

## CITY OF EDEN, N. C.

A special meeting of the City Council, City of Eden, was held on Tuesday, September 5, 2000 at 7:00 p.m., in the Council Chambers, 338 West. Stadium Drive. Those present for the meeting were as follows:

Mayor:	Philip K. Price
Mayor Pro Tem:	John E. Grogan
Council Members:	Ronald H. Reynolds
	Ronald L. Janney
	Christine H. Myott
	William W. Rorrer
	C.H. Gover, Sr.
	Garry Tudor
Interim City Manager:	Peter Bine
City Attorney:	Charles J. Nooe
City Clerk:	Kim J. Scott
Representatives from New Media:	Reid Baer, <u>The Daily News</u> , Leslie Brown, <u>Greensboro News &amp; Record</u>

MEETING CONVENED:

Mayor Philip K. Price called the special work session meeting of the City Council to order and welcomed those in attendance. He explained that the meeting would be about several items pertinent to the City of Eden, however it would be a non-voting meeting.

Addition to Agenda:

Mayor Price explained that the first order of business would be to add to the agenda, a closed session item for discussion of Personnel.

A motion was made by Council Member Tudor seconded by Council Member Gover to add a closed session for discussion of Personnel. All Council Members voted in favor of this motion.

Discussion of Industrial Park – Harrington Highway:

Mr. Bine explained that back in the July session of the Planning Board, there was a presentation by Mr. Don Moss (Economic Development Director), of some work that was done on the Harrington road site. At that time he thought that information would be beneficial for the Council to be aware of. He then turned the floor over to Mr. Moss.

Mr. Moss began his presentation by explaining what economic development was. He explained that economic development was a process by which a community creates, retains and reinvests wealth and improves the quality of life. He stated that economic development creates new jobs, replaces lost jobs, creates better jobs and increases the tax base.

He compared the community economy with a “leaky” bucket that represented the community economy. He explained that what comes in the economy and keeps the bucket full were transfer payments, export income, and other income. He noted that export income manufacturing creates income coming into their community, other goods and services, transfer payments from social services, from Medicaid/Medicare coming into the hospital. What went out were people leaving the community to buy goods and services, energy, often times outside the county, although they did have a (power) plant in Eden, taxes went out, supplies needed for local production, and eating out of town. He added that they were working hard to get more restaurants in the community.

He stated that there were two types of jobs, primary and secondary jobs. He explained that primary jobs were those businesses that export goods and/or services and import money. The

key two words were “import money”. He explained that secondary jobs were recycled money within the local economy and those do not create new dollars. He stated that typically a manufacturing job, a dollar being the manufacturing sector, recycles money five or six times within their local economy.

He explained that primary businesses were manufacturing, distribution, tourism and film and created dollars coming from outside. Secondary jobs were retail, commercial, residential, and small businesses. He noted that clients visit shell buildings, green and brown field sites. He stated that they primarily visited shell buildings and 80% of their traffic came from people looking at existing buildings. He stated that their allies were existing industries and probably the best sales force for the community was a happy existing industry base. He also noted facilities and community colleges were probably the number one recruitment tools that North Carolina had.

He explained some of the jargon which was “Request for Proposals (RFP), “Smart Growth, which they have read a lot about that recently, a “Prospect” was someone who comes to visit the community, “Rural Prosperity”, they all needed more prosperity, “Retention of existing industries”, “Attainment” and “Non-attainment” versus what type of levels of pollution they have, they were an attainment county and a non-attainment meant that there was more ozone types of pollution that comes from mobile sources, such as automobiles, “Watershed”, protects the drinking water and then “Wetlands” and an “Incubator”.

He noted that the three “L’s” were “labor, labor, and labor”. The most important issue that they hear every day, if they did not have quality laborers, they would not get good manufacturers. So, they needed to support their schools and community college.

Mr. Moss mentioned Rockingham County, their labor force, wage growth, industry trends, employment growth, and average weekly wages. He stated that they talked a little about it when he was asked to make the presentation at their economic development summit. He noted that in 1996 their labor force size was 47,240 and 1999 was 44,000. He explained that they have lost almost 3,000 people in their work force. Their work force was leaving the community or aging out, which was not a good sign. He stated that they needed more people, as industries and businesses continued to grow, so they had to do things that would retain their people and create better jobs to get people to move into the community.

He noted that with wage growth, manufacturing still represented the highest percentage of their work force. He noted that government was growing some and construction and mining had almost 34,000 in their work force. With major industry trends, they could see there was a dramatic shift. They have had a decrease in percent of employment base in the last four years alone. With employment growth, he noted that with manufacturing they have lost 5.2 %. He noted that with wholesale, they have not had a dramatic increase in the rest of their performance sector. For every job that was created in basic industry in Rockingham County they create almost three other jobs and that means that they were buying goods and services outside of their county, so the small decrease they have had in wholesale trade means that they were getting their goods and services from outside, but they have not had dramatic employment growth in their other sectors either.

He stated that with average weekly wages, manufacturing still paid well and some other industries were catching up. For wage growth in government a lot of that was an increase in teacher pay as Governor Hunt was trying to get their teachers up to the national average.

Mr. Moss stated that lastly, they had to remain optimistic. They have a lot of people come into the community wanting lots of things, and it was just like every sales person, they had to be optimistic that they were going to close every deal that they could.

He continued with diversity needs for the county. He stated that infrastructure needs were a big item of discussion. He referred to business climate of the county and stated that was very important. He asked that when companies come to their community, how did the person who worked at the convenient store feel about the business climate of the community. How did the hotel clerk feel about it. He questioned how the first person they might come in contact with them, outside of the Chamber of Commerce or Economic Development, how they felt about the community, as that was where the real selling went on.

He noted that they knew that the industrial base was shrinking. Their work force was shrinking and they needed to work on their educational systems. He noted that K through 12 was one of the best in the Triad. Their primary school systems and community college were doing a good job, but they needed to get the word out to more people. He referred to jobs and tax base growth. He noted that they had seen the lay-offs and the decline in tax base, which was disturbing.

He mentioned incentives and referred to "corporate welfare", "giveaways", "grants", "inducements", "incentives" or "investments". He stated that they liked to call them "investments". He noted that investments included railways, highways, industrial parks, engineering studies, graded sites, low cost sites, and spec buildings. He also noted tax credits, cash, and training. He stated that capital was important for some start up companies, low interest loans for small businesses, equipment loans, or anything else that would reduce costs.

He stated that they had to have a plan (when investing in a company). There have always been contracts with companies and their contracts were getting better. They had to know when to say when, and they did not have to be afraid to say no.

Mr. Moss stated that when a company announced, everybody had the mad rush to go and try to locate that company in their community. He asked what would happen and what did the company do. That company would evaluate the community. He noted that more good economic development marketing programs failed to produce results because of a lack of community preparedness than any other reason. They could have the best marketing plan in the world, but unless they were prepared in that product, it would not work. He asked if they or the community was prepared. He stated that appearances were very important. A lot of companies come in and drive into the community on their own, never announcing themselves to the Economic Development agency or the Chamber of Commerce. Unless their community was clean and presentable, with friendly people, they would go on to the next community.

In discussing assets and liabilities, Mr. Moss noted that attitude towards growth was very important. He stated that what was in the media and how they were presenting themselves to the outside world was very important. He stated that believe it or not, companies subscribe to local papers when they were looking to locate in a community. He asked how many available buildings did they have. Did they have the data necessary and childcare was an extremely important issue. Communications and fiber optics, adequate community facilities and education and training were important. He mentioned environmental issues and asked if it was a clean environmental and friendly place to be. Did the community have the financial resources to invest in new industry and continue to maintain their school systems, their roads and their infrastructure.

He asked how the local government was viewed by the community and outside of the community. He asked if there was adequate housing for all types of needs and also healthcare. He mentioned industrial sites and if they had enough industrial sites that were zoned correctly with water, sewer, natural gas, some with rail, with the proper engineering and topographic studies. He asked what their labor force was like, major employers, were they happy or growing. He also mentioned planning and land use was very important. Recreation and cultural facilities, with Eden working on a park, that was very important. He mentioned solid waste and tax rate,

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good transportation systems and if they could get to and fro, and could the trucks get in and out. He asked if they had adequate utilities.

