a sewer line that was needed for a project under the EPA-AOC, which had already been taken care of by Ms. Gilley; (5) provide a subordinate loan in the amount of \$505,000 with a 30-year term and debt service payments in the amount of \$9,000, which would be disbursed at 50 percent completion of the construction development of the facility and at 100 percent completion of the facility; and (6) enter into a 30-year lease of \$700 monthly payments with the mill owner for flex space in the facility, which would be conveyed to the City with all sheetrock, lighting, heating and air conditioning completed by and at the cost of the developer. Ms. Gilley and Ms. Stultz had been working on the project for over a year, trying to find ways to make the project work. The City even received grant money that ultimately had to be returned. Mr. Dougherty had been in constant contact with Senator Phil Berger's office. Originally, \$300,000 was considered by Senator Berger's office but in early April, the City was told that \$500,000 might be possible, but it would not be confirmed until the state budget was finalized in June. The infusion of federal stimulus money would make it more likely. Staff recommended the following as the restructuring of the City's funding package for the Nantucket Mill property, which would increase the funding to the developers and actually reduce the financial risk to the City: (1) \$100,000 Preservation Easement Grant; (2) \$100,000 in waived permit fees and other public project improvements; (3) \$500,000 General Assembly appropriation as a pass-through versus a loan, if received, with \$250,000 being dispersed at 50 percent completion and the remaining being dispersed at 100 percent completion; (4) \$33,000 of housing credit costs would be applied back to the project; and (5) \$12,000 sewer line easement, which had already been purchased. The total of the funding was \$745,000. The lease of the 3,500 square foot flex space would be continued, with \$125,000 allocated at 50 percent of construction progress and 100 percent completion of the project. The reason the City was interested in having the public space within the building was because the City's insurance company was not in favor of the Eden Room being rented out. The public space would be used as its replacement. The City's total contribution towards the project would be \$997,000, which was less than what they requested but at a lower risk to the City as it would not be involved in the loaning business. City staff felt it was a good-faith offer that provided more than three-quarters of the developer's request and would help avoid the negatives that could come otherwise while providing quality housing for the City's low and moderate income citizens. There was a significant housing problem in the community that this would serve to help.

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Council Member Epps said he felt the City had gone too far with the project to back off at this point. The mill would deteriorate the longer it sat there. He wanted to get the project going.

Ms. Stultz said it was all contingent on the \$500,000 actually being sent from the General Assembly and on the developer agreeing to accept the offer should it be made.

Ms. Gilley said she liked the revised agreement better than the agreement approved in November of 2020 because it was not a loan but rather a pass-through of the money from the State. City staff was not asking for an official vote as it was still unknown if the City would receive the money until the state budget passed and therefore, the City could not propose the offer to the developer at the present time. Staff only needed to know if Council was in favor of the proposed agreement in case the City could extend the offer to the developer. In addition, staff felt it was project specific. At this point, Mr. Mendenhall felt the City needed the space for rental because there was an issue with renting out the Eden Room due to security issues. Therefore, it provided a benefit to the City. If another mill were to arise and be able to provide the City with some space if needed, the City could pursue that, but the current space being offered would serve the present purpose. In addition, City staff initially asked the state for \$750,000 because that was the funding gap, but it was more likely the City would receive \$500,000, which would be specific to the project. City staff would be glad to ask on behalf of another person if the state would be amenable at that time as well, but the Nantucket Mill project was presently happening and able to meet the City's current needs; therefore, it was not setting a precedence.

Council Member Hunnicutt asked if the \$500,000 loan was no longer being offered and in turn, being replaced with a \$250,000 grant from the City.

Ms. Gilley said no because the appropriation from the state would be a pass-through with \$250,000 of it being dispersed at 50 percent completion and the rest being dispersed at 100 percent completion.

Council Member Hunnicutt asked if the loan was off the table.

Ms. Gilley said it was for the \$500,000, but the lease may be in the form of a loan.

Council Member Hunnicutt asked if the developers would be able to complete the project before the tax credits on such projects expired at the end of 2022. He asked if they would be able to get it done in that time.

Mr. Dougherty said he received an email that afternoon from Main Street stating they were lobbying the senators to extend the tax credits for two years. He also received an email from the developer that the extension would be helpful to them.

Council Member Hunnicutt said an extension would be great because he was not certain the developers would be able to meet their own timeline even with the \$500,000 appropriation from the General Assembly. He asked if the General Assembly even adopted a budget the previous year. He was concerned that the money would materialize.

Council Member Epps said Senator Berger had been good with securing funds.

Ms. Gilley said that was the very reason the City did not want to commit to it; rather, staff wanted to be ready if the money did come through.

Council Member Hunnicutt asked how the developers were going to respond to the delay as he would assume they were looking for a definitive answer from the City.

Ms. Gilley said she felt the developers would like to have a definitive answer but they also understood that Council had already taken an unprecedented risk with the initial agreement. She said staff was open to doing whatever Council desired.

