

**EDEN CITY COUNCIL  
REGULAR MEETING AGENDA  
HELD ELECTRONICALLY**

<https://zoom.us/j/99130832849?pwd=bzUzTis3Z3VQbytWd25xQ01tTGlyUT09>, passcode 425567  
or 888-475-4499, webinar ID: 991 3083 2849, Passcode: 425567

**December 15, 2020**

**6:00 p.m.**

1. Meeting called to order by: Neville Hall, Mayor
2. Invocation: Pastor Cynthia Nanney, First United Methodist and Spray United Methodist Churches
3. Pledge of Allegiance: Led by Tommy Underwood, Fire Chief
4. Proclamations & Presentations:
  - a. Arbor Day Proclamation
5. Mayoral Appointments:
  - a. ABC Board
  - b. ABC Board Chair
6. Roll Call
7. Set Meeting Agenda
8. Public Hearings:
9. Requests and Petitions of Citizens
10. Unfinished Business:
  - a. Consideration of a proposal for internal audit services.  
**Tammie McMichael, Director of Finance & Personnel**
11. New Business:
  - a. Consideration of Boards and Commissions appointments.  
**Kelly Stultz, Director of Planning & Inspections**
  - b. Consideration of Strategic Planning Commission funding in the amount of \$4,500 for a Children's Interactive Trail funding on the Smith River Greenway.  
**Kelly Stultz, Director of Planning & Inspections**
12. Reports from Staff:
  - a. City Manager's Report. **Jon Mendenhall, City Manager**
13. Consent Agenda:
  - a. Approval and adoption of the (a) November 17, 2020 Minutes and (b) November 23, 2020 Minutes. **Deanna Hunt, City Clerk**
14. Announcements
15. Adjournment



## 2020 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 Tuesday, **December 15, 2020 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 15th day of December, 2020

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Neville Hall, Mayor

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Attest, Deanna Hunt, City Clerk



## MEMORANDUM

**To:** Honorable Mayor and City Council

**Thru:** Jon Mendenhall, City Manager

**From:** Tammie B. McMichael, Director of Finance & Personnel

**Date:** December 15, 2020

**Subject:** Internal Auditing Services Proposal

As a follow up to the October 20, 2020 Council Meeting, Council asked that staff send out another Request for Proposal for Internal Auditing Services. We received one proposal from Bernard Robinson & Company (see attached proposal). They have offered to complete an Internal Control Review and Assessment, and review our User Access to Computer Systems, and the cost is anticipated to be in the range of \$10,000 to \$12,000. Internal audit services provided subsequent to the assessment will be based on the hours worked and the level of the person performing the work. They will work with City personnel to ensure the most efficient process to keep fees as low as possible. The hourly rates proposed varies as follows:

Partner \$362.00  
Principal \$297.00  
Senior Manager \$287.00  
Manager \$238.00  
Supervisor \$206.00  
Senior Accountant \$184.00  
Staff Accountant \$156.00

They would anticipate more work in year 1 as the matrix is created, and this process gets underway. Year 2 would be more maintenance of the Internal Audit Plan. Once the Internal Audit Plan is created, they may be able to estimated the hours to carry out the audit plan.

Due to the Internal Auditor's services directly impacting the Finance Department, Staff does not feel comfortable making a recommendation. However, Staff is willing to proceed in whatever manner Council feels will be in the best interest of the City at this time.



Prepared for: City of Eden

# Internal Audit Services Proposal

For

## City of Eden

November 1, 2020



Bernard Robinson & Company

Balanced. Responsive. Connected.

[www.brccpa.com](http://www.brccpa.com)



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## Contact

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Greensboro, North Carolina 27410  
336-232-4414

[kcorum@brccpa.com](mailto:kcorum@brccpa.com)

[brccpa.com](http://brccpa.com)



## BRC's Firm Profile



Wade Pack, BRC Managing Partner

We, at Bernard Robinson & Company, L.L.P. ("BRC"), are prepared to meet your needs. We have dedicated ourselves to the highest standard of client service, expertise, and professionalism.

Our Firm, established in 1947, was built on the philosophy of controlled growth through the building of a solid client base. We have never strived to be the largest, just simply the best.

Our Mission Statement is:

*"To provide accurate, timely, creative, and comprehensive professional services to clients in order to assist them in realizing their objectives, to help enable the individuals in our firm to achieve their own personal goals, and to add to the well-being of our community."*

Our team of advisors brings a dedication to quality and personal service as well as a unique vision for our clients' success. We take pride in maintaining long-term relationships with our clients. Our first client has grown to be one of our largest.

In striving to be "Simply the Best" we provide quality services at reasonable fees, we have grown from a "local" firm to one with a strong regional presence - "Serving Clients across the Southeast". Our Firm currently consists of 180 professional, client services and administrative support staff located in our Charlotte, Dunn, Greensboro, Raleigh, North Wilkesboro and Winston-Salem, North Carolina offices.

Our Firm is well-established in providing services to numerous industries and continues to seek quality client opportunities for expansion in all practice areas. We host events of interest such as BRC CPE Symposiums and other events. In addition, we attend external events and educational seminars. We provide a monthly online newsletter and blog, *BRC Strategy*.

Collectively, we feel that we can bring these experiences to bear on any given situation that impacts your organization. Our Firm is a fully integrated CPA firm dedicated to assisting clients with growing, managing, and protecting their prosperity. Our strength with the middle market includes serving clients throughout the Southeast. We advise clients at all intervals of development—from initial start-up, to growth and expansion phases, and into unique transition phases.

We understand the economic challenges and uncertainties created by COVID-19. We are continually responding with resources and thought leadership to accomplish more than tax and assurance compliance engagements. In this unprecedented time, community and business leaders are seeking guidance in navigating the unique challenges they are facing with careful, conscientious, and compassionate advice. BRC supports these efforts and is working with all our clients (new and old) to assist them with their services from our Firm.





## BRC's Qualifications

For more than seventy years, Bernard Robinson & Company, L.L.P. ("BRC") has provided growing businesses and other organizations with new ideas, financial expertise and valuable strategic advice. Our team of advisors brings a dedication to quality and personal service as well as a unique appetite for our clients' success. We take pride in maintaining long-term relationships with our clients. Our first client has grown to be one of our largest.

Our Firm is a member of the AICPA Governmental Audit Quality Center. Through our membership, we receive updates on all important developments related to governmental audits. This membership is only available to those firms that meet rigid membership requirements specific to governmental audits, including those performed under Government Auditing Standards, the Uniform Guidance Audits under Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards, and the State Single Audit Act. Additionally, the engagement team has extensive knowledge in performing governmental audits and understanding of specific reporting and accounting requirements of the Local Government Commission for entities located in North Carolina.

As a matter of policy at BRC, we commit to provide continuity of service to our clients to the greatest extent possible. Where changes in engagement team members at the partner or manager level are necessary, we will discuss these matters with you and determine the appropriate new individual(s) to be assigned to the engagement based on particular experience, expertise, and engagement needs. Due to our low turnover rate in professional staff, which is less than 10% for the last three years, we can assure you that you will not be seeing a new face on your engagement each year.

Every three years, our Firm goes through a peer review process where our work on engagements is reviewed by an independent certified public accounting firm to comply with the AICPA Peer Review Program. As you can see from our last peer review report (attached) dated November 2017, we received a "passed" report. Every year, including the peer review years, management of the Firm performs internal inspections on our engagement files. This process is exactly the same as the peer review process and involves management of the Firm reviewing the files of engagements that they were not responsible for completing.

Our Firm is a fully integrated CPA firm dedicated to assisting clients with growing, managing, and protecting their prosperity. Our strength with the middle market includes serving clients throughout the Southeast. We advise clients at all intervals of development—from initial start-up, to growth and expansion phases, and into unique transition phases.

The engagement team also has extensive knowledge about the design of internal controls to ensure the proper design will mitigate risk in each of the significant transaction cycles and had performed several internal control risk assessments for governments and businesses alike.



## BRC's Differentiators

A few differentiators that make BRC the best choice:



- BRC was named as the #1 Best Employer for 2020 in North Carolina by *Business North Carolina*.
- In 2019, BRC was again named as one of the Best Accounting Firms to Work for by *Accounting Today*.
- BRC's number one priority is client service, not meeting budgeted hours or revenue streams.
- The Firm tagline: **Balanced. Responsive. Connected.** is an extension of the Mission and Strategic Plan of BRC and is always a part of our client relationships. Firm employee's positive work/life balance promotes loyalty, a positive team environment, and employee retention.
- Firm employees are well-trained professionals, informed, actively involved in Firm developments and committed to always increasing technical skills.
- Best Firms For Young Accountants by *Accounting Today* magazine. The list is made up of only 10 firms nationally (the top 10). It was an extremely prestigious honor to receive.
- We provide our clients with monthly newsletters, informational blogs, accounting alerts and annual seminars to assist them in operating and developing their organizations and businesses.
- Firm employees are committed to numerous not-for-profit and community organizations as volunteers, board members, members, and leaders.
- BRC is a member of DFK International/USA Inc. ("DFK"). DFK is an association of independent, full-service public accounting/consulting firms with offices serving major markets throughout the US and globally. DFK facilitates the interchange of ideas, knowledge and information in an effort to provide the highest level of professional services to clients through a national and global association of independent public accounting firms with over 400 offices, members, and leaders.



## Engagement Team

Our Greensboro office will be responsible for meeting the needs of the City of Eden, as they relate to the internal audit services. The proposed engagement team that will oversee these services are:

### Kyle Corum CPA, CFE, Engagement Partner



Kyle is a partner in our assurance and risk advisory practice areas with over 18 years of experience in public accounting. He is responsible for the Firm's Advisory Services deployment, which includes internal control assessments, forensic accounting and mergers and acquisitions. He also oversees the Firm's Employee Benefit Plan Practice. Kyle's responsibilities will include the planning, supervision and review of your engagement. He will ensure that the engagement has met professional standards. He will implement the internal audit plan and matrix and oversee the testing that will be performed.

### Ben Ripple, CPA, Assurance Partner



Ben Ripple began his career in public accounting in 2001. Since that time, Ben has worked with a wide range of clients including a focus in not-for-profit and governmental accounting. Ben is a normal contributor to the Firm's newsletter and blog, writing on a wide range of subjects including revenue recognition, the new not-for-profit accounting standards, and fraud. Outside of accounting, Ben is very active in the community. He is a member of the Greensboro Airport Rotary Club, having served as past treasurer for the club and currently serving as treasurer of the club's foundation. Ben is also currently serving as chairman of the board of the Greensboro Chapter of the American Red Cross after having served for 8 years on the High Point/Davidson County Charter board. Ben is a member of the NCACPA's A&A Committee, and he is also on the UNCG Accounting and Finance Advisory Board. Ben is a member of the AICPA and the NCACPA. He was also named one of Triad Business Journal's 40 Business Leaders Under 40 in 2015.

## Peer Review

Every three years, the Firm complies with the AICPA Peer Review Program, most recently in November 2017. The result of the peer review is included in the package for your review.

In addition, several members of the Firm perform peer reviews of other CPA firms in and outside the state of North Carolina. Through performing these peer reviews, our clients have benefited through a vast knowledge of "best practices" from other firms' experiences and resources about accounting and reporting issues.



## Independence

Each year, members of the Firm are required to have ethics continuing professional education training, no matter whether they are CPAs or not. From this training, members are reminded of their obligations to comply with independence issues impacting the Firm and our clients. Firm members are asked yearly about their knowledge of any independence issues related to our clients, which is reported to the Firm's Human Resource Director. Any independence issues are communicated to the Firm's partners for evaluation and resolution.

A copy of the Firm's independence policy is included as follows:

### Independence

*All Firm members are required to adhere to the independence rules, regulations, interpretations and rulings of the AICPA, the State Board of Accountancy, and the state CPA Society. The interpretations and rulings are contained in ET Section 101 of the AICPA Professional Standards Service and should be consulted when issues of independence arise.*

The Firm's current client list is available to all staff for their review to ensure they are aware of those entities to which the Firm's independence policies and procedures apply. During the year, the staff will be informed of any changes in the client list.