He stated that it was a big puzzle and they needed everybody working together as a team. He stated that there was only one chance to make a good impression. Appearance was a reflection of the community and that was the way a company would see it. Keeping litter clean off of city streets was a very big issue. The city had a good adopt a spot program but the shopping centers needed to do more.

He mentioned attitudes towards growth and if they had a pro business climate and if they gave the welcome wagon treatment. He stated that community visitor training was very important and they were working on that with the local hotels and convenience stores, but he could not stress enough that if the local people in the community were not happy about what was going on, they needed to work with them and find out what they wanted to do and where they wanted the community to go, because they were the best sales people that they had.

Mr. Moss referred to planning and Capital Improvement Plans were a must. He stated that they were talking about an industrial park and water and sewer issues were important as well. They needed to stay ahead of inventory depletion. If they did not have anything to sell, or if they had an empty wagon, there would not be any new businesses in their community. Adequate zoning and land use planning protect homeowners and industries so it was good for all concerned.

Referring to industrial parks or industrial sites, or utilities and services he stated that businesses were attracted to communities that were a good place to live, work and conduct business. They are not in the business of making a community such a place as that was the responsibility of the community. Businesses already there would surely help, but the new businesses that they were trying to attract would not see that as their responsibility. Sustainable economic development occurs in a community that develops its own capacity instead of relying entirely on others to do it for them. He stated that the Piedmont Triad Partnership would market this community very hard, but they could not make available sites and buildings ready, that was a community responsibility.

He also mentioned the proposed sites for the Industrial Park, which were the French Farm, the Knob Site, the Smith Farm, Fieldcrest-Cannon (Hopkins Lumber), the Klutz site, Lester Lumber and the Whitt Property.

Mr. Moss asked Mrs. Stultz, Planning & Inspections Director, to discuss their Land Use Plan.

Mrs. Stultz explained that their Land Use Plan was finalized in 1977. She explained the reasoning behind having a Land Use Plan was to enable the Council the option to decide where they want changes made and where they want to focus infrastructure money and those types of things. She stated that basically, when they talk about the Land Use Plan, they not only look at it, but they look at zoning maps and changes that the Council had made in recent months and years.

She also mentioned that the Thoroughfare Plan was adopted in 1997, which called for a number of things, in the city's long range future. She noted that one of them was taking Harrington Highway and extending it to the east, in hopes of providing more opportunity for the properties in that area.

She stated that with the traditional manufacturing jobs they have always had that 3:00/3:30 shift change and with schools going in and letting out as well, they have a west to east migration in the morning and an east to west migration in the afternoon. She stated that what they knew was, this plan was designed to help alleviate some of that and to provide a better access to some of the manufacturing facilities to get trucks through.

Mr. Moss gave a description of the advantages and disadvantages of each of the proposed sites. He began with the French Farm, which was out by National Textiles. He noted that it was a 240 acre site. There was water and sewer on the property with the topography relatively mild. The disadvantage was that a lot of the industries who have looked at the property would like the road to be similar to the road in front of Miller. He noted that DOT gave Mrs. Stultz a cost per lane per mile to which she replied that it would be \$600,000. The biggest challenge in building an industrial park was that they had to run the water and sewer lines at the road and within the park, there were rock that had to be blasted and that was between 3' and 8' below the surface.

He explained that the Knob Site, which was directly across from the French Farm site and was roughly 350 to 400 acres and it was about the same situation. The water and sewer flip-flops and the state road expansion would be 1.8 million dollars per mile. Transportation access had been discussed and the same soil conditions exist as with the one across the street. He also noted that the topography was a little more challenging.

He continued with the Smith Property, which was closer to the east. The topography was relatively mild, but there were no existing utilities and there was also the state road expansion cost and transportation access was rather challenging.

He stated that the Fieldcrest Cannon site, which was below the existing industrial park, beside the Decorative Bedding Mill, there was close proximity to water and to a forced sewer main. There was also a very good electrical substation nearby that serves the industrial park. It was partially in the Development Zone. There were state road expansion issues and transportation access was somewhat of an issue. A portion of the site was also in the flood zone.

The Klutz Site was south of the Dan River. It was near Highway 14 and if they had a big water and sewer user that they could take straight from the river that would be an advantage. There were no utilities, there was no paved road to the site, however there was a paved road going to the property for part of the way. So, they had serious road extension and expansion cost. There was a historical burial ground near by and it was also very near a middle class residential area.

The Lester Lumber property was north of town and along Highway 14. It had good road frontage on Highway 14, but the city commission through DOT a study to widen Highway 14, so they had those issues. It was 8,000' to the nearest utility and there was a stream running through the property.

The Whitt Property on Harrington Highway had good proximity to transportation and the Greensboro Airport. The sewer line was some distance, however when the County ran its line to Wentworth, they sized the line, because they felt that at the time, the movement was to put the industrial park in that location, so it was sized to accept affluent from that proposed park. There was a paved road running through the backside of the property. The site was selected by the folks from the North Carolina Department of Commerce, after they were asked to give an overview by the Council, they again went to the Commerce and they felt that this was the best location for an industrial park. The disadvantages were that they would have to run utilities, it was in the Dan River Watershed, and there was a stream that they would have to cross.

Mr. Moss then went over a soils map of the Whitt Site. He explained that it gave an explanation of what the site was made up of. It also pointed out the flood plain area. He also presented a slope analysis, which showed the wet areas, and the better soil areas. He noted that 60% of the approximate 400 acres that they were looking at, was a buildable area and 40% was not buildable due to wetlands and flood plain. He added that the Whitt Site in total was 1200 acres. He also presented an overall analysis, which showed where they did the soil borings and there were no significant rock areas that they encountered. He also presented a conceptual plan of the park, and he asked them to bear in mind that when they did this plan, the wetland rules were different and they were more stringent today than they were then. He stated that the wetland impact had

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decreased from 3 acres down to a half an acre that they could impact for the entire park. Those new rules went into effect in March or April. Mr. Moss also presented a map showing where the utilities would go if they chose this particular site.

Mayor Price thanked Mr. Moss for his presentation and asked if anyone had questions.

Council Member Myott asked Mr. Moss if he was saying there would be eight sites for industrial.

Mr. Moss replied that there could be more than eight, but they have broken it out into eight major sites. For some of those areas, they have an option of running a road in there and creating more than one site.

In response to a question about acreage by Council Member Myott, Mr. Moss explained that the Whitts own 1200 acres. They were talking about a little over 400 acres that would be purchased from them and there was also some optional property that they could purchase.

Council Member Myott asked how many acres were usable out of the 400 acres to which Mr. Moss replied about 60%.

In response to a question about waterline size, Mr. Moss replied that he would say to serve the site they would need a 12" to possible 18" line. They have not actually done a study, and that was a question for the engineers, to determine if 12" was sufficient.

Council Member Rorrer questioned if it was Dan River waterline territory.

Council Member Gover commented that when he saw this in the Planning Department they had a map showing 70 acres, 50 acres, 7 acres, 9 acres and it equated to be about 140 acres of usable land and the rest was not usable at all out of the 400, it was plotted off in areas of usable land.

Mr. Moss questioned which map it was that he saw. He stated that the total site, 421 acres, lot area 222 acres and then 64 acres, they did not recommend that they purchase that, so there was an out parcel of about 64 acres, a road right of way about 8 acres, and a common area of about 126 acres.

Council Member Tudor asked if he could comment with regard to that site being upstream almost immediately from where the city intakes water and if there was any impact or concern there.

Mr. Moss replied that he would assume they would be very concerned, but he wanted to make sure that in the design from the park, this was a conceptional plan, this was not an actual engineering plan. He stated that they would want to make every effort to ensure that their storm water controls were adequate to protect their water supply.