Council Member Moore asked Ms. Stultz if the developers wanted an additional \$1.3 million.

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Ms. Stultz said they wanted a total contribution of \$1.3 million rather than what Council had originally agreed to in the past, but City staff was not willing to recommend that.

Ms. Gilley said the total of the original package was \$750,000 with \$505,000 of it as a loan. They were presently requesting a total package of \$1.3 million with no loan.

Council Member Hunnicutt asked if the developers were requesting \$1.3 million with the City proposing \$997,000 in return.

Ms. Gilley answered yes and said it included a loan/lease with federal funding.

Mayor Hall asked if there was any objection to City staff proceeding with the proposed agreement.

Council Member Epps said the City did not have any choice.

Mayor Hall said Council could technically say an initial offer was already made but there had been a lot of work already put into the project and they were very close in terms of numbers. The difference coming from the state would make it less risk than what was proposed earlier.

Council Member Ellis asked if the developers did indeed confirm there would be no additional requests made to the City after this one.

Ms. Stultz said yes.

Council Member Ellis asked how much was initially agreed to in November of 2020.

Ms. Stultz replied \$750,000.

Council Member Ellis verified they would possibly receive \$500,000 from the General Assembly.

Ms. Stultz said yes.

Council Member Hunnicutt asked if the \$100,000 Preservation Easement Grant was the money pledged by the Strategic Planning Commission (SPC).

Ms. Gilley answered yes.

Council Member Hunnicutt said he thought the SPC funding was proposed to be dispersed over a couple of years.

Ms. Gilley said she believed the proposal was over three years but she was unsure as to how that funding would work if it was not funded in the budget.

Council Member Hunnicutt asked if it was OK that the staggered disbursement was not indicated in the proposal and asked if staff would let the developers know about it.

Ms. Gilley said City staff had already let the developers know and they were OK with the staggering. Staff was working on a timeline where closing was going to take place in the winter but the timing might have to be adjusted.

Council Member Ellis asked if any members recalled discussion in November 2020 related to no more additional requests being made from the developer.

Mayor Hall said Council had the authority to change it if they wanted to do so.

Council Member Ellis said Council had previously said they were putting a hold on any projects and he was

questioning if further funding for the project should be put on hold as well.

Council Member Epps said he recalled the reasoning for why the City came up with the original agreement being that the cost of demolishing the mill would be more costly. He thought what was being proposed was reasonable but added the City would have to wait until June to see what materialized.

DISCUSSION OF NEW STREET:

Mayor Hall called on Mr. Mendenhall.

Mr. Mendenhall said he wanted to provide Council with a report on the New Street property and pointed out a map that was located at the front of the chambers that went along with the discussion.

Mayor Hall summarized the map by stating there were two pieces, one tract was 80 acres in the flood zone and the other was roughly 80 to 90 acres towards New Street that was developable. The map displayed potential buildings towards the front and the floodplain towards the back.

Mr. Mendenhall said the City needed to establish a consensus along with the County, who was the joint owner, in regards to the future of the property. The flood land, the bottom land, the transitional area went up slope and then the developable upland portion. The City needed to write a letter, including a map, to the Board of Commissioners explaining what it wanted to do with the land, how they would do it, and how it would be funded. He asked for Council's input before staff wrote the letter.

Council Member Epps said he recalled discussion regarding the land having a flood plain and widening of the street.

Council Member Hunnicutt said he talked with the county manager and economic development director in regards to their preferences in the development of the New Street land. According to a development plan the County had previously prepared, there was roughly 60 to 65 acres that was shown as a potential industrial park. The County was concerned if the property was marketable after it was developed as opposed to other options that inbound industry would have. The County was uncomfortable with major capital investments related to the property based on their concerns with marketability of the project after it was done. It was not likely that the County would currently participate 50/50 with developing the industrial park. It was at least on hold for them. In order to benefit the taxpayers while considering the amount of money the City and County had invested in the property, it was proposed and considered that the industrial park concept should be set aside so other options could be looked at. The County was in complete agreement with the postponement of the industrial park and were looking to the City to generate some recommendations to them. The City needed to delineate the two components, set the industrial part aside and determine what other part was available. An outside consultant, along with Council Member Hunnicutt, Interim Parks and Recreation Director Terry Vernon, and Facilities and Grounds Superintendent Ray Thomas, had looked at the topography and floodplain and felt there was some potential for recreational bicycling. The consultant provided a report of his findings to Mr. Mendenhall and it appeared the next step was to generate Requests for Proposals (RFPs) in order to determine what options were available and the associated costs. For comparison, Mayodan had completed a similar project at Farris Memorial Park to develop mountain bike trails that cost roughly \$45,000. The consultant felt the City could do the same thing and advised there were grants available to pay for nearly all of the investment. The question was what could be done with the land that would otherwise be unusable and if it provided any recreational benefit for the taxpayers. He suggested reaching out to the County to see if they agreed to proceed with a RFP on the recreational area of the land. There was nothing definitive about it. It was currently just a concept to see if a portion could benefit the taxpayers. He also mentioned the long term greenway plan showed the Dan River Greenway going across the property. There was some logic for looking at the property in that way. They were talking about letting the industrial part sit for the time being. He mentioned the County might have had someone interested in looking at the property. The Buist Farm recently sold and he said it was possible the new owner could be interested in buying a portion of the property. There were options still in play. What was proposed and being considered was all-natural earth paths for walking or biking as opposed to a major investment such as a greenway or a path that would wash away. It was a potentially affordable project and there were not any greenways in the east Eden area, which would be a benefit.