We assure you that we take our Firm's (and staff's) independence very seriously and will take any steps necessary to remain independent of the City of Dunn, North Carolina.

## Liability Insurance Coverage

From prior knowledge of performing governmental audits, the Firm notes that minimum insurance coverage required for contractors providing services to the City of Dunn, North Carolina are within the Firm's current coverage for worker's compensation, commercial general liability and automobile.

## Regulatory Actions

No known regulatory action by any oversight body has been filed against the Firm.

## Scope of Services

The scope of services is as follows:

### 1) Internal Control Review and Assessment

This review would consist of meeting with Department Managers to identify the significant areas/transaction cycles of the City. We would seek input from, but not limited to, the City Manager, Finance Director, City Attorney, City Council, and others as needed. From this assessment, we will create an Internal Control Matrix to identify the internal audit plan over the contract period. We will review the flow of information through the system to ensure it meets the business purpose and ensure controls are designed appropriately and are operating effectively. We will review the internal control structure based on the COSO framework components (Control Environment, Risk Assessment, Control Activities, Information and Communication, and Monitoring Activities) and make recommendations based on this framework based on the size and needs of the City.

### 2) User Access to Computer Systems

Review user profiles within the systems used by the Company to ensure the job function of the employee and the access in the system are sufficient and adequate. For functions that may be contradictory, we will review any compensating controls they exist to ensure integrity of the internal control environment.

### 3) Carry out the Internal Audit Plan

Based on the Internal Control Matrix and the audit plan that will be agreed upon with BRC and the City, we would propose to perform the internal audit services on a periodic basis (more work performed initially, and then move to a quarterly or bi-annual basis), which may also include unannounced visits and audit procedures based on the City's request and the risk assessment performed. BRC will provide written updates to the City about the procedures performed on a periodic basis, but no less than bi-annually. We will also be available to present any findings or updates at any council or management meeting.

### 4) Assist with annual Audit

In addition to the above, we will assist with any testing as needed or requested by the external auditors currently being used by the City during their annual audit to help reduce any redundancy between the two audits.



## Engagement Fees

Our fees are based on the amount of work performed and the level of the person performing the work. We have provided our rate schedule for you below. We would anticipate the work for Items 1 and 2 above to be in the range of \$10,000 to \$12,000.

Internal audit services provided subsequent to the assessment will be based on the hours worked and the level of the person performing the work. To assist with keeping the hours and fees to a minimum, we will work with City personnel to ensure the most efficient process to keep fees as low as possible. We will also work to leverage the work on our side to the appropriate experience level. This will allow the City to better control the costs throughout the engagement.

We would anticipate more work in year 1 as the matrix is created and this process gets underway. Year 2 would be more maintenance of the Internal Audit Plan. Once the Internal Audit Plan is created, we may better be able to estimate the hours to carry out the audit plan. But at all times, the City is in control of the process and the expenses. We are able to staff up or down as needed/requested.

We agree to hold our rate steady for the term of this engagement. In addition, either party will have the right to terminate the contract with 60 days written notice. There would be no penalty to the City to end the contract prior to the end of year 2.

Our standard hourly billing rates for this engagement are listed below:

<b>Level of Experience</b>	<b>Hourly Rate</b>
<b>Partner</b>	<b>\$362</b>
<b>Principal</b>	<b>\$297</b>
<b>Senior Manager</b>	<b>\$287</b>
<b>Manager</b>	<b>\$238</b>
<b>Supervisor</b>	<b>\$206</b>
<b>Senior Accountant</b>	<b>\$184</b>
<b>Staff Accountant</b>	<b>\$156</b>



## Peer Review

Our Firm complies with the AICPA Peer Review Program and has a peer review performed on our accounting and auditing practice every three years. Our most recent published peer review was performed in November 2017. In addition, several members of the Firm perform peer reviews of other CPA firms in and outside the State of NC. Through knowledge gained in performing these peer reviews; we have been able to identify "best practices" from other firms' experiences and resources about accounting and reporting issues.



### Report on the Firms' System of Quality Control

November 15, 2017

To the Partners of Bernard Robinson & Company, L.L.P. and the Peer Review Committee of the NCACPA,

We have reviewed the system of quality control for the accounting and auditing practice of Bernard Robinson & Company, L.L.P. (the firm) in effect for the year ended May 31, 2017. Our peer review was conducted in accordance with Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review as described in the Standards may be found at [www.aicpa.org/prsummary](http://aicpa.org/prsummary) (<http://aicpa.org/prsummary>). The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

#### Firm's Responsibility

The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

#### Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of the system of quality control and the firm's compliance therewith based on our review.

#### Required Selections and Considerations

Engagements selected for review included audits under *Government Auditing Standards*, compliance audits under the Single Audit Act and audits of employee benefit plans.

As a part of our review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

#### Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Bernard Robinson & Company, L.L.P. in effect for the year ended May 31, 2017, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of pass, pass with deficiency, or fail. Bernard Robinson & Company, L.L.P. has received a peer review rating of pass.

*Potter & Company, P.A.*

106 Welton Way ■ Mooresville, NC 28117 ■ 704.662.3146 ■ 704.662.8435 fax ■ [www.gotopotter.com](http://www.gotopotter.com)



## References

Below are governmental clients serviced by your engagement team and whose reports were approved by the Local Government Commission that you can contact for any detailed questions about our engagement team services and approaches:

### **City of Randleman**

Mr. Zach Hewett  
204 S. Main Street  
Randleman, North Carolina  
336-495-7500

### **Town of Candor**

Mrs. Tammy Kellis  
P.O. Box 220  
Candor, North Carolina  
910-974-4221

### **Town of Pleasant Garden**

Mr. Kim Payne  
P.O. Box 307  
Pleasant Garden, North Carolina  
336-674-3002

### **Town of Carolina Beach**

Mrs. Debbie Hall  
1121 N. Lake Park Blvd  
Carolina Beach, North Carolina 28428  
910-458-5495





# Planning and Inspections Department

308 East Stadium Drive, Eden, North Carolina 27288 Phone: (336) 623-2110 Fax: (336) 623-4057

## MEMO

**To:** Honorable Mayor and City Council  
**Thru:** Jon Mendenhall, City Manager  
**From:** Debbie Galloway  
**Subject:** **2021 Boards and Commissions Appointments**  
**Date:** December 1, 2020

As you know, we have recently repealed our existing Zoning Ordinance and adopted a new Unified Development Ordinance. As part of this, we will be “starting from scratch” with our boards and commissions. Therefore, ALL members of our boards and commissions will need to be appointed or reappointed for one, two or three year terms. Attached is a list of current board and commission members, including vacancies and term expirations. We request that you contact each of your appointees personally to see if they wish to continue in their current positions. We have also advertised in the local newspaper for interested applicants.

When making appointments, please consider whether these persons have the time, interest, or the ability (for whatever reason) to attend regular meetings and participate in the activities of the board or commission, as we have had difficulty in the past with some members missing meetings. We cannot expect these boards and commissions to be effective if members cannot attend meetings and participate in the activities required of them.

If you have questions, please do not hesitate to call.

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### **Board of Adjustment** (Members must reside in appointed ward)

Ward 1	Joan Moore	2021	Councilman Moore
Ward 2	Will Flynt	2021	Councilman Nooe
Ward 3	Barney Walker	2021	Councilwoman Hampton
Ward 4	Jeanette Wagoner	2021-2022	Councilman Epps
Ward 5	Charles Johnson	2021-2023	Councilman Carter
Ward 6	Cleveland Ellison (term expired)	2021-2023	Councilman Hunnicutt
Ward 7	Diana Biggs	2021-2023	Councilman Ellis
Mayor	Jackie Hampton	2021-2022	Mayor Hall
ETJ	David Everett	2021-2022	Full Council approval
ETJ	Terry Shelton	2021-2023	Full Council approval



### **Community Appearance Commission**

Ward 1	Susan Cunningham	2021-2022	Councilman Moore
Ward 2	Tim Kirkman (term expired)	2021	Councilman Nooe
Ward 3	Karla McDonald	2021-2023	Councilwoman Hampton
Ward 4	Faye Shelton	2021-2023	Councilman Epps
Ward 5	Cathy Carter	2021-2023	Councilman Carter
Ward 6	James Cherry (term expired)	2021	Councilman Hunnicutt
Ward 7	Debbie Ellis	2021-2022	Councilman Ellis
Mayor	Julie Talbert	2021-2022	Mayor Hall

### **Historic Preservation Commission**

Ward 1	Everall Peele	2021-2023	Councilman Moore
Ward 2	VACANT	2021-2023	Councilman Nooe
Ward 3	Beth Pulliam (term expired)	2021	Councilwoman Hampton
Ward 4	Louise Price (term expired)	2021	Councilman Epps
Ward 5	VACANT	2021	Councilman Carter
Ward 6	Charles Yarbrough	2021-2022	Councilman Hunnicutt
Ward 7	VACANT	2021-2022	Councilman Ellis
Mayor	Blanche Hailey	2021-2022	Mayor Hall

### **Planning Board** (Members must reside in appointed ward)

Ward 1	Eddie Barker	2021-2022	Councilman Moore
Ward 2	Gwen Taylor	2021-2023	Councilman Nooe
Ward 3	Barbara Garland	2021-2022	Councilwoman Hampton
Ward 4	Fred Ramsey	2021-2023	Councilman Epps
Ward 5	Amelia Dallas	2021-2022	Councilman Carter
Ward 6	Jerry Holland, Jr.	2021	Councilman Hunnicutt
Ward 7	Frank Wyatt	2021-2022	Councilman Ellis
Mayor	Carol Helms	2021	Mayor Hall
ETJ	Steve Morgan	2021-2023	Full Council approval
ETJ	Matthew Smith	2021	Full Council approval

### **Tree Board**

Ward 1	Mike Corum (term expired)	2021	Councilman Moore
Ward 2	James Ivie (term expired)	2021	Councilman Nooe
Ward 3	*Brian Ferris	2021-2022	Councilwoman Hampton
Ward 4	Paul Dishmon	2021-2022	Councilman Epps
Ward 5	Max Kirks	2021-2022	Councilman Carter
Ward 6	*Jason Harris	2021-2023	Councilman Hunnicutt
Ward 7	*Tyra Hinton	2021-2023	Councilman Ellis
Mayor	Dale Warren	2021-2023	Mayor Hall

\* Member has attended no meetings or has excessive absences

Board of Adjustment	1st Thursday of each month – 5:30 p.m.
Community Appearance Commission	1st Tuesday of each month – 5:30 p.m.
Historic Preservation Commission	2nd Monday of each month – 5:30 p.m.
Planning Board	4th Tuesday of each month – 5:30 p.m.
Tree Board	3rd Monday of each month – Noon

December 4, 2020

To: Honorable Mayor and City Council

Thru: Jon Mendenhall, Eden City Manager

From: Jim Burnette, Chairperson Eden Strategic Planning Commission

In August of 2020, the Strategic Planning Commission approved from its budget to expend up to \$10,000 for the construction and erection of a Children's Interactive Trail (CIT) on the Smith River Greenway from the YMCA entrance to the footbridge. The Trail had previously received donations of \$5900 from the Rockingham County Partnership for Children, Rockingham County Education Foundation, Rockingham County Arts Council and the Rockingham County Community Fund. However, there was still a need of up to \$10,000 to complete the project. So the Strategic Planning Commission recommended to the Eden City Council to approve the \$10,000 for the Trail. Due to the uncertainty of the revenues and cash flow in the first part of the fiscal year, this recommendation was not put on the Council Agenda.

I have spoken several times with April Cox, Executive Director of the Rockingham County Partnership for Children (RCPC) about keeping the Smith River Greenway as the location for the CIT. Wednesday December 2, 2020 I was in a Zoom meeting with April Cox, several other interested persons and the artist for the CIT to preview a draft of the drawings and wording for the ten stations.