Council Member Gover pointed out that it would put them on a selective basis.

Mr. Moss stated that they could certainly do that with an overlay district for the park.

Council Member Gover asked that if they were trying to sell that with wetland, flood plains and water intake, how many industries would look at that.

Mr. Moss replied that if they had a planned park with streets, roads, water and sewer, and they selected the types of industries that they wanted that were "like manufacturing, on a higher wage scale than traditional heavier manufacturing, that would not be as much of a concern to them as long as the property was properly zoned and the covenants were in place and they knew what

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they were buying before they got there. It would be hard to presale a lot of lots, but not impossible.

Mr. Bine asked about the location, in relationship to the Greensboro Airport expansion.

Mr. Moss replied that with the FedEx issue, the most important issue that they have heard from the Partnership and the Commerce folks was to get as close as they possibly could to the Greensboro Airport. He stated that with proposed impacts that they feel were going to come with FedEx, as to the potential of getting businesses with FedEx, he guessed the farther they get away, the less likelihood that an industry was going to need FedEx, so if they want the types of businesses that heard everybody was wanting in the community, the types of industries were higher wage, higher skilled type jobs. Those companies typically made items that were relatively small in nature and require a high skill to put together and many times they require overnight type services to ship in and out for components. With what they see in Indianapolis and the Dallas/Fort Worth areas, those communities that have good proximity to the airport benefit from a company such as Fed Ex locating nearby.

Council Member Tudor asked about Highway 135 and if its present width in lane capacity was considered to be appropriate for expansion of a park, or would they be looking at pushing their State Representatives to immediately start working to widen or four lane Highway 135.

Mr. Moss replied that he could not address the current capacity. He noted that Highway 135 was just expanded and it appeared to be of sufficient land width and curves were in a manner that trucks could easily follow. He stated that he was not a traffic expert so he could not address that particular question but from a layman's point of view it appeared to be.

Mayor Price noted that they have the French Farm and the Knob Site both on their list as properties to be shown.

Mr. Moss stated that they have been marketing those sites, to his knowledge since EDC has been existence in the last 15 years, and in those last 15 years they have been a bridesmaid but never a bride.

Council Member Janney stated that he had talked about labor and traffic and water and sewer, and it looked like they were a long way from ever getting a real number and the stuff together to even consider it. He stated that when he came back on the Board, he was under the impression that the French Farm was the number one site. He stated that from the way they talk, one would think they wanted to be close to an airport, but Gildan picked right out there and some other places picked out there. He stated that they have talked about water and sewer and he did not know how many people in there knew what kind of problems the city has had with water and sewer. He stated that Mr. Moss had said that they had to be ready for those people when they come in but they needed to do some work in their house before they start going somewhere else.

Mr. Moss explained that they just need the Council to decide where they feel the best site was. He pointed out that they were not even finished with this site to give them sufficient engineering data to tell them how much it cost to serve an internal part of the park or to get utilities to the sites that was sufficient to serve. He stated that they could pick a different site and they could go do this same analysis. He stated that their request, as a community, they feel like this is a good site, however if the Council felt there was a better site in Eden, they needed to move ahead and prepare.

Council Member Janney stated that they had decided about a year ago that they did not want to do that site and there they were, talking about it again.

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Council Member Rorrer added that the Board also voted to do an in-house study on some of the sites inside and around the city and he had not seen anything on it yet. This was the first thing that had come back to them since they voted.

Council Member Gover commented that regardless of what site they choose they still had internal problems that they must overcome. He stated that in the County Commissioners meeting when they had it there (at the city), the quoted price was \$6,000,000 and now he read in the paper it was \$8.4 million. Those monies that they were throwing out were mighty strange, moving from \$6 to \$8.4 in just a couple of months.

Mr. Moss explained that he thought the number came from the figure he gave the paper. The developed property that they have seen was, as a general rule, not a specific number, \$18,000 to \$20,000 an acre. This might be more or less, but for this property, they did not know the exact cost until they finish the study. If they chose a different site that was fine, they still had to go through the same analysis to get them the information they needed to make a decision on the final price. Again that was only going to be an estimate, because once they get on the site, there might be some items that they encounter, such as rock, which was an unknown issue in any site and could drive up cost.

Council Member Gover stated that his point was if they were looking at 140 acres out of 400, he questioned buying 400 acres if they could not use but 140 acres. He referred to the bucket that had holes in it that Mr. Moss had mentioned earlier and stated that dumping raw sewer in the river was not a good thing to try to draw an industry on. He pointed out that they needed to stop some of the holes up and those monies did not come easy.

Council Member Tudor commented that the State's analysis in that it was the best site of all, from what he could understand, with the work that had been done, they could move on it in two years, where if they decide to do another site, that would put them back an extra year.

Mr. Moss stated that the Council had commissioned this work and the city paid for the work using Stimmel & Associates, a land use architect and engineering firm. They were currently doing the work for the Reidsville Park. He stated that the Council needed to decide and let them know if it was this site, or after they look at the sites presented, if they wanted to go back and revisit some of the sites, the city paid to have a group, Stimmel & Associates was part of that group, to study all the sites and they (Stimmel) decided that this site, based upon their analysis was the best. The State Commerce told them that in looking at the community, if they could pick anywhere in Eden as a site, where would be the easiest site for them to sell was this particular site because of easy access to 220 and the Greensboro Airport. They did not do an analysis per se, but they did a "drive by" tour of the community.

Mayor Price asked Mr. Moss if the State, in their relationship with him, were people asking about North Carolina.

Mr. Moss replied that they get clients several different ways. They get direct calls to their office from their web site (Economic Development), people who were familiar with this particular community, in their business relationship or they want to be in the Piedmont Triad area. They also get leads from the Piedmont Triad Partnership who markets the region and they were doing that every day. They also get leads from the North Carolina Department of Commerce who probably gives them about 60% of their leads and they were marketing the state as a whole. They were familiar with the county's economic development program and have been for years. He stated that he came from that particular department, he spent six years there and he was familiar with the community. He stated that they come to Rockingham County once a year to visit and see what they were doing. They came to Eden last January to see the shell building. They did a windshield tour of the area and that was when they were made known about this and other sites. They also went to see the French and Knob Site and many of them have shown those



particular sites in that part of Eden. He noted that time and time again, the issues that seem to come up were transportation access issues, with the French Farm.

He stated that at least the times that he had been there, locally and state, those seem to be the issues. Not all, he would say were related to access within Eden itself, but access within Rockingham County to various parts in the United States. For instance, if they needed to go East and West. He stated that within North Carolina, they lost a glass plant that went to Mooresville, because they needed to get to North Wilkesboro. It just was not a really good road to get from Rockingham County to North Wilkesboro, but there was Highway 77, from Mooresville. There were other advantages of the French Farm site that they liked, but after all was said and done, there were transportation issues.

Council Member Gover asked why they only have just one site on the west side. He asked if they did not have other land on the west side, that would be in the proximity of the site. He noted that they had four or five on the east side.

Mayor Price stated that they went through this same process and identified properties of their own, with people who indicated their willingness to put their property up for sale.

Council Member Gover questioned that there was not but one site, right in their water intake, but he was asking, were there other sites on the west side.

Council Member Grogan commented that there were many sites looked at and that was what they came up with as far as a recommendation. He stated that it was kind of futuristic, but it comes back to what they want to do as far as the future. He stated that he appreciated that 80% of the jobs came from expanded industry, but he wished they had a crystal ball to look into the future and see what they were going to do.

The City Attorney, Mr. Nooe, commented that in thinking about marketing, say the French Site, they say they show it, but do they tell the prospect now, if they chose this site, they had to get the government to add three lanes at \$1.8 million of lane per mile. He questioned why they had to have five lands down there and only two lanes on the Loop Road and two on Highway 135. He stated that it seemed their study should be answering those things so that there would not be all that uncertainty amongst the Council. He stated that there was a waterline out of the Loop Road, but everyone knew that it did not belong to the City of Eden. He asked how far it was to an 18" city owned water main and how far was it to a sewer main that the City of Eden could connect to. He stated that all the questions that was being pointed out tonight were there a year ago and he did not see any change in what was presented. He added that it would look like he would go get it from the fellows who have it for if the Council Members have questions they could get the answers to their questions.