Council Member Epps said the City looked at that property because it had access to a good line of electricity that Duke Energy could supply power to, making it beneficial if a call center were to locate there.

Mayor Hall said the guidance of Council would be to pursue what had been mentioned in regards to recreational use. He recommended the Parks, Recreation, Open Space and Greenway Commission be involved in the process and any decisions made regarding the property.

Council Member Nooe asked if the City was looking at hiring an outside consultant.

Mayor Hall said no. The consultant that recently assessed the property built parks for a living and was evaluating it to see if one could be built in that location. The City did not have any expense in the project that he was aware of.

Council Member Nooe said Rockingham Community College (RCC) had a trails group.

Mayor Hall said he felt it would be good if the City could have the RCC, the Eden trails group and the Parks, Recreation, Open Space and Greenway Commission involved in the project. He asked if there were any oppositions to exploring options for that property.

There were no oppositions.

#### DISCUSSION OF DRAPER ELEMENTARY SCHOOL

Mayor Hall called on Mr. Mendenhall.

Mr. Mendenhall said the goal of the discussion was to condense a City request for the School Board to consider a good boundary line of property. City staff needed a consensus and marked map from Council so that a formal letter could be drafted and a clean map presented to the School Board in regards to the City's playground and a portion of the City's walking trail that was on the west side of the Mill Avenue Recreational building that happened to be on the school's property.

Mayor Hall said there was a strip of land between the school building and Mill Avenue pool as well as land where the walking track and playground was located that the City maintained. The idea was to pursue acquiring those pieces of land from the School Board. He said he could not imagine any opposition to trying to acquire those properties because the City used and maintained them, not the school system.

Council Member Nooe asked if any structures were involved.

Mayor Hall said no. The worst case scenario with the strip of land between the school building and the pool was the City might have to give the school system a driveway easement to the rest of their property, which they already had as they owned the land but the City used it for parking. He had no problem with the City moving forward to attempt to acquire those pieces of property of Draper Elementary School. Trying to acquire more pieces of the Draper property might cause more issues. There was also a field behind the school that might be an asset to the Mill Avenue property that the City could consider asking for as well. He felt it would be good if City staff got in touch with the school system in regards to obtaining the properties that would be beneficial to the Mill Avenue facility only.

Council Member Ellis said there were several positive things about the elementary school that it could be used for in that area of town. He was unsure if the school system would want to give the building away or possibly lease it for one dollar, but he stated the building would be a good location for a homeless shelter, the Fine Arts Festival, a new location for the senior center or the replacement site for the Eden Room location. The property could either go down or be worked with in order to improve it.

Mayor Hall agreed there were endless possibilities of use for the Draper Elementary School.



Council Member Ellis said that was why he felt the City should talk to the school system about it.

Mayor Hall said there were a lot of variables with the school building, such as the cost of the roof and heating and air conditioning system that needed to be vetted out before the City could just say it was interested in owning it. He said there were plenty of options that the school building could be used for but Mr. Mendenhall was seeking consensus on the areas that did not involve improvements, other than the walking track. The City was not ready to discuss acquiring the school building itself.

DISCUSSION OF GREATER EDEN AREA FIRE DEPARTMENT COOPERATION:

Mayor Hall called on Mr. Mendenhall.

Mr. Mendenhall said he was pleased to report the Eden Fire Department was working cooperatively and collaboratively with the Draper Volunteer Fire Department and the Leaksville Volunteer Fire Department in an effort to work closer together. He called on Interim Fire Chief Todd Harden for an update on the progress.

Chief Harden said he met with the Draper Rural Fire Department for some discussion on what each could do to help each other as a cooperative effort to enhance the fire service both inside the City and in the county areas. The hope was to establish some automatic aid agreements and to then begin working with Station 210 to do the same. Chief Harden said he felt it would be a great thing for the City and both rural fire departments to restore the bridge between them as they all depended on each other greatly. The relationship needed to be strengthened.

Mayor Hall said he attended the meeting and felt it was a great step towards working and helping each other out. The City could assist with equipment and the rural fire departments could assist with manpower. It would be a good fit for both organizations. Everyone had the same goal and that was to provide safety. If there was a fire outside the City limits and the City was able to help, it would. It was basically an agreement to help each other when in need and he did not think anyone would argue that it was a bad thing.

Council Member Moore said if everyone could get on board with the agreement, it would be great for everyone.