During this meeting I learned the RCPC has continued to seek funding for the CIT but there is still a deficit of \$4500 in meeting the goal. They are committed to putting this on the Smith River Greenway. Therefore, I am recommending to the City Council that this item "Children's Interactive Trail funding \$4500" be placed on the December 2020 Eden City Council Agenda for approval.

I am including an overview of the CIT and also some examples of the artwork for the Trail. Please note in the overview the goal of the Trail:

“The goal of this trail is to create a developmentally appropriate learning experience for young children and their caregivers with artwork that sparks creativity and imagination while providing opportunities for literacy rich, active outdoor engagement. The trail will incorporate colorful artwork and simple activities for children to complete. Noting that children of color are often underrepresented in children’s art and literature, we are committed to including children of color in the artwork displayed along the trail.”

If you have any questions, please let me know so I can answer them in a timely manner prior to the Council Meeting. Thank you for your consideration.

# Early Childhood Interactive Trail



The goal of this trail is to create a developmentally appropriate learning experience for young children and their caregivers with artwork that sparks creativity and imagination while providing opportunities for literacy rich, active outdoor engagement. The trail will incorporate colorful artwork and simple activities for children to complete. Noting that children of color are often underrepresented in children's art and literature, we are committed to including children of color in the artwork displayed along the trail.

A total of **10** touch-points will be placed along the trail. Each touch-point will include an interactive activity and a sign sharing a short vignette, in Spanish and English, illustrated with custom artwork. Each sign will be approximately 2 ft x 3 ft and mounted on a custom metal frame. Additionally, a life-size cutout of the lead character will welcome visitors at the trail head. Examples of each touch-point are below.



**Scales:** Penelope and her friends are collecting rocks and pinecones. Which one do you think is heavier? Place one rock on one side of the scale. Place one pinecone on the other side of the scale? What happens?



**Ramp Race:** Penelope and her friends like to race. Can you and your friends race items down the ramp. Which item is fastest?



**Balance Beams:** Penelope and her friends want to cross a river. Can you show her how?



**I-Spy Stations (x3):** Penelope and her friends love finding insects. They find a giant butterfly. Can you count its legs? Show Penelope how a butterfly moves.



**Stump Jump:** Penelope and her friends spot a frog and try to catch it. The frog jumps from stump to stump. Can you follow the frog?



**Tic-Tac-Toe/Rock Stacking:** Penelope and her grandmother like to play Tic-Tac-Toe together. What game does your family like to play? Would you like to play a game of Tic-Tac-Toe? Sit down and play a few games!

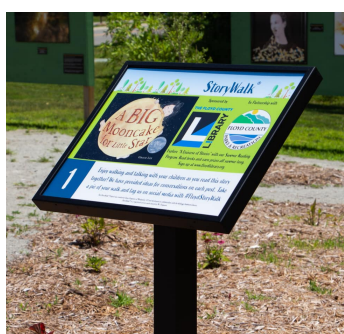


**Music Wall:** Penelope and her friends find a magical music wall. They hear many new sounds. How many sounds can you make?



**Safe Space:** After a day of adventure, Penelope feels sad about leaving her friends. She practices being a STAR. She takes a moment to Smile, Takes a deep breath, And Relaxes. Try visiting the safe space to learn more about feelings.

## Examples of Interactive Trail Components



Sign Along Trail



Tic-Tac-Toe/Rock Stacking



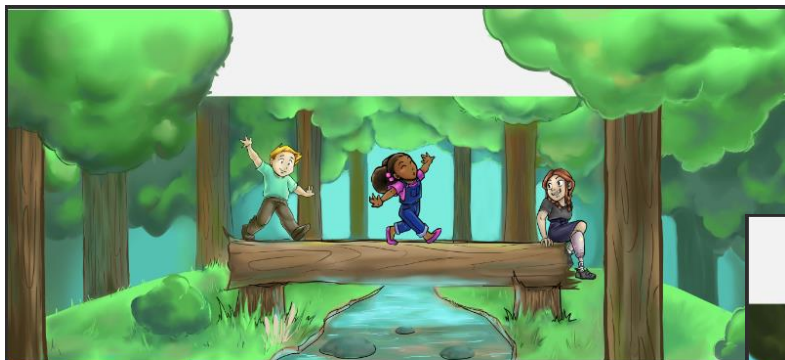
Music Wall



Sign Along Trail

# Draft Artwork for Children's Interactive Trail

By Meesha Walker



1

Penelope and her friends want to cross a river. Can you show her how?

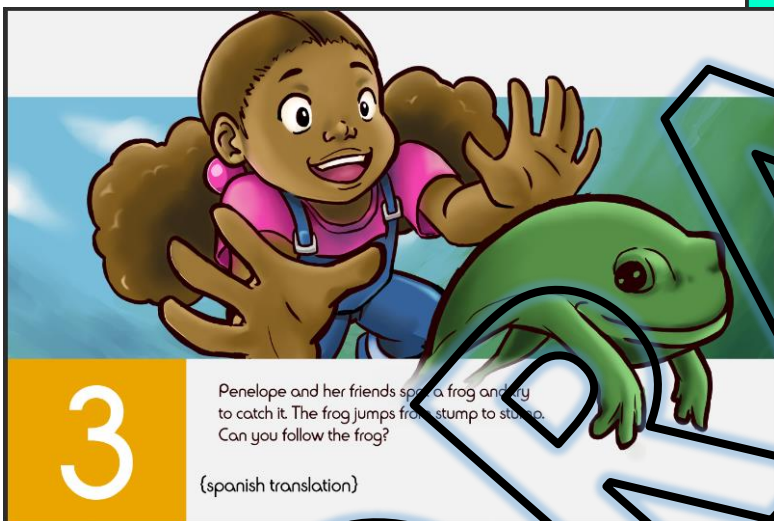
(spanish translation)



2

Penelope and her friends hear a "tweet-tweet". They look up and see a blue bird in a tree. Can you find it? Can you think of another word that starts with the letter "B"?

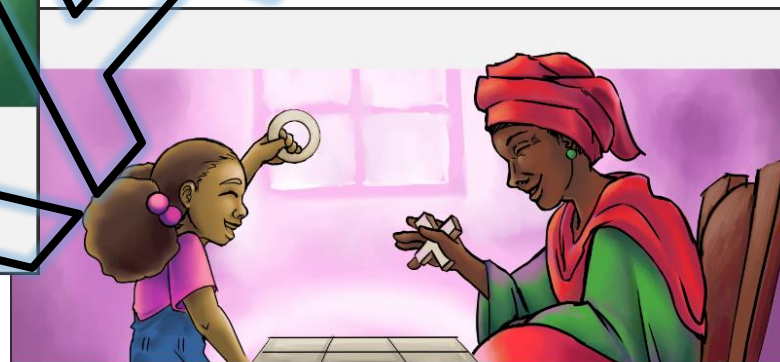
(spanish translation)



3

Penelope and her friends spot a frog and try to catch it. The frog jumps from stump to stump. Can you follow the frog?

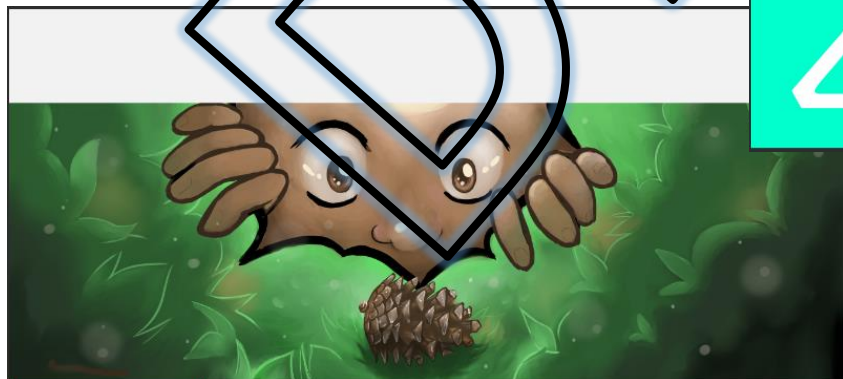
(spanish translation)



4

Penelope and her grandmother love to play Tic-Tac-Toe together. What game does your family like to play? Would you like to play a game? Sit down and play a few games!

(spanish translation)



5

Penelope's name starts with a "P". She finds a pinecone hiding in the bushes. Can you find a pinecone? What is the first letter in your name? Can you find something that starts with the first letter in your name?

(spanish translation)





**City Manager's Report**  
**December 2020**  
City Manager Jon Mendenhall

**ADMINISTRATION**

**Santa Claus is Coming to Town**

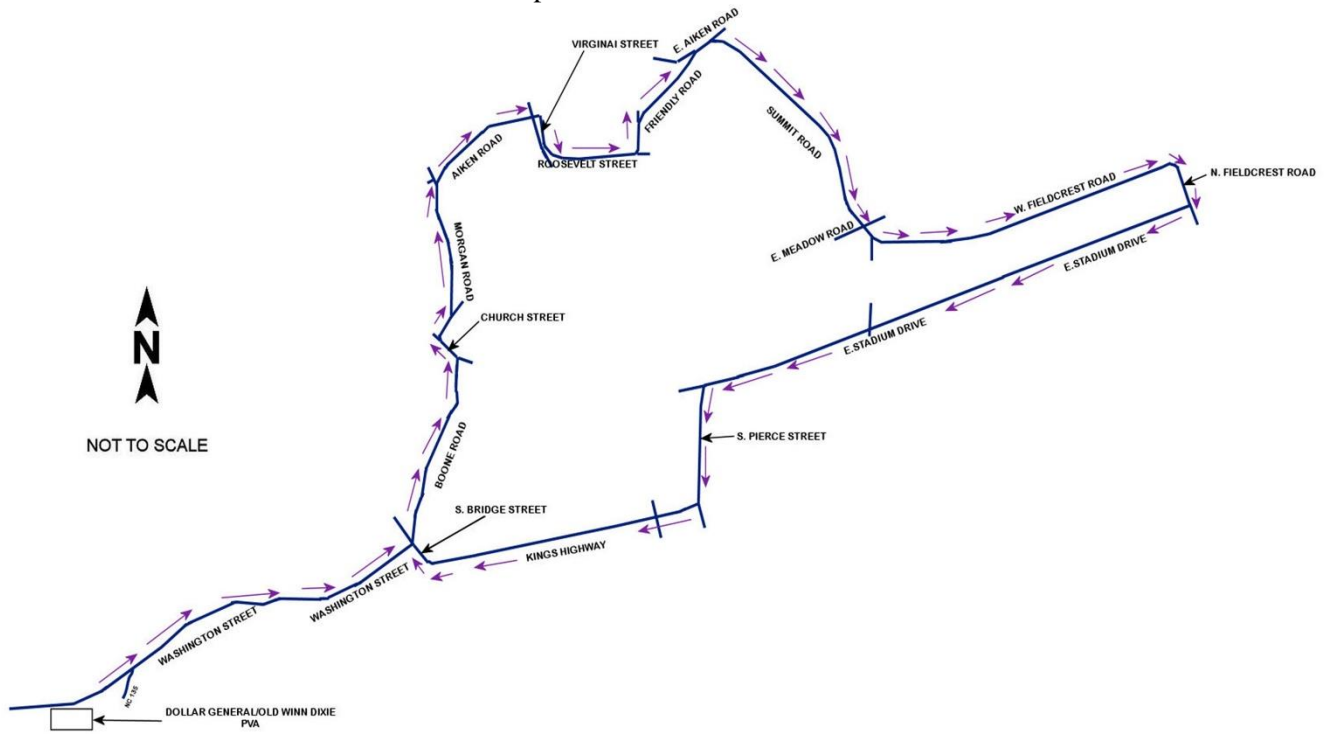
We just received a call from the North Pole and guess who is coming to town...SANTA! He will be touring the Eden neighborhoods with his friends on December 18 beginning at 6:30 p.m. Below is a map of his route that his elves sent us.

