

CITY OF EDEN, N. C.

A special meeting of the City Council, City of Eden was held on Tuesday, December 2, 2014 at 5:30 p.m., in the Council Chambers at Eden City Hall, 308 East Stadium Drive. Those present for the meeting were as follows:

Mayor:	Wayne R. Tuggle, Sr.
Mayor Pro Tem:	Jim Burnette
Council Members:	Angela Hampton
	Donna Turner
	Darryl Carter
	Neville Hall
	Jerry Epps
	Jerry Ellis
City Manager:	Brad Corcoran
City Clerk:	Sheralene Thompson
City Attorney:	Erin Gilley
Planning & Inspections:	Kelly Stultz
Eden News:	Katie Mann

MEETING CONVENED:

Mayor Tuggle called the special meeting of the City Council to order and welcomed those in attendance.

- a. Public Hearing: Consideration of approval and adoption of an ordinance establishing a 60 day moratorium on developmental approvals for sanitary landfills; solid waste disposal facilities; the use of coal ash for structural fill as a beneficial use when the disposal of coal ash is the primary purpose of the fill and the beneficial use is ancillary or accessory or incidental; asphalt production; scrap metal storage and recycling; mining and rock quarries; chemical manufacturing; chip mills; rendering plants; concrete plants; and fracking in the City of Eden and its extraterritorial jurisdiction. The City of Eden has no zoning ordinance of general application governing the location and use of the aforementioned land uses. The City intends to act expeditiously to adopt zoning regulations of general application so that no efforts to develop any of the above listed uses is unreasonably interfered with.

Mayor Tuggle called for the public hearing and asked Ms. Kelly Stultz, Director of Planning & Inspections to come forward.

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Ms. Stultz explained that this was a simple matter of zoning housekeeping. The City of Eden has availed itself with the use of moratorium more than once during her career and they were doing it now. It is to allow them to have some time to give the staff the opportunity to bring some proposed amendments to Council to deal with issues that are before them. The Planning Board at its meeting last month dealt with several things as a result of changes in the General Statutes made by the General Assembly. Those will be coming to the City Council at the January meeting. This is of a similar instance, the General Assembly has made some changes, and they were taking a look at zoning ordinances to ensure that what they were recommending to the City Council was in compliance with State Statutes.

Council Member Burnette asked if she thought that 60 days was a reasonable period of time to develop what they need to be doing to which Ms. Stultz replied that it was.

Council Member Turner asked if that was 60 days from today to which Ms. Stultz explained that it was 60 days from 2 weeks ago.

Mayor Tuggle asked if anyone wanted to speak in favor or in opposition of this request. As no one came forward to speak, he declared the public hearing closed.

A motion was made by Council Member Ellis seconded by Council Member Epps to approve and adopt an ordinance establishing a 60 day moratorium on developmental approvals for sanitary landfills; solid waste disposal facilities; the use of coal ash for structural fill as a beneficial use when the disposal of coal ash is the primary purpose of the fill and the beneficial use is ancillary or accessory or incidental; asphalt production; scrap metal storage and recycling; mining and rock quarries; chemical manufacturing; chip mills; rendering plants; concrete plants; and fracking in the City of Eden and its extraterritorial jurisdiction. All Council Members voted in favor of this motion.

Council Member Hall left the meeting at this time. (*Approximately 5:37 p.m.*)

b. Presentation of proposed recreation complex at Freedom Park.

Mr. Johnny Farmer, Director of Parks & Recreation, came forward to present the PowerPoint.

During the 2014-15 City of Eden Budget Retreat held February 22, 2014, staff presented the City Council a PowerPoint presentation concerning the construction of a new recreation facility with an indoor swimming pool. After discussion, staff was instructed to hire an architect to come up with a preliminary design and cost estimates for this project.

At the March 18, 2014 City Council meeting, the Council passed a resolution exempting the Architectural Schematic Design and Cost Estimates for the proposed Recreation Center and Aquatic Complex with TMA Architect, P.A.

A purchase order was issued for this work on March 20, 2014. The architect and city staff

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met with several groups and businesses in the community to get their ideas about what they would like to see in the facility and then the architect put a program design together. The plan was for a facility that included the indoor recreation center and indoor aquatic complex. The price of this facility came in at approximately \$13,600,000. A program design was also put together for an outdoor aquatic facility at the same time and the price of this facility came in at approximately \$3,358,000.