Chief Harden agreed.

Mayor Hall said the leadership of the Draper Rural Fire Department appeared to be as anxious as Chief Harden was to reestablish a working relationship. The City had a great working relationship with Leaksville Volunteer Fire Department as well, but it could also be improved.

Chief Harden said he looked forward to it.

Council Member Moore and Mayor Hall thanked Chief Harden for working on the agreement.

ADJOURMENT:

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

Respectfully submitted,

\_\_\_\_\_  
Deanna Hunt  
City Clerk

ATTEST:

\_\_\_\_\_  
Neville Hall  
Mayor

***Eden Police Department***  
**308 B East Stadium Drive**  
**Eden, North Carolina 27288**

**Memorandum**

**To: The Honorable Mayor and City Council**  
**From: Clint Simpson, Police Chief/Assistant City Manager of Public Safety**  
**Subject: Safety and Loss Control**  
**City Code Article XII**  
**Date: May 4, 2021**

The Safety and Loss Control Committee has been reviewing the safety manual in an effort to make updates to stay in compliance all local, state and federal regulations.

Due to changes recently made within the City of Eden organization, the Safety and Loss Control Committee has found that Sections 10-12.5 and 10-12.7 need to be amended.

At their regular meeting on April 22, 2021, the Committee voted to recommend to the City Council that these two sections of the City Code be amended as set out in the attached Ordinance.

AN ORDINANCE AMENDING THE  
CITY CODE OF THE CITY OF EDEN

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BE IT ORDAINED BY THE CITY COUNCIL of the City of Eden, North Carolina, that, Article XII: Safety Loss Control of the Code of the City of Eden, North Carolina, is hereby amended as follows:

1. Section 10-12.5 Membership and Vacancies subparagraph A shall be amended as follows:
  - A. By deleting the words “Environmental Services” and inserting in lieu thereof the words “Information Technology;”
  - B. By changing the words “Planning & Inspections” to “Planning and Community Development;” and
  - C. By changing the words “Business Development/Tourism” to “Marketing.”
2. Section 10-12.7 Safety Rules and Procedures shall be amended by deleting the words “Progressive Disciplinary Program” and inserting in lieu thereof the words “SLC-G Disciplinary Program.”

APPROVED, ADOPTED AND EFFECTIVE, this 18th day of May, 2021.

CITY OF EDEN

BY: \_\_\_\_\_  
Neville A. Hall, Mayor

ATTEST:

\_\_\_\_\_  
Deanna Hunt, City Clerk



# Planning and Community Development Department

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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:** Jon Mendenhall, City Manager  
**From:** Kelly K. Stultz, AICP, Director  
**Subject:** **CDBG – CV**  
**Date:** May 5, 2021

The City of Eden has been awarded \$900,000 of Community Development Block Grant (CDBG) funds for the NC CDBG Coronavirus (CDBG-CV) Program. These funds will be used to help low to moderate income citizens with utility, rent and/or mortgage payments.

A Request for Proposals for administrative services has been published in the Rockingham Now and posted on the NC Department of Administration's website for Historically Underutilized Businesses. The deadline for submittals was April 15, 2021, at 4:00 p.m.

I recommend that the consulting firm Insight Planning and Development be engaged to handle the administration.

If you have any questions, please let me know.

## CONTRACT FOR CONSULTANT SERVICES

THIS CONTRACT FOR CONSULTANT SERVICES (the "Contract") is made this \_\_\_\_ day of May, 2021, between the CITY OF EDEN, NORTH CAROLINA, hereinafter called the City, and INSIGHT PLANNING AND DEVELOPMENT LLC, hereinafter called the Consultant.

WHEREAS, the City requires the assistance of a professional planning and management consultant to manage its proposed Community Development Block Grant Coronavirus Program (CDBG-CV), and desires to execute a contract for the provision of the required administration services (the "Project");

NOW, THEREFORE, the Consultant agrees to provide the City with professional planning, project management, administration, and inspection services to complete the Project as hereinafter set forth, and as outlined in the City's CDBG-CV application and grant agreement.

### Scope of Services

In accordance with the requirements of the City's CDBG-CV project, the following minimum level of CDBG administration services will be provided by the consultant:

- Complete standard tasks necessary for the implementation of the project in conformance with the following CDBG compliance areas:
  - Environmental Review Compliance and Release of Funds and other Funding Conditions;
  - Citizen Participation Plan;
  - Fair Housing Plan/Assessment of Fair Housing;
  - Equal Employment and Procurement Plan;
  - Section 3 Plan;
  - Section 504 Plan;
  - Language Access Plan;
  - Residential Anti-Displacement and Relocation Assistance Plan;
  - Complaints and Grievances Procedures for Compliance Plans;
  - Labor Standards Compliance;
  - Completion of all required reports and documentation;
  - State and Federal debarment/eligibility requirements;
  - Assistance with financial reimbursement forms;
  - Setting up and managing official records; and
  - Service delivery and program management of all activities.
- Prepare requests for payments.
- Assist with ensuring the City of Eden is following financial requirements of the program.
- Assist with project files in City office.
- Assist the City in conducting all necessary public hearings/meetings.
- Prepare and/or assist in preparing contracts to comply with state and federal regulations.
- Obtain debarment clearance for all vendors, if necessary.