So turn on your lights and gather at the curb.

This fun-filled event will be quite superb!

Socially distance and please wear your mask.

Take care and be safe while Santa rides past!



## ECONOMIC DEVELOPMENT

### *Commercial*

#### **Ample Storage**

At Ample Storage they understand all of your storage needs. Their on-site managers take personal care in watching over your belongings and offer the best customer service in the industry. With their wide range of locations and sizes, they offer storage that will fit any budget.

<b>Dimensions</b>	<b>Square Feet</b>	<b>Monthly Cost</b>
5' x 5'	25	\$25
5' x 10'	50	\$40
7.5' x 10'	75	\$60
10' x 10'	100	\$80
10' x 15'	150	\$100

They are located at 842 S. Van Buren Road next to Tractor Supply.

#### **ARC Skate Shop**

This long-time Eden skate shop has reopened at 428-A Kings Highway. They sell skateboards, skating equipment, wheels, apparel and more. They are open noon – 8 p.m. Monday-Saturday and 1 p.m. – 5 p.m. on Sunday. Call 336-635-9350 for more information.

#### **ModWash**

This company will soon be opening the new car wash located in front of Food Lion on Van Buren Road. At ModWash, their goal is to make life shine. They are an express car wash with a commitment to quality service, professional car care and doing good for the communities in which they are located. They like to think that with every wash, they are delivering something special. Driving a clean car feels good and they want to spread that feeling of pride across every community they serve.

#### **Slicks Tattoo Studio**

This newest tattoo studio has opened at 428-B Kings Highway. They are open 11 a.m. – 11 p.m. everyday. Call 336-522-9970 for more information.

### **Housing**

The City's economic development team is working with local and regional housing developers to supply more housing stock in Eden. Since 2019, the Eden housing market has improved significantly with many homes selling within two days and bidding wars taking place. N.C. is one of the top states to which people are choosing to relocate because of its climate, relatively low cost of living and proximity to the mountains and ocean. Eden is participating in this success. COVID-19 has added fuel to this housing boom since many people wish to live in less densely populated areas of the country.

After decades of the larger urban areas enjoying significant annual population growth, the trends are now pointing to growth in mid-sized cities, such as Greensboro and Winston-Salem, and small towns like Eden. One person from Research Triangle Park and one from Wake Forest, N.C. contacted the City this summer stating they were moving to Eden because they preferred small town living and Eden's internet speeds are the same as that of larger cities. COVID-19 has accelerated a trend of people working from home. They can live anywhere they can access the internet. Realtors report new residents from Arizona, California, New York, New Jersey, Vermont and Michigan coming to Eden in 2020. Our community is changing and the

City staff is working to provide the amenities that current and new residents desire, such as trails and vibrant downtowns.

**Industry**

**Acrow Bridges**

This newest Eden company is located at 406 Summit Road across from Gildan Yarns. They are seeking a forklift operator and laborers for day shift work of 7 a.m. to 3:30 p.m. Compensation is \$15-\$17 per hour with benefits. If you are interested, apply online at [careers@acrow.com](mailto:careers@acrow.com)

**Weil-McLain**

This Eden company currently has openings for two manufacturing engineers and one purchasing agent. In addition, they have 25 open full-time hourly positions including assembly, material handling and machine operators. Visit [www.weil-mclain.com/careers](http://www.weil-mclain.com/careers) for more information.

**Gildan Yarns**

Gildan is seeking machine electricians, spinning and carding technicians, spinning and carding operators, and can haulers. There are some day shift positions, but the majority of these openings are on the night shift. Most positions are for 12-hour shifts on a 2-2-3 schedule. For more information, visit their 335 Summit Road facility.

**Sturm Ruger**

On December 7, the N.C. Department of Commerce announced that Sturm Ruger will add roughly 60 jobs and invest approximately \$10 million at its site in Mayodan over the next three years. Salaries for the new jobs are expected to average \$44,033 per year, creating an annual payroll impact for the region of more than \$2 million per year. Rockingham County’s overall annual wages average \$35,146. Sturm Ruger’s new positions will include production associates and supervisors. For more information, visit <https://ruger.com/micros/careers/>

**Rockingham County Economic Development: 2019-2020**

Beginning in the spring of 2019 and throughout the pandemic-plagued 2020, Eden and Rockingham County have enjoyed unprecedented economic development success. Here is a rundown of the new projects and expansions that have taken place during this time:

<u>Company</u>	<u>Area</u>	<u>Products</u>	<u>Investment</u>	<u>Jobs</u>
Pella Corp.	Reidsville	Window Mfg.	\$ 15.5 million	125
<b>Gildan Yarns</b>	<b>Eden</b>	<b>Yarn Mfg.</b>	<b>\$ 4.5 million</b>	<b>75</b>
Bovone	Reidsville	Glass machinery	\$ 1.0 million	5
Ontex	Rock. Cty.	Diaper Mfg.	\$ 93 million	403
<b>Nestle Purina</b>	<b>Eden</b>	<b>Pet Food Mfg.</b>	<b>\$ 450 million</b>	<b>300</b>
<b>Night Owl</b>	<b>Eden</b>	<b>Granite Mfg</b>	<b>\$ 3 million</b>	<b>60</b>
<b>EVBP</b>	<b>Eden</b>	<b>Cabinet Mfg.</b>	<b>\$ 1.6 million</b>	<b>18</b>
<b>Acrow</b>	<b>Eden</b>	<b>Bridges</b>	<b>\$ Not specified</b>	<b>10</b>
Sturm Ruger	Mayodan	Firearm Mfg.	\$ 10 million	60
Farmina	Reidsville	Pet Food Mfg.	\$ 28.5 million	129
Total			\$ 607.1 million	1,185

**Note: Nestle Purina is the largest single industrial investment in Rockingham County history and 39% of jobs will be in Eden—the largest single percentage of all county areas where jobs have located.**



Special thanks goes to the Rockingham County Economic Development team that either spearheaded or assisted the Eden and Reidsville economic development departments with these projects. This success is truly a team effort. From Eden's perspective, we appreciate the partnership we enjoy with Rockingham County Economic Development Director Leigh Cockram and Existing Industry Manager Kerry Taylor. They are invaluable to our success and Eden is proud to be part of the Rockingham County Economic Development team.

## **PARKS AND RECREATION**

### **COVID-19 Updates-Phase 3**

All Parks and Recreation facilities are open in a limited capacity due to Governor Roy Cooper's Phase 3 regarding COVID-19. Please note, at all open indoor facilities, staff will have participants sign in and answer questions regarding symptoms of COVID-19 before they are allowed into the facility. Staff will also sanitize the facility before, during and at the end of each evening.

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

These two facilities will be open Monday through Friday from 2 p.m. until 7 p.m. There will be a maximum of ten participants allowed at any given time.

### **Citywide Playgrounds**

All playgrounds are open.

### **Eden City Hall**

City Hall is now open to individuals needing to conduct business within the Finance Department. In order to comply with social distancing guidelines, we ask that you wear a mask and remain six feet apart from others as there will be markings in the lobby appropriately spaced.

Staff from other departments within City Hall can meet with individuals in the lobby or in the front Conference Room if needed.

### **Facility Rentals**

There will continue to be no facility rentals due to the limited number of individuals allowed in a facility only being ten.

### **Freedom Park**

The park will continue to operate by maintaining social distancing during the use of the park by citizens. This includes the walking track, basketball courts, skateboard park, nature trail and dog park. There will continue to be no shelter rentals at this time.

The Freedom Park Softball Complex and Multi-Purpose Field will continue to operate as it did in Phase 2 with no weekend tournaments being held.

The 2021 Freedom Park schedule of events has been completed. If restrictions surrounding COVID-19 are lifted, there will be weekend tournaments scheduled at Freedom Park ballfields beginning February 6 and running through December 6. Included in the schedule of events is a N.C. Dixie Youth Baseball State Tournament from July 16-22.

### **Garden of Eden Center**

This facility is operating with a limited capacity of ten participants at any given time and will be open to the public Monday through Friday from 8 a.m. until 5 p.m.

### **Santa Calling**

Staff will provide “Santa Calling” to residents on December 16-17. Please contact the Parks & Recreation Department to sign up to receive a phone call from Santa Claus.

## **PLANNING & INSPECTIONS**

### **Board of Adjustment**

The Board of adjustment approved the request for Solar as a Principal Use on Meadow Road at their November meeting.

### **Boards and Commissions**

Meetings remain suspended for all boards and commissions except those that receive requests that cannot be delayed, such as the Planning Board and the Strategic Planning Commission.

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

Per a conversation with the N.C. Department of Commerce, they expect to send out grant agreements soon.

### **Dollar General**

The new store located at 1819 NC 135 is now under construction.

### **Draper CDBG**

The environmental review was completed and its record was posted on the City’s website, advertised in the Rockingham Now newspaper and is available for review at City Hall. The comment period for the environmental review record has ended and the report has been sent to the N.C. Department of Commerce with a ‘Request for Release of Funds’ for the grant.

### **GIS**

Planning & Inspections Coordinator Debra Madison has updated the City’s street map book, which is used by various departments.

### **Historic Preservation Certified Local Government**

Our Preservation Commission has been certified for a number of years. The annual report is being prepared and will be submitted to the State Historic Preservation Offices by December 18.

### **Internal Technical Review Committee**

The ITRC will meet again in mid-December. The committee plans to have further discussions regarding the Capital Improvement Plan program and a discussion regarding an internship program.

### **Nantucket Mill Project**

At the present time, the City is awaiting an answer from the N.C. Housing Finance Agency. City staff is continuing to pursue grant funds for the project. However, Council has approved a way for the City to proceed with the project.

### **Pedestrian Plan**

Planning staff had a virtual meeting with representatives of AECOM and Integrated Mobility Division at NCDOT. They are currently compiling the information and data requested during the meeting in order to begin the process in January 2021. The consulting firm was chosen by NCDOT.

### **Ray Commons Project**

This project is known to many as the old Central Hotel. The first floor is currently in the framing stage while the second, third and fourth floors are in the trim-out stage.

### **Purina**

The building permit for Purina has been issued. The plan review process for this project will be ongoing throughout the construction phase.

### **Stadium Drive Sidewalk Project with NCDOT**

The plan is to begin construction in the spring of 2021. There are a few easements still needed from property owners. The most recent estimated cost of construction by the engineering firm is over budget. A representative from Wetherill and Planning & Inspections Director Kelly Stultz are arranging a conference call with NCDOT to discuss how the additional part of the project might be funded or if the project area will need to be changed.

### **Strategic Planning Commission**

The SPC met on November 6 to discuss a recommendation that was made to purchase property for a farmers market. After discussions with County agricultural staff, the project is on hold.

### **Tree City USA**

Eden has been designated as a Tree City USA since the 1990's. The annual report, prepared by Planner Debbie Galloway, to continue the program was due on December 1.

### **Unified Development Ordinance**

At the regular October City Council meeting, Council voted to approve the text of the UDO with an effective date of January 1, 2021. At the regular November City Council meeting, the proposed maps were approved with one change recommended by staff for property on Highway 135. The next step will be to schedule a training session with City Council, the Planning Board, Board of Adjustment and City staff.

## **POLICE DEPARTMENT**

Several scheduled training classes have been canceled due to COVID-19. Therefore, law enforcement advanced training has slowed and/or been postponed. The department continues to schedule training in hopes to keep its officers up to date and proficient. One of the classes that has been canceled is the annual In-Service Instructor Update for In-Service Training Coordinators. Chief Clint Simpson will participate in the online training that is being offered.

Captain Paul Moore continues to work on the Governor's Crime Commission Grants, in particular the upcoming 2021 grant session that will close in January 2021.

## CITY OF EDEN, N.C.

The regular meeting of the City Council, City of Eden, was held on Tuesday, November 17, 2020 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 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 Cynthia Nanney of First United Methodist and Spray United Methodist Churches gave an invocation followed by the Pledge of Allegiance led by Deputy Chief Todd Harden.