Council Member Grogan replied that if the city put up its half of the portion to finish the study, he would have that answer.

Mr. Nooe asked why it took a study to tell them why it takes five lanes on Meadow Road but only two on the Loop Road to which Council Member Grogan replied, because it takes an expert.

Mayor Price stated that they have talked about it and there were a number of things they needed to do. He stated that one thing they had to consider was if they put up a factory the size of National Textiles and talk about waterlines, a factory of that size, if they add on to that, there was some questions about that, the same questions he had. He stated that they needed to define questions about their existing infrastructure, because what they thought was fine and dandy, very well may not be the case and they may have a situation that they could not handle. He stated that they needed to work on those things and determine what they were. They wanted to identify

those questions in regard to infrastructure cost, what was available, and some idea of what it was going to cost to address those items in any of the sites.

Council Member Janney stated that they needed to back up a little. He stated that they should back up and get their house in order before they stretch out and try to do this. They have serious problems within the city with the sewer outfalls. At the last meeting they set aside a million dollars to try to start fixing those things and they could not, in his opinion, go out there, it would be difficult to go any direction until they solve the problems they had.

Mayor Price replied that certainly could be part of what they were looking at. He asked where they were and where were they going to have their next industry. If someone came to Eden right now, what were they going to tell them. He stated that they might decide, based on some of the things they see that they may not want to do anything, but on the other hand, they would be remiss if they did not find something to put in place to go forward. This was their future.

Council Member Janney explained that he was saying, could he say he could safely and meet all the violations and do everything they need to do...Council Member Rorrer commented that Mr. Nooe made reference to water and sewer. There was also reference made about the outfall, which overflowed this year. He stated that he told them back then when they were talking about it that it was already loaded. He stated that no one had answered his questions and they were coming back with the same thing.

Mayor Price explained that they were trying to gather information for the next meeting. He asked the Council to give some direction; they needed to have a lot of discussion about infrastructure as is.

Council Member Grogan pointed out that they were going to be talking about one of the sewer projects (Discussion of Oak Pump Station) later on the agenda.

Council Member Tudor agreed that they needed to be concerned about their present problems, but they also had to be concerned about their future and it had to be planned. If they have a plan and they have an industry that said they may be interested in a piece of property, he asked who was to say, if the city had to, in order to get that industry, go and borrow money to build a water or sewer line. He asked if they would let an industry get away because they did not have the money in hand to build a line, or would they go get money from the State or whomever to build a waterline for the future. He stated that they have had some problems because he thought some people in the past were not concerned about the future.

Mr. Bine commented that he had been involved in economic development for about fifteen years working for two communities. He certainly agreed very strongly with both Council Member Janney and Tudor. He stated that they needed to be fiscally and physically ready to meet some industrial needs. He added that did not mean building lines out on Harrington Highway, but they at least needed engineering plans. It also did not mean widening the highway on the east side, but they needed to have the plans engineered. He explained that what happens, when an industry walks in the door, they want to walk into the plant next week and occupy and start their business. To them, time was money. If the city was not physically ready with plans "on the shelf" and they sell the shell building and wait and solve all of their internal sewer problems, they would be out of the economic development business for five years or more.

He explained that the object of this issue, one of the first lines that Mr. Moss put up there was "economic development was not an event it was a process." He stated that he had always compared the analogy of economic development with baseball and when he was a young boy and wanted to play baseball, he had to get his glove, his bat, and his ball and go to the field where they were playing baseball, otherwise he did not get picked to play. So the City of Eden had to be ready. They had to have their ball, bat and glove and be standing on the sideline, with

the information and to a great degree some of the money. When an industry comes they want something to happen. He stated that they did not have to have all of the money, he knew that from experience. When a large industry or an industry such as Miller comes, the State was standing on the sideline with financial assistance. They have to have the engineering information ready. He stated yes, they had to know what size waterlines to run out to Harrington Highway. They needed to know what size sewer lines they need to have and where it should be and how and where the pump station should be located, with backup power for it, so it did not overflow. He added that he did not think that should be taking place without them trying to solve their internal problems. They were not usually exclusive; they have to be compatible. Otherwise, when they sell that spec building, they were going to be out of business. He thought they needed to invest some money to get ready in an engineering sense. If they did not build them, they would not come. They had to be ready to build it and then they might come, and the industries understand that.

Mayor Price asked what he and his staff were going to be capable of giving the Council in two weeks.

Mr. Bine replied that if they could, if there was 8,000' of this or that, they could go and pull the numbers on the latest bids and use that as a multiple, whether it was a 12" or 18" line. It could be a grossed out number but it would certainly not be an engineering study at all and he did not know if that was of any value. He thought the value was to be prepared. They needed to have a site on the west side of town, closer to the airport. The State Department of Commerce was very successful, nationally, compared to other states around the nation. North Carolina was one of the top three recruiting states in the country. Those guys know their business and if they think that the western site was the place for it to be, then he thought they needed to honor that or take it very seriously. He stated that he did not think that should be exclusive of doing some more engineering work and preparing engineering for the eastern sites. He stated that he thought that whatever they do in economic development, if it was a reasonable effort and they did not spend a lot of money putting infrastructure in the ground, but be prepared to put it in the ground, that was a wise investment.

Council Member Rorrer stated that he had asked a question every time this had come up. He asked if the city could furnish water to this site. He stated that he felt that Dan River (Water, Inc.) had exclusive rights to that property and no one had ever answered his question.

Mr. Bine asked if Dan River held franchise rights for property inside the city to which Mr. Nooe replied no, but if the city expands, then it would have to deal with Dan River Water and that was a legal problem and would have to be handled at the time the decision was made to do that. He added that was not to say that Dan River Water would even try to cause a problem with the city running a line.

Mr. Bine stated that it might work cooperatively. They could actually pump the water through their line with a meter, then meter off the water that would enter the city Industrial park.

Council Member Rorrer explained that he had just asked a simple question and could not get a simple answer to which Mr. Bine replied that he did not know a simple answer.

Mayor Price commented that he had a good point and the people who were going to have to make the decision have brought up questions. He stated that his question was, in two weeks, when the Council met again, could they get some consensus of some of this legal and engineering background that they had to have so the Council people could make a decision.

Mr. Bine replied that actually they only have a week to generate the numbers. The agenda would go out next week, but they would do their best to try to gross up those numbers.

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Council Member Grogan asked, as far as numbers, what was the numbers of the complete engineering study.

Mr. Moss replied that it was somewhere around \$30,000. He explained that they would need to do an aerial, the county would actually provide that cost and then the engineering firm recommended a survey of the site which was about \$12,000 and then there were some other studies. They recommended that because of the proximity to the river and the stream and the changes of regulations they needed to go ahead and get those.

Council Member Grogan stated that of course the other people involved pay half the cost to which Mr. Moss replied, if they would participate.

Mayor Price stated that they needed to know the participation. He encouraged the Council, as soon as they could, as questions come to them, to let the City Manager know what those questions were so that he could cover them and give adequate answers as he possibly could.

Council Member Janney stated that on his list of available acreage, he noticed that Miller had 1360 acres and he knew they had to have a certain amount of "non-use" acreage, but have they ever been approached with anything.

Mr. Moss replied that they have not approached Miller and in addition to there being watershed issues, they also, because of their coal generation for steam, they have to meet certain air quality standards at their property line. He stated that they have not asked how much of the property they could sell.

Council Member Janney stated that he was looking down and made a list of all of them that he knew about and just about everyone of them or most of them were really more usable acreage than that right there (Harrington Highway property). There was a lot of land out there that he was not sure they had really looked at.