- Attend and assist the City during the state’s monitoring visits.
- Assist the City on any response(s) to monitoring finding/concerns.
- Prepare all necessary reports and assist with requests for information.
- Attend all necessary program training for project.
- Prepare program close-out documents.
- Attend City Council meetings as required for approval of program guidelines, contract awards, etc.
- Function as liaison between the City and the NC Department of Commerce.

The CITY OF EDEN shall be responsible for the following during the completion of all work items approved under the terms of this contract:

- Supervision of financial management and disbursement of all Project funds.
- Payment of costs for annual and closeout audits by an independent public accountant.
- Payment of costs of public advertising for general administration, professional services contracts, environmental review records, public information meetings for closeout, and program and/or budget amendments. All costs of advertisement for public notices required by Department of Commerce regulations will be paid for by the City.
- Provision of limited clerical assistance as requested by the Consultant.
- Examination and review of all requests presented by the Consultant and render its decision pertaining thereto within reasonable time so as not to delay the services of the Consultant.
- Payment of project costs such as advertisements or other costs as may be incidental to the project.
- All administrative costs not specifically identified as the responsibility of the Consultant.

Where practicable, the City shall be reimbursed for any and all eligible administrative costs with CDBG funds.

The Consultant shall administer the Program in accordance with applicable State of North Carolina regulations, and all applicable federal non-discriminatory and equal opportunity requirements.

#### Payment for Services

The City agrees to pay the Consultant from CDBG funds an amount not to exceed \$65,000.00 for the services rendered. Payments will be paid in monthly installments based on actual hourly charges accrued. Hourly rates shall be based on the rates included in Attachment “A”. There will be no separate charges for travel, *per diem*, or copying. If the limit of \$65,000.00 is reached prior to completion of the Project, the Consultant shall continue to render services to the City until such services and the Project are complete, at no additional cost to the City (unless such services qualify as additional services as outlined below). Insight Planning & Development updates its billing rates once a year in January, and

hourly rates stated in the contract may be increased annually; however, the contract not-to-exceed fee will not be increased.

The Consultant will document all monthly invoices with timesheets for Project administration time, and will submit monthly status reports which outline work performed during the previous month.

The Consultant will comply with all applicable requirements of the Grant Agreement between the City and the NC Department of Commerce, Rural Economic Development Division, and will complete all work within the time specified in the grant agreement.

The Consultant may request in writing and the City will consider granting time extensions for reasons of delay which are beyond the control of the Consultant. Delays may not necessarily be the result of any action or lack of action by the City. Such delays may include but not necessarily be limited to:

- Budget and/or program amendments which lengthen the time necessary for completion.
- Unnecessary delays, defaults, or work stoppages of any kind by companies or individuals performing professional or construction contracts.
- Failure by the City to act on written recommendations of the Consultant within 30 days of the receipt of such recommendations.
- Changes in the City's elected or appointed personnel which result in program disruption or rescheduling.

If the Project is abandoned or indefinitely postponed by the City prior to completion of defined tasks by the Consultant; or if this contract is terminated by either party prior to completion of defined tasks by the Consultant, as outlined hereinafter, the City shall pay the Consultant an amount equal to payroll costs accrued, plus reimbursable expenses for work on those phases which have been completed, except as otherwise provided below. Payroll costs will be charged at the hourly rates included in Attachment "A."

If City fails to make any payment due Consultant for services and expenses within forty-five days after receipt of Consultant's bill therefor, the amounts due Consultant shall include a charge at the rate of 3% per month from said forty-fifth day, and in addition, Consultant may, after giving seven days' written notice to City, suspend services under this Contract until he has been paid in full all amounts due for services and expenses.

#### Additional Services

No deletions, additions, changes or revisions shall be made to the scope of services or related fees included in this Contract except by written agreement of the parties hereto. Should the Consultant be required to render additional services not included in the originally specified scope of work, an amendment shall be issued, and the City shall pay the Consultant for such services an amount equal to the expenses incurred in connection with the rendering of such services. Additional services shall include but not necessarily be limited to:

- Services after completion of the Project, such as inspections during the guarantee period and reporting observed discrepancies under guarantees called for in any contract for the Project.
- Preparing to serve or serving as a Consultant or witness for City in any litigation, or other legal proceeding involving the Project.

- Additional services required because of delays, work stoppages, or defaults by other professional consultants or contractors involved in the Project.
- Additional services required because of failure of the City to act on written recommendations of the Consultant within 30 days of the receipt of such recommendations.
- Any program and/or budget amendments resulting in delays of the implementation of the program or in the addition of activities not included in the original project application.