### PROCLAMATIONS AND PRESENTATIONS:

- a. Recognition of Senator Phil Berger.

Mayor Hall called on Director of Economic Development Mike Dougherty.

Mr. Dougherty said in 2015, Eden received assistance from Senator Phil Berger in relation to Karastan Rug Mill, which served as the main reason the facility remained open today. However, the good news of that announcement was overshadowed by the closing of MillerCoors. In the ensuing years, Senator Berger's staff was in frequent communication with the City and County's Economic Development staff, supporting their efforts to backfill the facility. On September 30, Secretary of Commerce Tony Copeland made the Nestle Purina announcement and noted how Senator Berger had remained in constant communication with him in regards to the project. Senator Berger wanted to ensure the company would come and bring jobs and investment to Eden. Mr. Dougherty added that the state incentives he supported helped bring the project to fruition. Senator Berger had assisted Eden and Rockingham County in many ways over multiple years, and the City was grateful for his help. Mayor Hall presented Senator Berger with a plaque showing the City's appreciation.

Senator Berger said it was always special to receive recognition from a hometown. He appreciated the support he had received from the City and people of Eden and Rockingham County. He was hopeful that the recruitment of Nestle Purina was the beginning of more great things to happen in Eden and Rockingham County. He thanked Mr. Dougherty and Council for everything they were doing.

Mayor Hall asked Parks and Recreation Director Johnny Farmer to come forward.

Mayor Hall stated that Council wanted to say farewell to Mr. Farmer, a longtime employee who was in attendance at his last Eden City Council meeting as a City employee due to his upcoming retirement. Mr. Farmer began working part time at age 15 with the Madison-Mayodan Recreation Department, working his way up and eventually moving to Alabama and Florida to head recreation departments. The City was fortunate Mr. Farmer was looking to return to the area when the City needed a parks and recreation director in 2005. Under Mr. Farmer's leadership, parks and recreation had done many great things, such as securing big name tournaments to play at Freedom Park and adding many features for citizens and

visitors in Eden to enjoy, including the extremely popular splash pad at Freedom Park – the first one of its kind in the region. Mayor Hall thanked Mr. Farmer for his service and wished him many happy years in retirement with his wife Donna.

Mr. Farmer thanked Council for giving him the opportunity to serve the citizens of Eden. With the City’s great leadership and employees, he believed things would continue to go well for the City. He wished everyone the best.

SET MEETING AGENDA:

A motion was made by Council Member Moore to set the meeting agenda. Council Member Hampton seconded the motion. All members voted in favor of the motion. The motion carried.

PUBLIC HEARINGS:

- a. Consideration and adoption of an ordinance annexing the property located at 106 Fireman Club Road pursuant to a request submitted by the owner, Judy Robertson. A-20-02.

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

Ms. Stultz stated the property of 106 Fireman Club Road contained the Eden Drive-In. The owner filed a petition to be annexed and it was deemed sufficient. All requirements had been met and therefore, staff recommended the property be annexed.

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

A motion was made by Council Member Ellis to adopt an ordinance to annex the property located at 106 Fireman Club Road. Council Member Moore seconded the motion. All members voted in favor of the motion. The motion carried.

AN ORDINANCE TO EXTEND THE CORPORATE LIMITS  
OF THE CITY OF EDEN, NORTH CAROLINA

WHEREAS, the City Council of the City of Eden, North Carolina, has been petitioned under G. S. 160A-58.1 to annex the area described below; and

WHEREAS, the City Council of the City of Eden has by resolution directed the City Clerk to investigate the sufficiency of the petition; and

WHEREAS, the City Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held at the City Council Chamber, 308 East Stadium Drive at 6:00 o’clock p.m. on the 17th day of November, 2020, after due notice by publication on November 4, 2020; and

WHEREAS, the City Council of the City of Eden finds that the petition meets the requirements of G.S. 160A-58.1;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Eden, North Carolina, that:

Section 1. By virtue of the authority granted by G.S. 160A-58.1, the following described territory is hereby annexed and made a part of the City of Eden as of December 31, 2020:

Tract 1: BEGINNING at a point in the center line of the old Leaksville-Madison County Road, now abandoned and obliterated, same being the northwest corner of the tract of land deeded to John & Sam, Incorporated, by B.W. Walker and John Dyer and runs thence South 34 deg. 46 min. East 40.34 feet with the John & Sam, Incorporated, line to the center line of the newly constructed road, or street; thence South 56 deg. 58 min. West with the center line of the said new street, 280.8 feet to an iron driven in the center line of said street; thence North 56 deg. 35 min. East 54.84 feet and North 46 deg. 54' East 228 feet, both with the old Madison Road to the POINT OF BEGINNING, and is a triangular shaped parcel of a land and is a part of the 3.26 acres tract of land deeded by Walker & Dyer to Smith River Water, Incorporated, and contains 0.12 acres of land, less 1/2 of the street area of 0.07 acres, leaving a total of 0.05 acres of land, more or less.

Tract 2: BEGINNING at an iron pipe driven in the center line of the old Leaksville-Madison Road and being a corner of George D. Robertson tracts and runs thence South 71 deg. 18 min. West 104.94 feet to an iron; South 52 deg. 21 min. West 59.7 feet to an iron; and South 46 deg. 54 min. West 293.9 feet to an iron; and South 56 deg. 35 min. West 54.84 feet to an iron, each with the center line of the old Leaksville-Madison County Road, now abandoned, and obliterated; thence a new line, North 30 deg. 47 min. West passing through an iron at 25 feet, a total length of 604.7 feet to a Spanish oak tree marked "fore and aft"; thence North 7 deg. 48 min. East 170 feet to the run of a branch; thence down the run of the said branch as it meanders South 60 deg. East 55 feet; North 35 feet; South 80 deg. East 140 feet; North 20 deg. East 50 feet; North 56 deg. East 130 feet; and South 84 deg. 5 min. East 232.3 feet to a point opposite a small oak on the south bank of said branch, corner with George D. Robertson; thence South 18 deg. 2 min. East 490.8 feet with Robertson line to the POINT OF BEGINNING, and contains 7.825 acres of land less 1/2 of the street area abutting of 0.03 acres, leaving a total of 7.795 acres, more or less, and is a part of Tract #1 of the Suttentfield Farm.

Tract 3: BEGINNING at an iron pipe, original corner between Sam and Fred Swiney, now the Southeast corner of Robertson's tract, and runs thence North 29 deg. 29 min. West 316.4 feet with Robertson's line, originally Fred Swiney, to an iron in the center of the old Madison-Leaksville Road; thence South 71 deg. 18 min. West 30.54 feet to a point in the Southern line of a new 30 foot street and continuing South 71 deg. 18 min. West 74.4 feet and South 52 deg. 21 min. West 59.7 feet to an iron, and South 46 deg. 54 min. West 65.9 feet to a point, all with the center of the old Madison-Leaksville Road; thence South 34 deg. 46 min. East 468 feet, a new line with Smith River Water, Inc., to a point in the Western line of the above referenced Highway No.770; thence North 20 deg. 36 min. East 96.8 feet to an iron and North 20 deg. 19 min. East 103.18 feet to a point in the Southern line of a new 30 foot street and continuing North 20 deg. 19 min. East 39.27 feet to the POINT OF BEGINNING, and contains 1.66 acres, more or less, excluding said 30 foot street from area, and is a part of tracts purchased by the grantors from E.M. Swiney on May 1, 1948, and recorded in Book 388, page 107, and all of tract purchased from Sam Swiney on November 12, 1948, and recorded in Book 389, page 369, and through a part of this tract of land runs the transmission line of the Duke Power company and references made to their right of way. Also, all right, title, and interest that grantor may have in a 30 ft. street, contiguous to this property, shown on the map of Walker & Dyer property (near Matrimony Creek) made by J.S. Trogdon, C.E., for John & Sam, Inc."

The above described properties being more commonly known as 106 Fireman Club Road and identified by the Rockingham County Tax Dept. as PIN 7969-12-75-9920 and Parcel Number 133124.

Section 2. Upon and after December 31, 2020, the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of Eden, and shall be entitled to the same privileges and benefits as other parts of the City of Eden. Said territory shall be subject to municipal taxes according to G. S. 160A-58.10.

Section 3. The Mayor of the City of Eden shall cause to be recorded in the Office of the Register of Deeds of Rockingham, and in the Office of the Secretary of State in Raleigh, North Carolina, an accurate map of the annexed territories described in Section 1 above, together with a duly certified copy of this Ordinance. Such a map shall be delivered to the Rockingham Board of Elections, as required by G.S. 163-288.1.

Section 4. Notice of adoption of this Ordinance shall be published once, following the effective date of annexation, in a newspaper having general circulation in the City of Eden.

Adopted this 17th day of November, 2020.

CITY OF EDEN

BY: Neville Hall, Mayor

ATTEST: Deanna Hunt, CMC, City Clerk

- b. Consideration and adoption of an amended Zoning Map and the Outdoor Advertising Overlay Map, Water Supply Watershed Map and Flood Hazard Map which is required as a result of the adoption of the Unified Development Ordinance at the October 20, 2020, meeting. Z-20-05.

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

Ms. Stultz said in response to the adopted text of the new ordinance at the October City Council meeting, the maps also needed to be adopted by Council. The Flood Hazard Map, Outdoor Advertising Overlay Map and the Water Supply Watershed Map did not change but would need to be readopted due to the regulations being readopted. The existing Zoning Map contained more than 20 districts as well as some inconsistencies that the City attempted to correct both with the text and the new map. The Planning Department had received a few calls over the past few weeks from owners questioning if the amended map would change their property. One caller stated they intended to apply for a mixed-use district in January as the current map did not allow for what they desired to do but the amended map would. The property

at the corner of Harrington Highway and 135 was rezoned to business years ago. Because it was one parcel and it was not good planning practice to have split parcels, it was zoned as residential when staff proposed the map. After speaking with the property owner, staff would like to recommend that the map presented to Council be changed to include the parcel as neighborhood mix, which was the same zoning as the nearby Dollar General and convenience store. It was a much less intense district from what it used to be but would work well for what the owner had planned for it.

Mayor Hall questioned if the change was on the draft of the map.

Ms. Stultz answered yes. She said the property owner, Ben Edwards, was passionate about another use for the property and therefore, she recommended that Council change the map and amend it to include the parcel as neighborhood mix.

Council Member Hunnicutt asked if the neighbors were given adequate time to voice any concerns regarding the maps.

Ms. Stultz said the piece of property was rezoned a few years ago as business. Because the City was at the point in time where the entire map was being adopted, it was not necessary to send out notices. Staff ran two half-page ads in the newspapers and sent approximately 1,200 letters to property owners who lived outside the circulation area of the newspaper.

Council Member Nooe asked how the property was currently zoned.

Ms. Stultz replied business general.

Council Member Nooe stated it was not a significant change from what it currently was compared to if the City rezoned it to residential.

Mayor Hall stated the property was located in a more restrictive district which would allow less uses.

Council Member Moore asked if Ms. Stultz had received any feedback out of the 1,200 letters that were mailed.

Ms. Stultz answered yes. She stated the vast majority wanted to know what their property currently was and what impact the amended map would have on their property. The City had eliminated a lot of the R-20 that was spread out over the ETJ because it was inappropriate. Hence, it was now more well suited to the people who lived in those areas.

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

A motion was made by Council Member Hampton to adopt the amended Zoning Map and the Outdoor Advertising Overlay Map, Water Supply Watershed Map and Flood Hazard Map as well as the consistency statement. Council Member Carter 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, and as a result of adoption of the Unified Development Ordinance, the following computer generated maps are adopted and effective as of January 1, 2021:

1. City of Eden Zoning Map;
2. City of Eden Outdoor Advertising Overlay Map;
3. City of Eden Water Supply Watershed Map; and
4. City of Eden Flood Insurance Rate Map.