Mr. Moss stated that he thought in order to get that information it came at a cost. To actually get the usable acreage they went out and did core samples of all of those sites, which was not a bad idea to do anyway. They needed to decide that as a Council the very best marketable sites and they also needed to have that information so that if an industry comes and were asking for that information now, whereas they used to have time to gather that information, that was no longer true.

Council Member Rorrer pointed out that there was 120 some acres on Highway 14 that belonged to the city and he explained that he was referring to the City Park.

Mr. Moss replied that he was not aware that they were willing to sell the City Park to which Council Member Rorrer replied (he would sell) in a heartbeat for a good industry.

Mr. Bine commented that his reason for putting the industrial park on the agenda was that if this was the storm that stirred the pot that gets them to decide a direction in economic development in the very near future, then they would accomplish something, because if they did not, they may be out of business. He pointed out that they could not afford to be out of business. Economic development was a continuing issue and that was the reason he put it on the agenda. He stated that he was somewhat acquainted with the other sites that were presented and some of the issues were raised at Planning Board, so if they could get a direction decided to go, then this would have been successful. He stated that if someone wanted to get them going roughly, whatever direction that was, but not every direction at the same time, then pick one and do it and start the process, get the information together, do the engineering work, set it up as a marketing element with the County and State and push it as Eden Industrial Sites. He stated that currently, Economic Development contacts Don and they did not even send stuff in the mail anymore. He

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pointed out that it was done by e-mail. They would call in the morning and want it by the afternoon, as that was how quick it was and there was no time to waste anymore. It used to be they could pull brochures together and stick them in an envelope and send them overnight, but not anymore.

Mayor Price opened the floor for those who wished to make comments.

Mr. Bob Harris stated that he agreed with everything the City Manager said except one thing, if they did not get going with a plan they would not be five years they would be ten years behind or more. He stated that Mr. Moss and Economic Development had plenty to do elsewhere, but he had a real positive attitude towards this project. He pointed out that they could not micromanage a project like this, there was nobody that smart.

Mr. Pete Osborne asked Mr. Moss if those were being planned in three different parts of the County and one planned infrastructure would be put in Reidsville.

Mr. Moss replied, infrastructure, just as a matter of circumstance was already a part of the park.

Mr. Osborne asked if part of the rest of it was design to which Mr. Moss replied that was correct. Mr. Osborne asked how many major industries would he say were multi-national and had huge projects that they were down to the top several potential sites on in Reidsville.

Mr. Moss replied that they have three industries that were actually looking at the park now. All the engineering work had been done and they have begun the purchase of property.

Mr. W.L. Pryor, 511 Briarwood, stated that several good comments had been made. He stated that it was all pretty clear that there were questions to get answered and things to do. Mr. Harris made a good comment, 80% of the new job creation comes from existing industry, they have somebody working on that, but 100% of jobs lost came from existing industry. They have lost a lot of jobs in this town. He stated that he had been coming in and out of Eden all of his life.

He stated that Rockingham County had been about ten years behind and Eden was at least that far behind. They could sit and talk about something until they all get old and he did not see too many young folks staying.

He stated that there was a question about Highway 135 and he pointed out that Highway 770 already had the right of way to make it four lanes, he was not advocating that, but it was already there. The sewer line that comes from Wentworth from Highway 87 down to the Whitt property was approximately 2 miles. He stated that he voted to spend more money to make the sewer line big enough so that some of the stuff on the other side of the river could be pumped through that line and that line would last for a pretty good while. He stated that he did not think it needed to go to some sewer outfall, they would pump it from the industrial park if it were situated there.

Council Member Tudor asked if he was saying that the pipe was on the other side of the river.

Mr. Pryor replied that it came up to Highway 87 and under Mebane Bridge and was big enough to handle a lot of stuff.

Council Member Myott asked if that meant it would not come into the city by Matrimony Creek.

Mr. Pryor replied that it would not have to. He stated that he did not know how many gallons could be pumped through that thing in a day, but they did not have to go to an outfall and he knew they have problems with those things. He stated that they have talked about the water situation and what might happen out there and when Highway 135 was widened the waterline there went from being a 6" or 8" to being about a 14" or 16" waterline. He stated that

somewhere down there the Dan River line runs into the Mayodan line. He explained that there was a connection there that if Mayodan's water plant could not run, they could open a valve and the water goes from Eden to Mayodan and vice versa. He stated that he was not saying Mayodan could supply Eden with water for 30 days, but that situation had already been taken care of. He pointed out that those were a couple of things that some folks looked ahead and planned for the future.

He mentioned population growth and they have already talked about Caswell County and laughed (but) from 1990 to 1995 they grew 3% and Rockingham County grew 2.7%. He noted that a lot of this information was old and they would have some new census data in a few months. He stated that they realized that Martinsville and Henry County had problems and they have lost population in those years and Pittsylvania County did not do too well either. He noted the projected population growth in surrounding areas showing adjoining counties and Rockingham County was right down at the bottom. He stated that facts on Rockingham County labor force, this was done using information from 1984-1994, was released in 1996. The county's labor force has grown by 4,590. He noted that in the last 3 years they have lost 3,000. Their labor force had gone down and also the people working in the county had gone down. He noted that in 1960 13.3% of Rockingham County residents worked outside the county. In 1990 28.9% worked outside and he would be willing to wager that they were pushing 40% right now working outside of this county. When those people work some where else they were spending their money somewhere else. He stated that was what was happening to this town. Folks who work in Greensboro shop and eat in Greensboro. He referred to the commuting patterns of 1990 and noted that most of the folks go to Guilford County and if they get on Highway 14 about 7:00 a.m. and go over to Highway 29 and count the cars from there to the Dan River bridge out there, they would not believe how many. He referred to population growth by age range and noted that Eden was getting to be an old town and part of it was reflected there. He asked where were the young people. They were leaving the county and town and going somewhere else to go to work and find opportunities. He noted that 1995-2000 the elderly population increased and the County Commissioners talked about taxes going up, and more and more people go to the Health Department and Social Services to be taken care of. He stated that they all know that in this town a lot of people retired and did not have good retirement plans. He asked how they were going to live as a Social Security check was not going to do it for them.

He stated that the Committee of 100 was working to try to bring development to Rockingham County and they needed to do something in Eden. The Council had to make a decision about where the location was going to be and bring all the information that they could gather to the table as they needed to get moving. He stated that it was hard to imagine all the activity that was happening in Reidsville with the park getting ready.

Mayor Price mentioned that Martinsville and Henry County had just received a \$700,000 Federal Government grant and they were working real hard on an industrial park.

Mr. Pryor noted that they would be their competition too.

Break:

Mayor Price thanked everyone for their comments and thoughts and called for a short break.

Discussion of Oak Pump Station:

The memorandum explained that the existing underground single-phase power supply to the Oaks Pump Station must be upgraded to an underground three-phase power supply as part of the pump station upgrade. The three-phase supply is required to do the larger size of the new sewage pumps that are to be installed as part of this project.

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The Engineering Department has been coordinating this part of the project with Duke Power. The cost of the three-phase underground power supply is \$28,179.54. This necessary item brings the current total construction cost to \$471,217.79. Money has been designated within the sewer construction fund for this work.

Duke Power is scheduled to begin the power supply installation beginning September 25, 2000. The contractor is preparing to begin the Oaks Pump Station Upgrade phase of this project in the near future.

Mr. Stanley, City Engineer, explained that this essentially was the last element of the Highway 14 Sewer Project. He explained that the Council previously awarded the contracts and they were under construction for the three phases and as stated at that time the three-phase power to the Oaks Pump Station was not included in that cost. He stated that they have gone through the route and gone with Duke Power and everyone else involved and essentially this was the cost involved to get the three-phase power out to the site. Three-phase power was needed due to the size of the pumps as it was the only type of power that those pumps would run off of.

Council Member Janney asked if this pump was this part of the project or was this pump needed before the project.

Mr. Stanley replied that it was needed as part of the project.

Council Member Janney asked if they needed to change that pump before they started this project.