Payroll costs for additional services will be charged at the hourly rates outlined in Attachment "A."

#### Proprietary Documents

Original non-public documents, tracings, and reports of the Consultant are, and shall remain, the property of the Consultant.

#### Key Personnel

The Consultant shall not substitute key personnel assigned to the performance of this Contract without prior written approval by the City and the grantor agency, the NC Department of Commerce, Rural Economic Development Division. Individuals designated as key personnel for purposes of this Contract are those specified in the Consultant's proposal.

#### Subcontracting

Work proposed to be performed under this Contract by the Consultant or its employees shall not be subcontracted without prior written approval by the City and the grantor agency, the NC Department of Commerce, Rural Economic Development Division. Acceptance of an offeror's proposal shall include any subcontractor(s) specified therein.

#### CDBG Special Provisions

During the performance of this Contract, the Consultant and the City, for themselves, their assignees and successors in interest, agree as follows:

(1) Solicitation for Subcontracts, including Procurement of Material and Equipment: In all solicitations either by competitive bidding or negotiation made by the Consultant for work to be performed under a subcontract, including procurement of materials or leases of equipment, the Consultant shall notify each potential subcontractor or supplier of the Consultant's obligations under this Contract and the State and Federal regulations included herein; when such Federal regulations are applicable.

(2) Interest of Members, Officers, or Employees of the City, Members of Local Governing Body, or Other Public Officials. No member, officer, or employee of the City or its agents, no member of the City's governing body, and no other public official of the City who exercises any functions or responsibilities with respect to the program during his tenure or for one year thereafter, shall have any financial interest, direct or indirect, in this Contract or any subcontracts thereof, or the proceeds thereof, for work to be performed in connection with this Contract. Immediate family members of said members, officers, employees, and officials are similarly barred from having any financial interest in this Contract. However, violation of this paragraph shall not be a default or breach of the City.



3) Non-Discrimination and Affirmative Action Clauses: During the performance of this Contract, the Consultant and the City agree to abide by the regulations set forth in the following clauses:

(a) Non-discrimination Clause – Section 109, Housing & Community Development Act of 1974

The Consultant will not discriminate in any manner on the basis of race, color, creed, sex or national origin or other legally protected status with reference to the subject matter of this Contract, no matter how remote. This provision shall be enforced by action for specific performance, injunctive relief, or other remedy provided by law; and this provision shall be construed to such manner as to prevent and eradicate all discrimination based on race, color, creed, sex or national origin.

(b) Executive Order 11246 Clause

(i) The Consultant will not discriminate against any employee or applicant for employment because of race, color, religion, sex or national origin. The Consultant will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex or national origin. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeships. The Consultant agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the contracting officer setting forth the provisions of this non-discrimination clause.

(ii) The Consultant will, in all solicitations or advertisements for employees placed by or on behalf of the Consultant, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex or national origin.

(iii) The Consultant will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the agency contracting officer, advising the labor union or workers' representative of the Consultant's commitments under Section 202 of Executive Order No. 11246 of September 24, 1965, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

(iv) The Consultant will comply with all provisions of Executive Order No. 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.

(v) The Consultant will furnish all information and reports required by Executive Order No. 11246 of September 24, 1965, and by the rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the contracting agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations and orders.

(vi) In the event of the Consultant's non-compliance with the non-discrimination clauses of this Contract or with any of such rules, regulations, or orders, this Contract may be canceled, terminated or suspended in whole or in part and the Consultant may be declared ineligible for further Government contracts in accordance with procedures authorized in Executive Order No. 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order No. 11246 of September 24, 1965, or by rules, regulations, or order of the Secretary of Labor, or as otherwise provided by law.

(vii) The Consultant will include the provisions of Paragraphs (i) through (vii) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to Section 204 of Executive Order No. 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The Consultant will take such action with respect to any subcontract or purchase order as the contracting agency may direct as a means of enforcing such provisions including sanctions for non-compliance. Provided, however, that in the event the Consultant becomes involved in, or is threatened with litigation with a subcontractor or vendor as a result of such direction by the contracting agency, the Consultant may request the United States to enter into such litigation to protect the interests of the United States.

(c) Non-discrimination on the Basis of Age – Age Discrimination Act of 1975, as amended

The Consultant will not discriminate against any qualified person on the basis of age, nor will the person be excluded from participation, be denied the benefits of, nor otherwise be subjected to discrimination under this Contract which receives or benefits from Federal financial assistance.

(d) Non-Discrimination on the Basis of Disability – Section 504 of the Rehabilitation Act of 1973, as amended

The Consultant will not discriminate against any qualified disabled person, nor will the person be excluded from participation in, be denied the benefits of, nor otherwise be subjected to discrimination under this Contract which receives or benefits from Federal financial assistance.

(e) Section 3 Affirmative Action Clause

(i) The work to be performed under this contract is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C 1701u (Section 3). The purpose of Section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by Section 3 shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing.