The Official Zoning Map, Outdoor Advertising Overlay Map, Water Supply Watershed Map and Flood Insurance Rate Map of the City of Eden are hereby designated as the official Land Use Maps of the City of Eden.

APPROVED AND ADOPTED, this 17th day of November, 2020.

CITY OF EDEN

BY: Neville Hall, Mayor

ATTEST: Deanna Hunt, CMC, City Clerk

A RESOLUTION ADOPTING A STATEMENT OF CONSISTENCY REGARDING PROPOSED AMENDMENT  
TO THE CITY OF EDEN ZONING ORDINANCE CASE NUMBER Z-20-05 MAP AMENDMENT

WHEREAS, pursuant to North Carolina General Statutes Chapter 160A-383, all City of Eden zoning decisions must be made in accordance with the Land Development Plan. Prior to adopting or rejecting any zoning amendment, the City of Eden Planning Board shall advise and comment in writing as to whether the proposed amendment is consistent with the Land Development Plan and why the Board considers the action taken to be reasonable and in the public interest; and

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; and

WHEREAS, the new Chapter 160D of the North Carolina General Statutes consolidates current city and county enabling statutes for development regulations (formerly in Chapters 153A and 160A) into a single, unified chapter. These changes require that the City of Eden Land Use Regulations be amended to conform with the legislative changes; and

WHEREAS, the City Council of the City of Eden initiated an action to convert the City of Eden Land Use Regulations to a Unified Development Ordinance (UDO) and conform to the changes in NCGS Chapter 160D.

WHEREAS, on September 22, 2020, the City of Eden Planning Board voted to recommend to the City Council that the amended Zoning Map be approved and that the Outdoor Advertising Overlay, Water Supply Watershed and Flood Hazard Maps be readopted.

STATEMENT OF NEED:

The City of Eden Zoning Ordinance was adopted in 1968 and since 1993 has been amended over 100 times. The use of a UDO rather than a Zoning Ordinance is widely accepted as a more usable document. With the changes required by the consolidation and amendments of Chapters 153A and 160A to Chapter 160D, it is an appropriate time to convert the City's Zoning Ordinance to a UDO. The UDO reduces the number of zoning districts in the City's jurisdiction as well as creating some new zoning districts. It is necessary to amend the Zoning Map for the City of Eden.

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 Zoning Map, and the Council desires to adopt a statement describing why the adoption of the proposed amended Zoning Map is consistent with the City of Eden Land Development Plan, and why the City Council considers the proposed amendment to be reasonable and in the public interest;

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING BOARD THAT:

1. The Eden City Council finds that the proposed map amendments are 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, nor 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 adoption of a new Zoning Map and the readoption of the Outdoor Advertising Overlay, Water Supply Watershed and Flood Hazard Maps are reasonable and in the public's best interest.

APPROVED, ADOPTED AND EFFECTIVE this 17th day of November, 2020.

CITY OF EDEN PLANNING BOARD



BY: Neville Hall, Mayor

ATTEST: Deanna Hunt, CMC, City Clerk

REQUESTS AND PETITIONS OF CITIZENS:

*There were none at this time.*

UNFINISHED BUSINESS:

*There was none at this time.*

NEW BUSINESS:

*There was none at this time.*

REPORTS FROM STAFF:

a. City Manager's Report.

Mayor Hall called on City Manager Jon Mendenhall.

Mr. Mendenhall welcomed any questions about the submitted report.

Mayor Hall thanked Mr. Mendenhall for the detailed information and offered extra copies to anyone desiring one and stated it was also available online and in Eden's Own Journal.

City Manager's Report  
November 2020  
City Manager Jon Mendenhall

ECONOMIC DEVELOPMENT

*Industry*

Nestle Purina

Below is a FAQ section about the Nestle Purina facility in Eden:

Q: How do I apply for a job there?

A: Be among the first to know when new roles are posted in the area by signing up for job alerts here: [http://adtrk.tw/tp/rj6\\_31uwR.e.K](http://adtrk.tw/tp/rj6_31uwR.e.K)

Q: When are they going to start hiring/interviewing?

A: Positions are estimated to be posted mid-2021 and phone interviews will begin shortly following.

Q: How many jobs will be created?

A: Approximately 300 jobs by 2024.

Q: How much will Purina pay?

A: Pay rates at this time have not been established. When determining starting wages, they pull local market research and consider unique talent, skills and experience to offer very competitive hourly and salary rates.

Q: How big of an investment was made to open a facility in Eden?

A: \$450 million.

New Technology Brings More Advanced Radiation Oncology to UNC Cancer Care at Rockingham

On September 16, UNC Cancer Care at Rockingham, a Service of UNC Hospitals, began operation of its new \$3.8 million linear accelerator, a machine used to deliver high-dose radiation beams to tumors inside the body.

The Elekta Infinity linear accelerator provides newer, faster and more precise treatment to patients undergoing radiation therapy. It replaces an older linear accelerator at the facility that remained in use during the construction and installation phase for the linear accelerator, ensuring that there were no disruptions to care for patients requiring radiation.

“This is a state-of-the-art therapy device that brings the same cutting-edge technology available at major hospital centers, directly to our community,” said Dr. Ted Yanagihara, radiation oncologist at UNC Cancer Care at Rockingham.

The partnership and collaboration with UNC Health, UNC School of Medicine’s Department of Radiation Oncology and the UNC Lineberger Comprehensive Cancer Center not only advance upgrades such as the linear accelerator, but also provides our Eden-based oncologists with access to the latest research and clinical trials. UNC Rockingham treats a wide variety of cancers using both radiation and chemotherapy.

“This upgrade is another example of UNC Health’s investment in the care for people in Rockingham County and its commitment to our mission to improve the health and wellness of all North Carolinians,” said Steven Eblin, President and CEO at UNC Rockingham Health Care.

The cancer center is at 516 South Van Buren Road, across from the Emergency Department at UNC Rockingham Health Care. For more information, phone (336) 623-9713 or visit <https://www.uncrockingham.org/care-treatment/cancer/>.

Now Hiring!

*Night Owl National Stoneworks*

This company is a granite and quartz fabrication center located in the former K-Mart building on Meadow Road. They are hiring electricians, electricians’ helpers, granite polishers, CNC machine operators, forklift operators, finish carpenters, sheetrock workers and framers.

Visit [www.noncstoneworks.com/careers](http://www.noncstoneworks.com/careers) or call 888-283-6303 for more information.

*Eden Venture Business Park*

The former Eden Mall is under new management. The building is being painted and outside appearance being dramatically improved. The new owner is seeking professional and light industrial tenants. They will build to suit your needs. Visit [www.edenventurebusinesspark.com](http://www.edenventurebusinesspark.com) for more information and to apply.

*Gildan Yarns*

Gildan is seeking machine electricians, spinning and carding technicians, spinning and carding operators, and can haulers. There are some day shift positions, but the majority of these openings are on the night shift. Most positions are for 12-hour shifts on a 2-2-3 schedule. For more information, visit their 335 Summit Road facility.

*Weil-McLain*

Hiring 10-15 full time employees, including machine operator, assembler, material handler and paint operator. Visit [www.weil-mclain.com/careers](http://www.weil-mclain.com/careers) for more information.

*Armor Express*

Openings for a ballistic sewer, carrier and ballistic spread and cut, packout clerk, customer service representative, customer service supervisor, ballistic pad prep, warehouse clerk, carrier sewer and ballistic material handler. Applicants should apply by visiting [armorexpress.com](http://armorexpress.com) under Resources<Careers<Current Openings.

*Josh Smith Auto Repair*

Looking to hire an automotive technician. If interested, you may apply and submit your resume in person during their regular business hours of Monday-Friday from 8 a.m. to 6 p.m. or email it to [joshsmithauto536@yahoo.com](mailto:joshsmithauto536@yahoo.com). They are offering a referral reward: if you refer an applicant and they are hired, you will receive a \$200 reward!

*Blow Molded Solutions*

Immediate openings for machine operators at Blow Molded Solutions in Mayodan! They offer 12-hour shifts (day or night) and up to \$11.75/hour. Contact AmeriStaff at [www.ameristaff.com](http://www.ameristaff.com) or 336-623-6252 for more information. Applications may be filled out onsite Monday-Friday from 8 a.m. to 5 p.m.

*Henniges*

Openings for a quality engineer, quality systems coordinator, industrial engineer, engineer and HR generalist. You may submit your resumes to [dana.huskey@hennigesautomotive.com](mailto:dana.huskey@hennigesautomotive.com)

*Royalty Adult & Home Care*

They are now hiring CNA's. For more information, call 336-623-2547; visit their website at [www.royaltyhwr.com](http://www.royaltyhwr.com); or email [angela@royaltyhwr.com](mailto:angela@royaltyhwr.com).

*Workforce Unlimited*

Hiring for positions in Blairs, V.A.; Martinsville, V.A.; Eden, N.C. and Reidsville, N.C. They have openings for order picker,

packaging and general laborer positions in all shifts. For more information, call the Reidsville branch at 336-347-7783 or visit [wfunlimited.com](http://wfunlimited.com).

#### *Commercial*

##### H & B Hardware

This is the former Builder's Mart, located at 137 Cox Street. New owner Greg Beasley is transforming the business into a full service hardware store. The store will have significantly more items for your shopping convenience. Stop by there or call 336-623-3194 for more information.

#### *Main Street*

Simply MK will open December 1 at 708 Washington Street in the former Harrington Law office. The retail store features clothing, home décor gifts and much more. They also have further expansion plans.

## ENGINEERING

#### Waterline Replacement Projects Update

Survey crews from LKC Engineering, PLLC began work on four water main replacement projects the first week of November. The proposed replacement projects are along a section of Maryland Avenue between S. Rickman Street and Bay Street, along Maple Lane from Dishmon Loop to the dead end, along Circle Drive from Shedd Street to Hodges Street, and another section of Circle Drive from Pitcher Avenue to Hunter Street. No construction work is planned during this fiscal year for any of these project areas.

## MUNICIPAL SERVICES

If a citizen has any issues concerning solid waste, streets, or collection and distribution during the normal business hours of Monday through Friday from 7 a.m. – 3 p.m., please call 336-623-7789 and choose from the extension list below:

Jessica Joyce- Warehouse Dispatcher/Administrative Assistant ext. 3052

Dusty Curry- Solid Waste Superintendent ext. 3061

Darren Gatewood- Streets Superintendent ext. 3060

Darryl Tilley- Collection and Distribution Superintendent ext. 3062

Paul Dishmon- Director of Municipal Services ext. 3053

If you have an emergency after normal business hours, please call the 24/7 on-call personnel at 336-415-4444.

## PARKS AND RECREATION

#### COVID-19 Updates-Phase 3

All Parks and Recreation facilities are open in a limited capacity due to Governor Roy Cooper's Phase 3 regarding COVID-19. Please note, at all open indoor facilities, staff will have participants sign in and answer questions regarding symptoms of COVID-19 before they are allowed into the facility. Staff will also sanitize the facility before, during and at the end of each evening.

#### Bridge Street & Mill Avenue Recreation Centers

These two facilities will be open Monday through Friday from 2 p.m. until 7 p.m. There will be a maximum of 25 participants allowed at any given time.

#### Citywide Playgrounds

All playgrounds are open.

#### Eden City Hall

City Hall is now open to individuals needing to conduct business within the Finance Department. In order to comply with social distancing guidelines, we ask that you wear a mask and remain six feet apart from others as there will be markings in the lobby appropriately spaced.

Staff from other departments within City Hall can meet with individuals in the lobby or in the front Conference Room if needed.

#### Facility Rentals

There will continue to be no facility rentals due to the limited number of individuals allowed in a facility only being 25.

#### Freedom Park

The park will continue to operate by maintaining social distancing during the use of the park by citizens. This includes the walking track, basketball courts, skateboard park, nature trail and dog park. The Splash Pad is closed for the season. There will continue to be no shelter rentals at this time.