Mr. Stanley replied that the project had already begun before he was employed by the city. He stated that the run times were quite a bit more than they were supposed to be and the motors were very undersized for the existing sewage going into it.

Council Member Janney asked, if it was already needed, and they start divvying out this cost, was this cost going to be added into the cost that the people would pay, to get the lines out there.

Mr. Stanley replied no, his understanding, and the discussions with the previous City Manager was that the pump station was not to be a part of the assessment roll it was strictly the sewage line serving the people; therefore it was not included.

Council Member Gover asked how much was projected for the whole-engineered job to start with. He noted that the memo said it brought it to \$471,217, but he thought that at those work sessions, that the projects, outlined and shown where the money has been spent where the project was at, and how much to finish, the whole nine yards. He stated that they keep on adding \$28,000 here and this and that, he asked if they were going to add anymore.

Mr. Bine replied that he thought it was designed into the original bid process, but he did not believe Duke Power supplied the city with the cost element at the outset.

Mr. Stanley added that they did not know the cost element until the city contacted them to ask for service, to do the route, to determine where it was going and do a formal estimate. He stated that at the time the construction contracts were awarded, with the certified bid tabulation from the engineer that did the project, it stated the exact cost of each phase, gave the total and said that three-phase power was not included and was yet to be determined.

Council Member Gover explained that he was saying that if they give the total cost and if it was mentioned in there, it should have been in there.

Mr. Stanley replied that they did not know it at that time. He stated that he knew it now as he received it in August.

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Council Member Gover stated that this project system that he was talking about would have shown that.

Mr. Bine stated that hopefully it would, because the design engineer would have asked Duke Power for this type of work during the design phase of the project. So they would have the bid tabulation and any outside service cost, such as electrical power. That was the reason why project budgets were developed.

Council Member Janney noted that they better subtract \$28,179.54 when they start billing those people.

Mr. Stanley added that they also subtract the sewer tap cost.

Council Member Janney stated that he was very aware that sometimes they make financial mistakes, so when they get all that bid out he would like to see it.

Mr. Bine commented that as this was the Council's first work session and if they feel that this was appropriate, then it would be appropriate for the Mayor to ask for a consensus as to put this on the agenda for the next regular scheduled meeting. He explained that they were going to have to award this contract for Duke Power to do this.

Council Member Janney stated that this was a non-voting meeting and he did not understand some of the things on this agenda, if it was a non-voting meeting. He pointed out that they were going to beat this to death.

Mr. Bine explained that the object was to have a more informal format of discussion with questions and answers, so when the item came up at the regular Council Meeting everybody would have the information and would know about it and discuss the issue without extended conversation at that time.

Council Member Janney stated that when he took this job, he took it for whatever time it took, but he was going to set there approximately three hours at the best and talk about things that he was going to talk about again. If all those meetings were going to be like this, he was going to have to back up and say that he agreed to the first one but he was not sure he would agree to the next.

The Mayor determined that it was the consensus of Council to add this item to the agenda.

Discussion of change of traffic flow on Fagg Drive:

The memorandum explained that due to a continuing traffic problem on Fagg Drive with the left turning traffic into Biscuitville, Benny Sexton, Municipal Services Director, met with Tommy Griffin, Eden Police Department and Joe Stanley, City Engineer, and came up with a recommended solution. The solution, to change the traffic flow in the area to incorporate a reverse turn lane into Biscuitville at the rear of their building where their drive-thru ordering station is located. Mr. Sexton also met with Councilman Garry Tudor and he agreed with the recommendation. The manager of Biscuitville said they would change their entrances to reflect the recommended changes.

In response to a question by Council Member Gover as to what happened to the No Parking signs, Mr. Benny Sexton, Municipal Services Director, explained that they put them up and they did not work. He stated that they painted the curb and that helped somewhat, but cars were still getting in the far left-hand lane and blocking the travel lanes to get into the back of Biscuitville. He stated that they came up with a plan to put in a reverse turn lane to keep the cars from blocking traffic.

Mayor Price referred to the lane going into Biscuitville and asked how many cars could they get in there to which Mr. Sexton replied probably several.



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Council Member Gover asked if the signs still stayed to which Mr. Sexton replied yes this was just in addition to what was already done.

Council Member Tudor commented that it was a great recommendation and he hoped it helps the problem.

Mayor Price asked about the manager of Biscuitville to which Mr. Sexton replied that they have agreed to change their entrance signs to help.

It was the consensus of Council to place this item on the agenda.

Discussion of status of water and sewer project budgets within construction funds:

The memorandum explained that the Engineering Department requests the Council to consider designating individual project construction funds within the Water & Sewer Construction Funds.

Mr. Bine explained the reason that this item was on the agenda was to try and update the Council on the status of fund availability of the completion of the construction project of Highway 14 Sewer. He mentioned the following projects, Meadow Greens Sewer Project, Merriman Street, North High Street, Hopkins, and they just needed to know where the fund availability was in order to make some decisions.

Council Member Gover stated that he agreed with Council Member Janney in that they should have set out one million dollars because they have already used \$471,000 of the \$500,000 on it and obviously he was right in wanting to place a million dollars on this project.

Council Member Janney asked who was going to do the engineering to which Mr. Bine replied that they have not spoken to the engineer to do it yet. He stated that frankly they did not know which one and if they were interested in the Meadow Greens they could do that one next. He added that it was obviously a more expensive project than some of the others.

Council Member Janney stated that they have really done the people on Hopkins Court a big injustice. He asked which one was Covenant Branch to which Mr. Stanley replied that was Merriman Street. Council Member Janney asked if they did not have some problems on Matrimony Creek.

Mr. Stanley replied that was on a lower priority than the Meadow Greens and the Merriman Street and/or Covenant Branch. He explained that was further down the list on an informational memo that he had given to Council a while back.

Council Member Janney asked if he knew how much sewage was pumped in the river this past week to which Mr. Sexton replied that it was not that much. Council Member Janney stated that the last time they had rain they pumped 48,000 gallons in there.

Mr. Sexton replied that he believed it was 24,000, a small amount.

Mr. Bine added that one was less than 500 and that was when they lost the power on the east side of town. Then there was another loss of power...to which Council Member Janney stated that he was talking about all this rain. Every time they get rain they pump it in the river. He stated that it was being pumped from those places that they were talking about.

Mr. Stanley agreed that was his understanding and that was what previous reports had shown. He explained that when he said "pumping" he meant overtopping and entering the river.

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Mr. Bine stated that he had only got two reports of spills this morning to which Council Member Janney stated that was what was reported to the State.

Council Member Janney stated that the State had been awful patient with them. He stated that he had tried to get a million dollars put in there and no one was interested and he had tried to get those fixed and no one was interested so he reckoned what they would do was sit back and pay the fine.

Mayor Price asked if Mr. Bine was asking the Council to prioritize the sewer projects.

Mr. Bine explained that with the Highway 14 engineering completion, they project \$51,000 roughly, and he asked what they wanted to do next. He asked if they wanted to proceed with the Meadow Greens replacement and design work with those monies.

Council Member Janney stated that he did not think they had a choice to which Council Member Myott agreed.

Mr. Stanley stated that his recommendation would be to take the \$51,000 and go out for fees for the 2 outfalls. He stated that Highway 14 was underway and moving when he came on board and all those other ones he had been asked to look into since he had been working there. He stated that he had just provided a summary trying to give them an idea of what they were looking at in estimated cost, where he was or what action the Council had previously taken. He stated that essentially, in showing the balance of what they have left in this year's funds, with the \$51,000, they have to weigh what was important. It was really up to the Council, but in his opinion, it would be good to go out and get RFPs for 2 and 3 to get those designed and have them ready and allocate the money next fiscal year or if they could come up with something in between.

Mr. Bine agreed and he thought that Council Member Janney was concerned about the spills and he thought they could show good faith in that they were having them designed and make funds available in the next budgetary process and go on and initiate repairs of first one and then the other.

Council Member Janney stated that he thought they should get on with the program to which Council Member Grogan pointed out that was what he was asking to do.