(ii) The parties to this contract agree to comply with HUD's regulations in 24 CFR Part 135, which implement Section 3. As evidenced by their execution of this contract, the parties to this contract certify that they are under no contractual or other impediment that would prevent them from complying with the Part 135 regulations.

(iii) The Consultant agrees to send to each labor organization or representative of workers with which the Consultant has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers' representative of the Consultant's commitments under this Section 3 clause, and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the Section 3 preference, shall set forth minimum number and job titles subject to hire, availability of apprenticeship and training positions, the qualifications for each; and the name and location of the person(s) taking applications for each of the positions; and the anticipated date the work shall begin.

(iv) The Consultant agrees to include this Section 3 clause in every subcontract subject to compliance with regulations in 24 CFR Part 135, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this Section 3 clause, upon a finding that the

subcontractor is in violation of the regulations in 24 CFR Part 135. The Consultant will not subcontract with any subcontractor where the Consultant has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 CFR Part 135.

(v) The Consultant will certify that any vacant employment positions including training positions, that are filled (1) after the Consultant is selected but before the contract is executed, and (2) with persons other than those to whom the regulations of 24 CFR Part 135 require employment opportunities to be directed, were not filled to circumvent the Consultant's obligations under 24 CFR Part 135.

(vi) Noncompliance with HUD's regulation in 24 CFR Part 135 may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD-assisted contracts.

(vii) Section 3 Covered Indian Housing Assistance Section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 450e). *(not applicable for this project)*

(4) Termination and Legal Remedies:

The Consultant and City mutually agree as follows:

(a) The Consultant may terminate this Agreement immediately in the event the City fails to make payment of any amount due to the Consultant within sixty (60) days of its due date.

(b) Either party may terminate this Agreement in the event the other party materially breaches this Agreement or fails to perform in any material respect its obligations hereunder; provided that if a party believes that the other party has materially defaulted under or breached this Agreement (other than a breach of a payment obligation) and desires to terminate this Agreement because of such breach or default, such party ("Aggrieved Party") shall give written notice of such intent to the breaching party ("Defaulting Party") and shall grant the Defaulting Party thirty (30) days in which to remedy the cause for termination. During such period, the parties shall make a good-faith effort to assist each other to remedy the breach. If the breach is not remedied or waived by the end of such period, then the Aggrieved Party may terminate this Agreement, effective as of the last day of such period.

(c) This Agreement may be terminated by one party, if the other party (i) shall be or become insolvent, or admit in writing its inability to pay its debts as they mature, or make an assignment for the benefit of creditors; (ii) apply for or consent to the appointment of any receiver, trustee or similar officer for it or for all or any substantial part of its property; or such receiver, trustee or similar officer shall be appointed without the application or consent of the other party and such appointment shall not be dismissed within thirty (30) days of the date of such appointment; (iii) shall institute any bankruptcy, insolvency, reorganization, arrangement, readjustment of debt, dissolution, liquidation or similar proceeding related to it under the laws of any jurisdiction; or, any such proceeding shall be instituted (by petition, application or otherwise) against the other party and the same shall not be dismissed within thirty (30) days of the date of its institution; or (iv) shall liquidate, dissolve, terminate or suspend its business operations.

(d) Either party may voluntarily terminate this Agreement by giving the other party at least sixty (60) days' advance written notice of such termination.

Upon receipt of a notice of termination from City, (i) the Consultant shall promptly discontinue all services (unless the notice directs otherwise) and deliver or otherwise make available to the City all data, drawings, specifications, reports, estimates, summaries, and such other information and materials

as may have been accumulated by the Consultant in performing this Agreement, whether completed or in process, and (ii) City shall pay Consultant all fees and expenses due for services rendered through the date of termination, and reimburse the Consultant for all costs and expenses relating to commitments made by the Consultant prior to receipt of notice of termination.

(5) Project Documents: The City, the Federal and State Grantor Agencies, the Comptroller General of the United States, or any of their duly authorized representatives, shall have access to any books, documents, plans, papers, and records of the Consultant which are directly pertinent to this Contract, for the purpose of making audit, examination, excerpts, and transcriptions.

The Consultant shall maintain the records outlined above for five years after the City has received a Certificate of Completion from the State Grantor Agency in accordance with 24 CFR Section 570.490.

All documents including drawings and specifications prepared by Consultant pursuant to this Contract are instruments of service in respect of the Contract. They are not intended or represented to be suitable for reuse by City or others on extensions of the project or on any other project. Any reuse without written verifications or adaptation by Consultant for the specific purpose intended will be at City's sole risk and without liability or legal exposure to Consultant; and City shall indemnify and hold harmless Consultant from all claims, damages, losses and expenses including attorney's fees arising out of or resulting from any third-party claim relating thereto. Any such verification or adaptation will entitle Consultant to further compensation at rates to be agreed upon by City and Consultant.

(6) Lobbying Clauses - Required by Section 1352, Title 31, U. S. Code

(a) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(b) If any funds other than Federal appropriated funds have been paid or will be paid to any person by the undersigned for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

This is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U. S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each failure.