The Freedom Park Softball Complex and Multi-Purpose Field will continue to operate as it did in Phase 2 with no weekend tournaments being held.

#### Garden of Eden Center

This facility is operating with a limited capacity of 25 participants at any given time and will be open to the public Monday through Friday from 8 a.m. until 5 p.m.

#### Matrimony Creek Nature Trail Repair Update

Eden's greenways and trails are typically built on sewer line outfalls that run along creeks and rivers. They have multiple uses, such as walking, jogging, biking and horseback riding, which make for a great environment to be out and enjoy the beautiful outdoors.

The first three-quarter mile of the Matrimony Creek Nature Trail is now open for public use.

### PLANNING & INSPECTIONS

#### Board of Adjustment

The Board of Adjustment will hear an application for a special use permit for Solar as a Principal Use at their November meeting. This project is located adjacent to the Purina property on Meadow Road.

#### Draper CDBG

Currently, we await approval from the Department of Commerce to begin the inspections and document verification to begin the repairs of the structures identified by the scoring process.

#### Unified Development Ordinance

At the October City Council meeting, City Council voted to approve text of the UDO that will be effective on January 1, 2021. The map amendments will be considered at the November City Council Meeting.

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

The City is partnering with Rockingham County United Way on this project. The City was notified that it would receive \$900,000 to assist its citizens with utilities, rent and mortgage payments that are delinquent due to issues resulting from the COVID-19 pandemic. This will include payments of bills owed to the City of Eden for water, sewer and garbage fees.

#### Stadium Drive Sidewalk Project with NCDOT

The Stadium Drive Sidewalk Project is expected to begin construction in the spring of 2021. The City of Eden has already paid its share of \$98,800, leaving the state's portion of the project being \$394,000.

#### Pedestrian Plan

This is a project that was funded before the COVID-19 pandemic. The City received word from NCDOT that the project would begin in November.

#### Nantucket Mill Project

City staff has been working together to help find a way to close the funding gap for this project. We have had calls with our state legislature, the State Historic Preservation Office and other outside agencies to find resources. Mike has contacted a number of potential lenders and Erin has spoken with attorneys that have handled such projects for their jurisdictions. Additionally, we had a call with the Cannon Foundation concerning potential funding assistance.

### POLICE DEPARTMENT

The police department's final in-service training sessions will run from November 16 through December 8. This training is for all sworn officers and includes annual taser re-certification, nighttime firearms qualification, OC spray training, ASP baton training, subject arrest control training and fire extinguisher training.

- b. Update on the Matrimony Creek sewer repair.

Mayor Hall called on Director of Public Utilities Terry Shelton.

Mr. Shelton said that information was given to the U.S. Fish and Wildlife Service over three weeks ago and the City was waiting for their direction on what kind of permitting would be needed in order to complete the repair work.

Mayor Hall thanked Mr. Shelton for keeping Council updated as they were anxious to get it open.

- c. Update on code enforcement for 617 Spring Street.

Mayor Hall called on Ms. Stultz.

Ms. Stultz called on Chief Inspector Bob Vincent to discuss the project.

Mr. Vincent said there had not been any activity on the property. Pictures taken one week prior were shown that confirmed no changes had been made to the property. Mr. Vincent stated that he instructed the owner to secure the dwelling when the permit was pulled in October. At the present time, that had not been done. Mr. Vincent visited the property that morning and established there was still no change in its condition.

Mayor Hall stated that Council had been quite clear and fair on what they were going to do as far as allowing an extension of time and it was apparent there had been no effort on behalf of the property owner.

Council Member Hampton asked Ms. Stultz if the property owner had been in contact with City staff.

Ms. Stultz answered no.

Council Member Ellis asked if anyone representing the property was present at the meeting.

Mr. Vincent said no.

Mayor Hall requested the property be voted on at the December Council meeting.

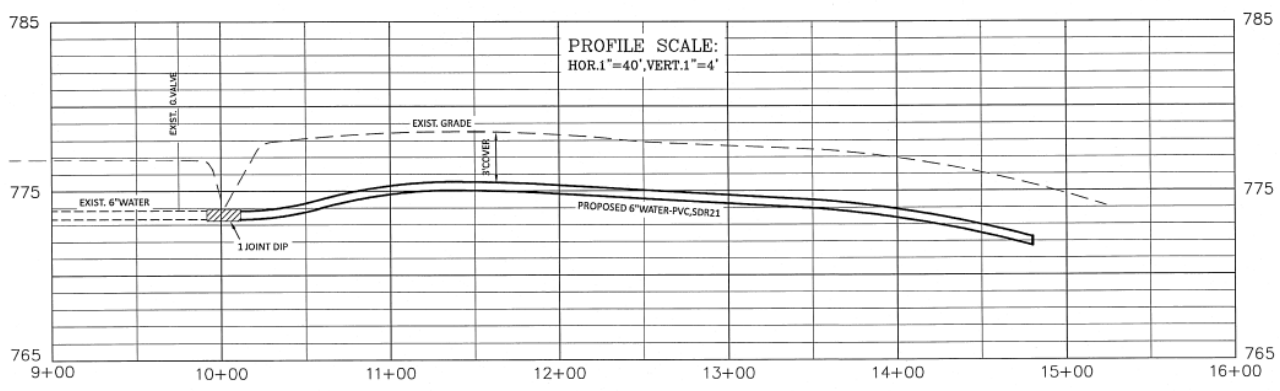
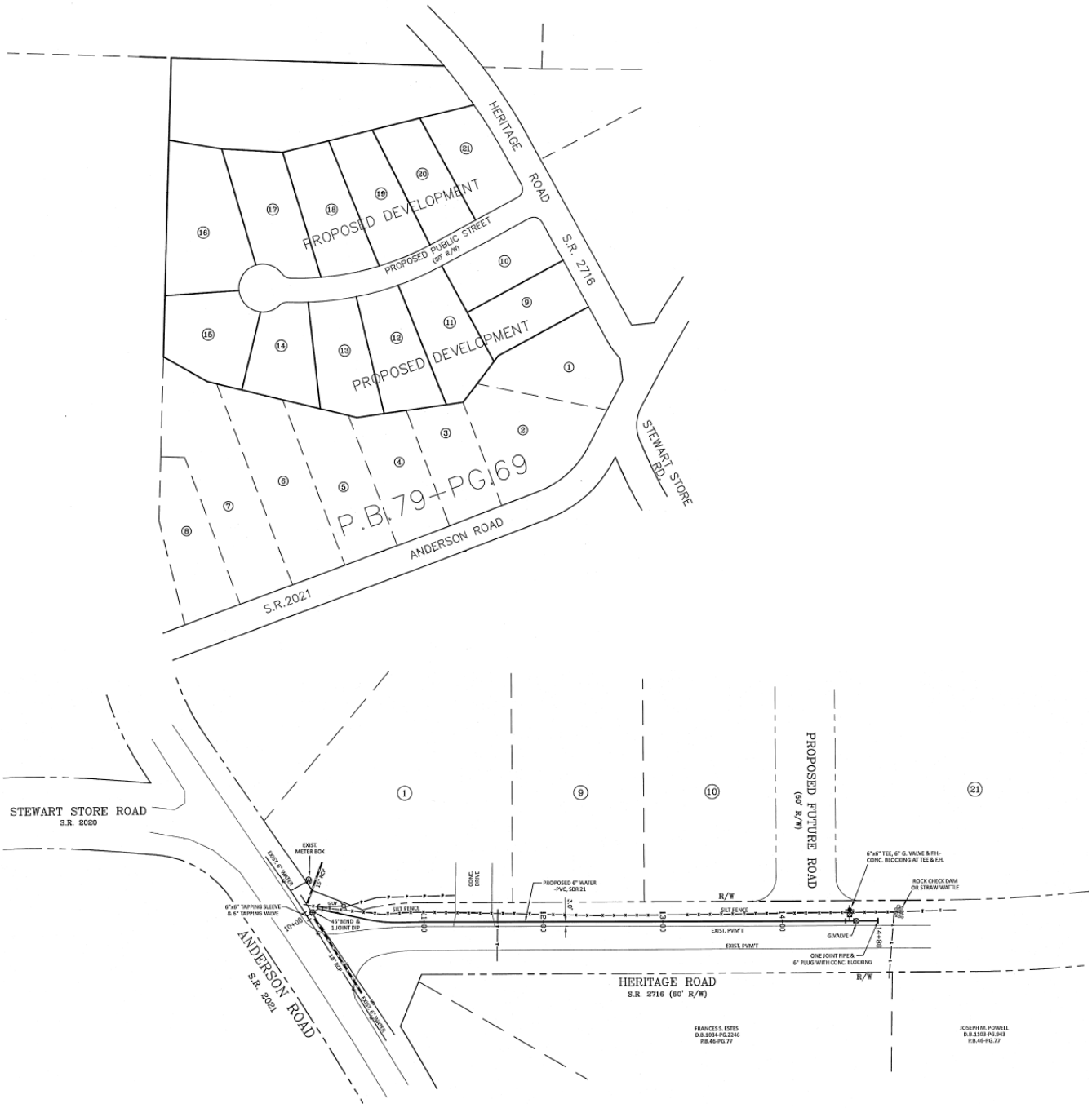
Mr. Vincent said he would issue an order to secure the dwelling the following day and if the property owner did not secure it, the City would send someone to do it.

Mayor Hall stated securing the dwelling was the main concern and thanked Mr. Vincent and Ms. Stultz for the update.

CONSENT AGENDA:

- a. Approval and adoption of the October 20, 2020 minutes.
- b. Approval of proposed water main extension by Dan River Water, Inc. along Heritage Road.

Director of Engineering Bev O'Dell wrote in a memo that Mike Lemons, Utility Supervisor for Dan River Water, Inc. was requesting that City Council grant approval for the proposed installation of about 480 LF of 6-inch diameter PVC water main along Heritage Road (SR# 2716), northward from the intersection with Anderson Road (SR# 2021). Preliminary plans for the project had been prepared by William E. Mitchell Associates and approval of the proposed improvements were being requested in accordance with the water purchase agreement between the City of Eden and Dan River Water, Inc. The improvements were intended to serve two single-family residences that were to be built off Heritage Road along the proposed project route. A future road off Heritage Road, near the end of the proposed water main extension, was being considered by the property owner. According to Mr. Lemons, if that road were to be built in the future, eight to ten houses could be built along it that could be served water by a future extension off the current proposed water main. It was recommended that the proposed Dan River Water, Inc. water main extension along Heritage Road be allowed to take place.



Council Member Epps made a motion to approve the consent agenda. Council Member Moore seconded the motion. All members voted in favor of the motion. The motion carried.

ANNOUNCEMENTS:

Council Member Hampton thanked everyone who participated in The Boo-levard event held on The Boulevard for Halloween. She invited everyone to attend the Magic of Christmas event being held on The Boulevard on December 11 from 6 - 8 p.m. The event would include a tree lighting ceremony, Christmas Zumba at 6:45 p.m. and an opportunity to vote for the best decorated merchant window.

Council Member Epps congratulated The Boulevard merchants for the improvements they had made to the area.

Council Member Hampton thanked Mr. Mendenhall and the various department heads for meeting with The Boulevard merchants to help them figure out what they could do to make the area even better.

Mayor Hall thanked Mr. Farmer again for his contribution to the City over the years.

CLOSED SESSION:

- a. To discuss economic development matters pursuant to NCGS 143-318.11(a)(4).
- b. To discuss the acquisition of real property pursuant to NCGS 143-318.11(a)(5).
- c. To consult with the attorney in order to preserve the attorney-client privilege pursuant to NCGS 143-318.11(a)(3).

A motion was made by Council Member Carter to go into closed session. Council Member Ellis seconded the motion. All members voted in favor of the motion. The motion carried.

A motion was made by Council Member Carter to return to open session. Council Member Hampton seconded the motion. All members voted in favor of the motion. The motion carried.

ADJOURNMENT:

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

Respectfully submitted,

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

ATTEST:

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

CITY OF EDEN, N.C.