Council Member Janney questioned, tell the State, yes they were trying to do something, but would try to get it done later.

Council Member Myott commented that they had to do the engineering first.

Council Member Gover pointed out that the problem was they only had enough money to do two of them, much less one and Mr. Stanley added that they did not have enough money to build any of them. He explained that with the money they had left, they could go ahead and get the detailed engineering done so they would know if they were going to...

Mr. Bine suggested Meadow Greens to which Mr. Stanley replied that he was working on it when they had a shift in direction. He explained that it was not that big a project and they could do it in-house if need be. He noted that it was about 3,000' of sewer with about nine (9) manholes. He stated that he had personally walked the line and they could design it in-house and get it permitted. He stated that for Covenant Branch, he did not feel comfortable in saying whether he could or could not. He thought it would be a larger project and he had no idea what that "animal" looked like. He stated that they had not even gotten far enough to determine how much needed to be replaced.

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Mayor Price asked if his recommendation was to take the \$51,000 and spend it on engineering towards Meadow Greens and the Covenant Branch project to which Mr. Stanley agreed.

Mr. Stanley stated that he felt that it was sufficient to cover the design and get it all ready to go to bid. He stated that during that completion, they could get a more detailed engineering cost.

Mayor Price asked if the Council needed anymore background information before the item went to the regular meeting to which it was the agreement of the Council for the item to be added to the regular Council agenda.

Discussion of bowling alley property survey plat:

Mr. Bine explained that he though the issue relating to the bowling alley was the question as to whether or not it was the right thing to do, to dispose of this property, and there were some concerns. He stated that the first concern was that the property was adjacent to the fire station and a residential neighborhood. It was zoned Business-General, an open zone which permits lots of uses which they may find, if it was developed, not to be compatible with the neighborhood and also the fire station. He stated that they did not have a provision for conditional use zoning in their land use ordinance. He stated that they really needed to think long and hard as to whether they wished to dispose of the property, risking how it may be developed.

Council Member Janney asked what the zoning was for the boarding house beside it to which Mrs. Stultz replied that it was an R-12.

Council Member Rorrer asked what they were supposed to do with it to which Mr. Nooe suggested that the city could rezone it to what the adjoining property was and then declare it surplus and sell it.

Council Member Rorrer pointed out that then they would turn around and have another mini "Hickory Square" to which Mrs. Stultz replied that they could not do that without a Special Use Permit. Mrs. Stultz explained that they could do a duplex in R-12 and anything more than two units required a Special Use Permit from the Board of Adjustments to which Council Member Rorrer stated that it was something they had no control over.

Mr. Bine agreed but noted that Board of Adjustment was one of their appointed boards.

Mr. Nooe pointed out that the controls were supposed to be in the criteria for getting the Special Use Permit, if not then they needed to look at if they needed to change the criteria for being eligible for a Special Use Permit. He stated that they could dispose of it without having to dispose of it as Business-General where anything could go in there.

Mr. Bine agreed and stated that they could rezone it and he would suggest a zone that would be compatible with the surrounding properties.

Mr. Nooe stated that they could rezone it O&I or R-12 and it would be compatible with those adjoining the property.

Council Member Janney commented that R-12 would not keep him from putting two apartments in there to which Mr. Bine replied that O&I would not either.

Council Member Rorrer stated that he wanted to know what could be done and his recommendation would be to take a front-end loader down there, but he wanted to know what was available. He asked what the city's recommendation was.

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Mr. Bine explained that his current recommendation was not to dispose of it within its current zone.

Council Member Rorrer pointed out that it had been dragging on for 18 months to two years since it was brought up.

Mr. Bine stated that first of all they needed to decide whether they want to dispose of it. If they want to dispose of it, what would be the safest way to do that, which would be to rezone it.

Mayor Price asked if they wanted to ask the City Manager to set it up exactly like that and let him send it to the Council for their consideration. He explained that they needed to make a decision as to whether they wanted to get rid of it or if they decide to keep it, this was what he recommended to do.

Council Member Grogan commented that the Council had already decided that they dispose of the property.

Mr. Bine stated that the logical use for the property under its current zone would be for a sports bar. He pointed out that it had a bowling alley and it was in a commercial zone. He stated that his feelings were that it was not compatible with residential or the fire station.

Mayor Price explained that the item would be placed on the next meeting's agenda with a recommendation from the City Manager.

Discussion of Single-Family Rehab:

The memorandum explained that the city was currently administering a Single Family Rehabilitation Program. There have been issues raised at the City Council level concerning the program and the consultant hired by the city.

Mrs. Stultz explained that they have all looked at the Single Family Rehab program over the last eight or nine months and it has had some issues that she hoped they have resolved at the Council's direction. She stated that they needed to get it completed, it did have some impact on their long-term ability for housing funds. She stated that it was important, they have received the money and had already gotten an extension. She stated that it needed to be completed by December 31<sup>st</sup>. She explained that they had a discussion at the May City Council Meeting and it was the direction not to bring in more contracts until the program had been discussed. She stated that she had five (5) potentials on her desk at the moment. She added that she knew there were some rules changing as far as the Federal requirements and they change as of September 15<sup>th</sup>. She asked if they would agree to a special meeting to deal with those five (5) before the 15<sup>th</sup> of September, as they needed to have the contracts in hand by then.

Council Member Tudor suggested that they do it.

Council Member Janney disagreed. He stated that the Board voted to have a special meeting several months ago to discuss it and they have never had that meeting. He stated that until such time that they have that meeting they were not going to do any more houses.

Mrs. Stultz replied that was why they had not brought anything to them. She stated that she had hoped they would have that discussion this evening.

Council Member Janney explained that he was saying they set out the other month to jump through hoops to get the house on Glovenia Street released so they could get it done and unless something had been done in the last few days there had not been anything done to it.

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Mrs. Stultz questioned which one he was talking about to which Council Member Janney replied that it was Mr. Manley's house. She explained that it should have been started, they were waiting on some responses from his lending institution.

Council Member Janney pointed out that his understanding from the Benchmark representative that the contractor already had so much to do he could not get to it.

Mrs. Stultz replied that he had pulled off, but they gave him the contract. She stressed that the program needed to be finished and the houses needed to be repaired. She stated that they needed to reach out to as many people in the community as they could. She agreed that it did need to be done, properly and effectively.

Council Member Janney stated that the way the city was going about this program, the way Benchmark was going about it, and the way that contract was written, they were not doing anything but wasting somebody's money. He stated that Mr. Walser could go in there and do ten (10) houses and walk away, because everyone of them was going to be in the range of \$27,000 to \$29,000. He stated that was not what the contract said. He stated that they proved that when they backed up on the house on the Boulevard and they should have done that with the Manley house, because he was going to go in there and do things that did not need to be done.

Mrs. Stultz agreed and explained that once those questions were raised and answered, her staff was doing the very best they could to ensure that those mistakes did not happen again.

Council Member Janney pointed out that they hired Benchmark to do that job and he was not happy with them and if she was a part of it he was not happy with her either.

Mrs. Stultz replied that she did not work for Benchmark she worked for the Council.

Council Member Janney stated that they hired Benchmark to do those jobs and set out the criteria to do them and they totally ignored it.

Mr. Nooe commented that since it was the understanding that there would be no voting (at the work sessions), they needed a meeting at which a vote could be taken. He stated that they were faced with changes in the Federal rules that were going into effect on the 15<sup>th</sup> (September) and he stated that the majority of the Council had asked for additional information and a hold on it until there was a special meeting, so the logical thing would be to have a special meeting and get the information to the Council far enough in advance so that it could weigh the affect of Federal rules and their answers to its questions before this goes by them on default and they all look bad.

Mrs. Stultz replied that she would be glad to do that and asked if they could simply outline tonight what those questions were, they could all decide when they wanted to call the meeting.

Mr. Nooe stated that the Mayor could call a special meeting on two days notice.

Mayor Price asked what she thought they needed to discuss.