In August 2014, TMA Architect was requested to do a re-design of the proposed Recreation Center and Aquatic Complex, reducing the size of the center but retaining all the original components except the racquetball courts and replacing the indoor pool with an outdoor pool. The price of this facility came in at approximately \$7,662,000.

Staff is now at a junction in this project where direction is needed from the Mayor and City Council as to where we go from here. City staff believes the proposed new facility would become the central gathering place for businesses to host seminars and for large community events to be held. With this facility being used for so many activities, instead of calling it a recreation center, city staff has recommended that it be called the Eden Civic Center if it becomes a reality.

A copy of the complete PowerPoint can be obtained from the Director of Parks & Recreation

Council Member Turner questioned that he came down on that meeting room from 300 to 200 to which Mr. Farmer explained no, they still have 300, that meeting room will seat 300. He explained that what was great about it, it was designed to service 3 meeting rooms where they would have sliding walls where it can be opened up to seat 300 people.

Mayor Tuggle asked if he had received good responses from corporate citizens as they wanted a place where their employees would benefit as well as having a place where they could meet and use these partitions

Mr. Farmer replied that Mr. Nick Freitag of Gildan was ecstatic about it. He added that he did express concern about the indoor pool. He loved the idea of having a banquet facility and a place where you could have seminars and not only that but have a place where they can set up for training and things. He noted that instead of calling it a recreation center they would want to call it Eden Civic Center because it will meet all the needs of their city.

Mayor Tuggle stated that this was one of those things like Freedom Park, that a lot of people were against at one time just like the Greenway and the Community Resource Center, and it has turned out to be wonderful. He asked if there was any doubt in his mind economically speaking because of what Freedom Park was, they have all these tournaments and recognition around the State, there were a lot of people eating here and staying at hotels and motels and it was because of Freedom Park.

Mr. Farmer agreed there was no question and on December 1 of each year he awarded all the dates for Freedom Park for the next year. He pointed out that beginning the second

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week of February though the second week of December they have 40 tournaments scheduled, not counting all the other events held at Freedom Park.

Council Member Hampton questioned the reasoning behind Mr. Frieteg not liking the idea of the indoor pool.

Mr. Farmer explained that it was because felt that since there was already an indoor pool in the city, the YMCA pool, he thought the city should just go with the outdoor pool. Mr. Farmer added that after seeing the numbers from a financial standpoint it was better for the city to do that and one of the things that they have talked to the architect about was if they able to build the facility without the indoor pool, they would have it built so that if they want to add an enclosure at a later point they would be able to do so.

Council Member Ellis pointed out why they would not go ahead and do it all at one time to which Mr. Farmer stated that if they can come up with the \$13 million it would be a wonderful thing. Council Member Ellis also pointed out that he did not see why where 3 months out of the year compared to 12 months out of the year, he thought they would make a lot more money if they had an enclosed pool. He stated that he had been around year round swimming for about 15 years and he saw where that would be a plus for the Eden area because the only other place that you have is Greensboro Complex.

Mr. Farmer explained that the existing Mill Avenue pool was built in 1960. It was 54 years old and Council Member Ellis used to be their pool manager. They were lucky to get it up and running then. Now every year with the new state mandates that come out they have to piecemeal stuff together to get it going. When you get your inspection from the state it really does not affect how your bathhouses operate. They have no hot water that runs in some of the spigots and a lot of the showers leak, and some of them do not work, but they were able to get by. The minimal thing they would have to do would be to put a whole new pool in there and then for them to do anything, they would have to tear the bathhouse down and put a new one in just to be able to make it modern and the pump house there was the same way, so you would need to go in and do a complete new pool at that site.

Condition of Existing Parks and Recreation Facilities

Bridge St. Recreation Center - The gym and staff area were built in 1952, the nutrition site/meeting room was built in 1985. The restrooms in the gym area were redone at this time. There has been very little work, other than painting and refinishing of floors and maintaining the ac/heating units in the gym area. Staff believes that major renovations will be necessary within the next 10 years if a new facility is not built. Staff would recommend that the nutrition site remain and continue to be used, as well as, the park area. The gym could be leased to the Historical Society as a museum since the existing space they have is very limited. The gym could also be demolished and additional parking be put in for the nutrition site and park area.