A special meeting of the City Council, City of Eden, was held on Monday, November 23, 2020 at 4 p.m. in the conference room, 308 E. Stadium Drive. Those present for the meeting were as follows:

Mayor:	Neville Hall
Council Members:	Darryl Carter
	Gerald Ellis
	Jerry Epps (attended remotely)
	Angela Hampton
	Phillip Hunnicutt
	Bernie Moore
	Bruce Nooe
City Manager:	Jon Mendenhall
City Clerk:	Deanna Hunt
City Attorney:	Erin Gilley

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

Consideration of a loan commitment letter for Nantucket Mill:

Mayor Hall called on City Attorney Erin Gilley.

Ms. Gilley said as Council was aware, the Nantucket was a historic mill and community icon. The project would restore the mill and turn it into a complex consisting of 115 low- and moderate-income housing units. In addition to newly renovated, affordable apartments for Eden's citizens, other benefits anticipated from the project included major construction of a facility for the next two years and an increase in the customer base for the Spray, Cook Block and Boulevard areas. If the mill were not rehabilitated, it was believed the City would be left with a mill with environmental issues which would be harvested of its equipment, leaving the cost of the abatement to be brought to the City. The Town of Mayodan was currently facing that very issue with the Washington Mill. She had provided Council with a resume for the developer, Tonya Haddock.

Ms. Gilley said the project was in the final stages of approval by the North Carolina Housing Finance Agency. The project currently had a \$750,000 funding gap and the City was being asked to assist. Planning & Inspections Director Kelly Stultz and Economic Development Director Mike Dougherty were diligently searching for Federal and State funds to assist. While they hoped to receive assistance in the next year, the project must currently move forward. They were already seeing the benefits that Purina was bringing to the City and they hoped that would help ease the burden.

Ms. Gilley explained the proposal before Council was in the form of a resolution which authorized \$100,000 in building permit fee waivers for the historic and at-risk property, \$100,000 allocated by the Strategic Planning Commission, \$33,000 from the issuance of the multifamily housing revenue bonds that would be allocated back to the project, and \$12,000 from the purchase of a lot for sewer line access that the City expected to be reimbursed for from the State. That left a \$505,000 financing arrangement of a 30-year loan at 1 percent interest. Annual payments of \$9,000 would be made in the form of debt service payments by the owner. The remaining annual payment would be made in the form of a long-term lease of a 3,600 square foot flex space to the City. A balloon payment would be due to the City for the remaining principal and interest. The loan would be subordinate to a primary loan.

Council Member Hunnicutt said he thought the project added the opportunity to provide quality housing in a neighborhood that needed it, as well as the demand for growth of retail in that area. The Nantucket Mill was only one of four mill properties in that neighborhood. Two of those mills were sitting idle and in very poor condition. Even though the other two may be partially used, their futures were uncertain. If Council had the opportunity to advance one of the mills and put it back into use, he thought they should give it serious consideration and support it as much as possible. He had recently spoken with eight taxpayers representing six families in the community about the Nantucket



project in order to get their feedback. Their unanimous response was that the City should invest in the project realizing that they may have to spend that much or more if the property ultimately came to the City in terms of environmental cleanup and cleaning the site.

Council Member Hunnicutt made a motion to adopt the resolutions for financing for the Nantucket Mill Rehabilitation Project. Council Member Carter seconded the motion. All members voted in favor of the motion. The motion carried.

RESOLUTIONS TO ADOPT AND APPROVE THE CITY OF EDEN FINANCING  
FOR NANTUCKET MILL REHABILITATION PROJECT

WHEREAS, in order to induce the North Carolina Housing Finance Agency (the “NCHFA”), to reserve an allocation to Tapestry Development Group, Inc. and Cadence Development LLC (collectively, the “Developer”) through the low-income housing tax credit program under Section 42 (“LIHTC”) and tax-exempt bond financing under Sections 142(d) and 146 of the Internal Revenue Code of 1986, as amended (the “Code”) for a proposed one hundred fifteen (115) unit multifamily affordable housing apartment complex to be known as Nantucket Mill Lofts (the “Facility”); and

WHEREAS, if Developer’s application to the NCHFA for the Facility is successful, Developer will form a single-purpose entity (the “Nantucket Mill Owner”) to acquire, construct, and otherwise rehabilitate an existing textile mill and certain real property upon which it is located at 104 Morgan Road (the “Property”) and develop the Facility; and

WHEREAS, the Property is a historic and at-risk property that the City of Eden, a municipality incorporated and existing under the laws of the State of North Carolina (the “City”) desires to preserve; and

WHEREAS, through the acquisition, development, construction and rehabilitation of the mill and the Property, Nantucket Mill Owner, Developer and the Facility will make a significant capital investment in Rockingham County, a political subdivision of the State of North Carolina (the “County”) and the City, and, among other benefits to the City, will rehabilitate a historic and at-risk property, incentivize economic development in the City, create affordable housing for tenants and their families, and create a substantial number of new jobs in the City; and

WHEREAS, the Developer has requested that the City provide certain economic development incentives and funding to induce the NCHFA to award an allocation under the LIHTC program and the Code, and to induce the Developer to make the investment in the Facility and the City; and

WHEREAS, the City may, in its discretion, waive building permit fees for projects that include more than One Hundred Thousand and No/100 Dollars (\$100,000.00) in renovation costs, and because the Facility is historic and at risk of demolition, rehabilitation of the Facility will encourage economic investment in the City, the City will waive building permit fees in an amount of up to One Hundred Thousand and No/100 Dollars (\$100,000.00) to offset rehabilitation costs of the Facility (the “Building Permit Fee Waiver”); and

WHEREAS, in exchange for a preservation easement in favor of the City (the “Preservation Easement”), the City Strategic Planning Commission approved the special allocation of funding to the Facility in the amount of up to One Hundred Thousand and No/100 Dollars (\$100,000.00), to be disbursed from 2021 through 2022, which allocation must be approved by the City Council (the “Façade Grant”); and

WHEREAS, upon the Nantucket Mill Owner’s purchase of the Property, the City will receive an amount up to Thirty-Three Thousand and No/100 Dollars (\$33,000.00) from the issuance of multifamily housing revenue bonds, which amount will be allocated to the Nantucket Mill Owner for the development of the Facility (the “Bond Proceeds Reinvestment”); and

WHEREAS, to facilitate the development of the Facility and the construction of a sewer line to serve the Facility; the City will purchase a vacant parcel of real property adjacent to the Property located at Warehouse Street and Morgan Road and having Tax Parcel Identification Number 707015649674 and Parcel Number 173440, in an amount not to exceed Twelve Thousand and No/100 Dollars (\$12,000.00) (the “Sewer Access Parcel”); and

WHEREAS, the City will provide a subordinate loan from City general funds in an amount not to exceed Five Hundred Five Thousand and No/100 Dollars (\$505,000.00), which loan shall have a thirty (30) year term, a one percent (1%) interest rate, annual debt service payments in the amount of Nine Thousand and No/100 Dollars (\$9,000.00), and be disbursed at fifty percent (50%) completion of the construction/development of the Facility and at one hundred percent (100%) completion of the construction/development of the Facility (the “City Loan”); and

WHEREAS, the City Loan will be evidenced by a promissory note and such other documents as may be required by the City and its counsel, including but not limited to a commitment letter, an environmental indemnification agreement, a loan agreement, deed of trust, a restrictive covenants agreement, and a right of first refusal in favor of the City (the “City Loan Documents”); and

WHEREAS, the Nantucket Mill Owner and the City will enter into a long term lease for flex-space in the Facility (the “Lease”), which flex-space shall be conveyed to the City with all sheetrock, lighting, heating and air-conditioning completed by and at the cost of the Developer and/or Nantucket Mill Owner as be applicable, and which flex-space may be used for such purpose or purposes as the City may desire, such as office space, event space, senior center space, or such other purpose as may be approved by the City, Nantucket Mill Owner, and any financing, equity or development partners of Nantucket Mill Owner and Developer as may be required; and

WHEREAS, the Lease will be subject to the review and approval of City, Nantucket Mill Owner, Developer, and any financing, equity or development partners of Nantucket Mill Owner and Developer as may be required, and will provide that the City pay the costs of utilities, a term of up to thirty (30) years, rent payments in an amount of up to Seven Hundred and No/100 Dollars (\$700.00) per month, and a balloon payment during the term of the Lease, or upon such other terms, rent payments, and conditions as may be approved by the City, Nantucket Mill Owner, and any financing, equity or development partners of Nantucket Mill Owner and Developer as may be required (the “Lease Terms”); and

WHEREAS, the City’s total investment in the Facility and the Property will be in the amount of Seven Hundred Fifty Thousand and No/100 Dollars (\$750,000.00) (the “City Financing”); and

WHEREAS, it is in the best interests of the City to enter into the City Financing arrangement for the Facility and the Property with Nantucket Mill Owner and Developer, to approve the Building Permit Fee Waiver, the Façade Grant, the Preservation Easement, the Bond Proceeds Reinvestment, the purchase of the Sewer Access Parcel, the extension of the City Loan to the Nantucket Mill Owner, the preparation, negotiation and execution of the City Loan Documents, the negotiation and execution of the Lease and the Lease Terms; and

WHEREAS, it is in the best interests of the City for the City Council to authorize Jon Mendenhall, City Manager of the City of Eden and/or Erin Gilley, City Attorney for the City of Eden, and his, her or their designee or designees, to prepare, negotiate, execute and deliver on behalf of the City any and all commitment letters, deeds, purchase agreements, subordination agreements, grant agreements, materials, forms, materials, forms, promissory notes, deeds of trust, certificates, agreements, the Lease, the City Loan Documents, and other any and all other matters as may be required or necessary in connection with or to accomplish the Building Permit Fee Waiver, the Façade Grant, the Preservation Easement, the Bond Proceeds Reinvestment, the purchase of the Sewer Access Parcel, the extension of the City Loan to the Nantucket Mill Owner, the preparation, negotiation and execution of the City Loan Documents, the preparation, negotiation and execution of the Lease and the Lease Terms, and to otherwise accomplish the City Financing for the Facility and the Property; and

NOW THEREFORE, BE IT RESOLVED, that the foregoing recitals are adopted and incorporated as true and correct and as the factual basis for the actions of the City and the City Council and the following resolutions; and

FURTHER RESOLVED, that the City Council approves the City Financing, the Building Permit Fee Waiver, the Façade Grant, the Preservation Easement, the Bond Proceeds Reinvestment, the purchase of the Sewer Access Parcel, the City Loan, the City Loan Documents, and the Lease and the Lease Terms; and

FUTHER RESOLVED, that the City Council authorizes Jon Mendenhall, City Manager of the City of Eden, and/or Erin Gilley, City Attorney for the City of Eden, and his, her or their designee or designees, to prepare, negotiate, execute and deliver on behalf of the City any and all commitment letters, deeds, purchase agreements, grant agreements, materials, forms, materials, forms, promissory notes, deeds of trust, certificates, agreements, subordination agreements, the Lease, the City Loan Documents, and other any and all other matters as may be required or necessary in connection with or to accomplish the Building Permit Fee Waiver, the Façade Grant, the Preservation Easement, the Bond Proceeds Reinvestment, the purchase of the Sewer Access Parcel, the extension of the City Loan to the Nantucket Mill Owner, the preparation, negotiation and execution of the City Loan Documents, the preparation, negotiation and execution of the Lease and the Lease Terms, and to otherwise accomplish the City Financing for the Facility and the Property; and

FURTHER RESOLVED, the City Council for the City of Eden hereby adopts and approves the foregoing resolutions.

APPROVED, ADOPTED AND EFFECTIVE this 23<sup>rd</sup> day of November, 2020.

CITY OF EDEN:

Neville Hall, Mayor

Deanna Hunt, City Clerk

Respectfully submitted,

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Deanna Hunt, City Clerk

ATTEST:

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Neville Hall, Mayor