(7) E-Verify Certification. Consultant shall comply with the requirements of Article 2 of Chapter 64 of the North Carolina General Statutes. Further, if Consultant utilizes a subcontractor for any purpose under this Agreement, it shall require the subcontractor to comply with the requirements of Article 2 of Chapter 64 of the North Carolina General Statutes.

(8) Sanctions for Noncompliance: In the event of Consultant's non-compliance with the special provisions of this Contract, the City shall impose such contract sanctions as it or the State of North Carolina or the U.S. Department of Housing & Urban Development may determine to be appropriate, including, but not limited to:

- (a) withholding of payment(s) to the Consultant under the Contract until the Consultant complies, and/or
- (b) cancellation, termination or suspension of the Contract, in whole or in part.

Acceptance

The City and the Consultant each binds himself, his partners, successors, executors, administrators and assigns to the other party to the agreements, and to the partners, successors, executors, administrators, and assigns of each other party in respect to all covenants of the Contract.

This Contract is governed by North Carolina law. Any action or proceeding arising from or relating to this Contract shall be commenced and prosecuted in Rockingham County, North Carolina, or the federal district court nearest thereto.

The City and the Consultant hereby agree to the full performance of the covenants contained herein.

IN WITNESS HEREOF, they have executed this agreement, this day and year first above written.

INSIGHT PLANNING & DEVELOPMENT LLC

CITY OF EDEN, NC

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C. Ryan Cox, Principal

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Neville Hall, Mayor

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Witness

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Deanna Hunt, City Clerk

This contract has been preaudited in the manner required by the Local Government Budget and Fiscal Control Act.

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Tammie McMichael, Finance Director

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Date

**Attachment "A"**

**Billing Rates**

**Insight Planning & Development, LLC**

Staff Position	Hourly Rate
C. Ryan Cox, Principal	\$125.00
Chris Hilbert, Community Development Director	\$115.00
Chip Bartlett, AICP, Project Manager	\$105.00
Jessie Miars, Compliance/Environmental Specialist	\$90.00
Cindy Anderson, Program Administrator	\$85.00
Clerical/Administrative Support	\$60.00



To: Honorable Mayor and City Council

Thru: Jon Mendenhall, City Manager

From: Amy P. Winn, CPA  
Assistant Director of Finance

Date: May 18, 2021

Re: Capital Project Ordinance

At the budget work session in April, the City Manager discussed setting up the construction of the Metro Pump Station on New Street as a capital project fund. The attached capital project ordinance establishes a budget for this project that will remain until the project is completed.

## Capital Project Ordinance

Be it ORDAINED by the Governing Board of the City of Eden, North Carolina, that pursuant to section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital Project Ordinance is hereby adopted.

Section 1: The Project authorized is the construction of Metro Pump Station to address Sanitary Sewer Service in annexed areas at the south end of New Street to be financed by a combination of a Grant for Rural Development administered by the North Carolina Department of Commerce and matching funds provided by the City of Eden.

Section 2: The officers of this unit are hereby directed to proceed with the capital project within the terms of the board resolution, grant documents, and the budget contained herein.

Section 3: The following amounts are appropriated for the project:

Engineering, Design, and Surveying	\$ 152,000
Land (City owned property)	\$ 0
Construction	\$ 911,600
Electric Power Service Construction to Site	\$ 52,000
Contingency 10%	<u>\$ 111,500</u>
	<u>\$ 1,227,100</u>

Section 4: The following revenues are anticipated to be available to complete this project:

NC Department of Commerce – Rural Development	\$ 997,000
City of Eden Water and Sewer Fund	<u>\$ 230,100</u>
	<u>\$ 1,227,100</u>

Section 5: The finance officer is hereby directed to maintain within the capital project fund sufficient specific detailed accounting records to satisfy the requirements of the grantor agency, the grant agreements, and federal regulations. The terms of the bond resolution also shall be met.

Section 6: Funds may be advanced from the Water/Sewer Fund for the purpose of making payments as due. Reimbursement requests should be made to the grantor agency in an orderly and timely manner.

Section 7: The Finance Officer is directed to report, on a quarterly basis, on the financial status of each project element in section 3 and on the total grant revenues received or claimed.

Section 8: The Budget Officer is directed to include a detailed analysis of past and future costs and revenues on this capital project in every budget submission made to this board.

Section 9: Copies of this capital project ordinance shall be furnished to the clerk of the Governing Board, and to the Budget Officer and the Finance officer for direction in carrying out this project.



Duly adopted this 18<sup>th</sup> day of May 2021.

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Neville Hall, Mayor

Certification

I, Deanna Hunt, the duly appointed Clerk to the City Council of the City of Eden, North Carolina, do hereby certify that the foregoing is a true and correct copy of which was adopted by the City Council at its regular meeting held on the 18 of May, 2021.

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Deanna Hunt  
City Clerk