Garden of Eden Center – This facility was built in 1970 and according to Mr. Paul Dishmon, Director of Municipal Services, there has been no major renovations to this

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facility since that time. There has been painting and upkeep of the ac/heating units. This location serves as the senior center in the city and space is very limited and is at capacity now. If the new facility is not built, there will need to be an addition added to this building and renovations made to help provide more room for senior activities. Staff would recommend that this facility be demolished and the area be used for parking. The park area has very limited parking, and with the addition of the new Kaboom Playground back in August, parking is in greater demand at this site.

Mill Avenue Gym – This facility was built in 1976 and there has been no major renovations to this facility since that time. There has been painting, floors refinished, and upkeep of ac/heating units over the last 38 years. If the new facility is not built, major renovations will be necessary at this site in the next ten years. The gym could be leased to someone like the Humane Society, to be used as an animal shelter or it could be converted to a homeless shelter or the city could contact the school system to see if they had an interest in it. Staff would recommend keeping the existing park, playgrounds, shelters, and fields for use by the citizens.

Mill Avenue Pool – This facility was built in 1960 and is in dire need of being replaced. There have been no major renovations to this facility since it was built. The pool shell has had some work and is painted every year, but no work other than painting and small repairs have been done on the bath house. The pump house and its equipment is in need of replacement and work is done every year just to try and get this facility up and running for the summer. City staff works very hard each year to try and get this facility ready for use, and so far they have been able to do this. It is just a matter of time before this will not be the case. There are new mandates put in place almost yearly concerning the operation of a swimming pool and it is getting more difficult to meet these due to the age of the existing pool. Staff would recommend this facility be demolished and the pool filled in and the area could be used for parking, or even a small splash pad could be put in the area if the funding was available.

The proposed recreation facility would allow for the Parks and Recreation Department to consolidate almost all of its programs and activities at Freedom Park. All staff would be assigned to the new facility and additional hours would allow for use of this facility by citizens. There would be no need to hire any additional employees to operate the new facility.

The new facility could be funded by using \$2,000,000 - \$3,000,000 in fund balance and then borrowing the remainder. City staff would reach out to businesses and others in the community to sell naming rights to amenities within the facility, such as the gym, banquet room and swimming pool. Listed below are the yearly loan amounts for 20 and 30 years at 4% interest.

	20 Years	30 Years
\$3,500,000	\$257,536	\$202,405
\$5,000,000	\$367,908	\$289,150
\$7,000,000	\$515,072	\$404,810

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City staff believes that a new recreation facility would be in the city's best interest. If a new indoor facility is not built, the city will have to build the swimming pool if it wishes to keep a municipal pool available to its citizens. The existing pool will have to be replaced within 2 years. The existing facilities will require major renovations within 10 years and significant sums of money will need to be spent to keep these facilities usable for the public.

City staff believes the new recreation facility would bring in additional revenue from hosting weekend basketball, volleyball, and other AAU type events that could be used to help pay the loan payments.

City staff looks forward to working with the City Manager, Mayor and City Council in bringing a great, new facility to the City of Eden.

Mayor Tuggle pointed out that the clientele at the City of Eden was totally different than the YMCA to which Mr. Farmer agreed.

Council Member Turner questioned if the SKAT bus came through there to which Mr. Farmer replied he did not think that there was one now.

Council Member Burnette pointed out that could be changed.

Mr. Corcoran also noted that the figures were turnkey ready to go whether it was tables, chairs, pots and pans. He explained that if they see the detailed cost estimates there was money in there for everything, furnished.

Council Member Carter questioned the possibility of renovating the other buildings and if this did not go through then what would happen to the existing buildings.

Mr. Corcoran explained that there were different ideas, some of the things heard were continuing the nutrition site on Bridge Street, converting the gym to a museum or knock it down to add parking. For Mill Avenue there was the possibility of a site for an animal shelter or humane society or a homeless shelter. He stated that obviously the biggest thing was they would not want to retain ownership themselves as it made no sense to build a new facility and then continue to own it as the roof leaks or..to which Council Member Carter agreed.

Mr. Corcoran also added that they may want to look at the historical value and how long have those buildings been there.

Council Member Burnette noted that it might also be good piece of property for a business.

ADJOURNMENT:

A motion was made by unanimous consent to adjourn. All Council Members voted in

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favor of this motion. This motion carried.

Respectfully submitted,

Sheralene S. Thompson
City Clerk

ATTEST:

Wayne Tuggle, Sr., Mayor