Mrs. Stultz replied that the questions raised so far, there have been serious questions about the handling of the first house (Boulevard). She stated that they were doing their best to ensure that it did not happen again. She stated that they sent out a note in late May asking if the Council would give a simple response as to what the issues were so that they could gather the information and she really needed that.

Mayor Price stated that one of the things that Council Member Janney had brought up was that apparently they have given the go ahead on something and it had not happened. He stated that was a very valid question that they needed an answer to.

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Council Member Gover questioned if they needed to set a timetable on those houses at the time they were approved.

Mrs. Stultz replied that might be a good idea. She stated that she would look at it and make a recommendation.

Council Member Rorrer stated that he would like to know what part Benchmark was supposed to be playing that they were not playing to which Mrs. Stultz replied that she had the feeling they might want to talk with Benchmark too.

She explained that Benchmark was responsible to the city and to their department to administer this grant. They did have a good reputation with the State's agency for handling them. She stated that she could only hope that at the next go round when they attempt the next kinds of grants, and in fact in September she would be asking for permission to apply for one in the Flint Hill neighborhood, that they get some other folks to offer to help them with it.

Mr. Nooe stated that he did not know if it was Manley or one of the others, but the city adopted a requirement that if there was an existing loan against it, that the owner get its lender to provide certification that their loan was not in default. He stated that the city could not get that information unilaterally, the owner had to consent to it. He stated that if they would not provide it, then that was the owner's choice to abandon that project and get somebody else in line to get those funds before the time expires.

Mrs. Stultz asked that if anyone thought of anymore questions in the next little bit, to let her know and they would have it all gathered by the special meeting.

It was determined that the Special Meeting for discussion of the Single Family Rehabilitation Program would be held on Thursday, September 14<sup>th</sup> at 4:00 p.m., and a representative from Benchmark would also be attending.

Discussion of Notice of a Citizens Informational Workshop for the replacement of Bridge Number 45 carrying Hamilton Street (Old NC 87) over the Dan River:

Mayor Price explained that a workshop would be held regarding the Hamilton Street bridge (NC 87), which would be on September 21<sup>st</sup>, between 4:30 to 6:30 p.m., in the City Hall conference room. He explained that it had been talked about for a number of years and they were ready to go.

Mr. Bine commented that as he understood from the engineer, there would be some homes in that area that would be affected. He stated he understood that the new bridge alignment would be to the west.

Discussion of Parking Lot at City Hall:

The memorandum explained to Council that as a part of the renovation of the City Hall building to include the Police Department, parking had to be addressed. When the original site plan was presented, there was great concern from the neighborhood surrounding the building and the Tree Board about the plan for new parking areas. After a review of the original plan, it was determined that the plan called for the addition of 63 parking spaces. That would bring the total up to 185 spaces. The requirement is 142. The recommendation was to delete 30 spaces from the plan and preserve the natural buffer between the City Hall campus and the residences on Grant Street. The current plan calls for 155 spaces.

There are 26 people that work in City Hall during the day and there are 13 City vehicles assigned to staff members. That is a total of 39 spaces. The Police Department estimates a maximum of 45-48 spaces to be taken up during the day shift with a maximum of around 33 at night.

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That means that the worst case scenario would be that there would be 68 spaces available for the public during the daytime hours and 109 spaces available for the public and any staff at night meetings.

In the event they had a very large crowd at a public meeting other more temporary parking could be used.

Mrs. Stultz explained that when Mr. Thomas (former City Manager) was there, some folks on Grant Street saw the original plans for the parking lot and were upset. She explained that the first thing was, it was going to provide a number of spaces, more than the city ordinance would require. She noted that if they took a look at the number of folks that were at City Hall during the day as opposed to at night, all of the facility would not be in use at once. She stated that she had talked with Captain Skip Johnson of the Police Department and their information, they took the worst case scenario as to how many vehicles they might have out there in a day, and she did think that what was planned would be adequate. She stated that it was sort of like being in a flood zone where there may be one or two times in a decade where they would have more cars there at a time that the parking lot may not be able to afford, but there were places to do intermittent parking. She noted that they already had a relationship with the church next door (Osborne Baptist) in that when they have overflow, they park at the city. She stated that it would be prudent to make that relationship work when they needed it and Mr. Thomas had given them permission to do that some time ago. She stated that it seemed that what they have would work and function quite well. She stated that obviously, anything else they did was up to the Council, to decide whether they wanted more parking or not.

Council Member Janney pointed out that they could not block a city street and that was a city street around there (City Hall Drive). He stated that he really thought they should put the spaces back that they took out. He thought they should have 185 parking spaces.

Mrs. Stultz replied that if they were going to do that she would ask that they take a look and not put them where they were planned. She stated that they could start ripping into that buffer back there.

Mayor Price asked what happened to the plan that was directly to the back of City Hall.

Mrs. Stultz replied that it was directly behind the one being built to which Mayor Price disagreed. He explained that the first one they had was two different lots to which Mrs. Stultz replied that she did not see that one. She stated that the one thing they did know, right now they had all the construction folks working there plus all the spaces they were taking up with their trailers, tractors and equipment. She stated that she did think it would make a big difference once they leave and their own folks were there, but again, if the Council wanted to take a look at it, they would be glad to do that.

Mayor Price stated that he came down there the other night and looked around and he noted that there were many empty spaces to which Council Member Janney agreed but when they have a meeting there, not all meetings were held when staff was gone and not all meetings were held when the Police Department would be working the night shift and not have all the extra Detectives around here, so he thought they needed to go ahead and plan while they were at it, and he really believed that if they could extend what they already had, it would help the Police Department. He stated that it was one thing to put them down here and then something happen and all the spaces were taken around back, and they had to park in the front and walk around back. He stated that now was the time to give them plenty of room.

Mrs. Stultz asked if he meant Police Officers that would be arresting somebody to which Council Member Janney replied, yes. She pointed out that there were spaces provided for them. There was also an enclosure there for that.

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Council Member Janney replied that they still needed spaces for whatever was going on and since the Police Department was a 24-hour operation, that was why he thought it all needed to be back there to where they were sure, regardless of other circumstances, they had room to park.

It was the consensus of Council that she get the information to them and the item be added to the regular meeting's agenda.

Discussion of Animal Control Enforcement:

Mr. Bine explained that this matter had been raised regarding whether or not the Animal Control Officer needed to be a sworn officer.

Mayor Price stated that the Council had indicated in the past that they seem to have some problems with enforcement of the ordinance and tickets not being given.

Council Member Rorrer agreed and added that in 1999 the Police Department's report showed no citations and a few warnings. In 2000 it showed a few more warnings and no citations. He asked what they could do other than have outright officers on it to have the situation to where it could be done. He stated that he knew that citations needed to be issued.

Mr. Nooe questioned what particular citations he had in mind. He explained that ordinarily for violations of the dog ordinance, the Animal Control Officer, under the ordinance, could just pick that dog up if he was violating the ordinance, and carry it on to Glasscock, who would hold it for the required number of days, and if tagged they would notify the owner to come get it. He stated that was why, he supposed, they would not have many violations. He added that he saw a problem with the dog ordinance in that they did not have the organization to handle the vicious dogs, where they would take action. He stated that the city's ordinance did not comply with the State's statute. He stated that the city needed to have a designated person, once they put the ordinance in place. They need to have a designated person to whom the owner can appeal the dog warden's decision with respect as to whether it was a dangerous animal or not. He stated that as he recalled the discussion, he thought the City Manager should decide and recommend to the Council who that designated person was.

Mr. Bine replied that would be the Police Chief. He stated that many ordinances set out the Chief as the person who had the authority to declare a dog a vicious animal.

Mr. Nooe pointed out that then they would have to have somebody that decision was appealed to.

Council Member Rorrer asked the Police Chief if they had situations where the dog officer would give out more than one warning and let the dog run loose.

Chief Benthin replied that yes, sometimes the owner did not deliver the dog, or it gets loose or breaks a chain. Most people if they were talked to, would try and do something. Those that were "hard-headed", they just pick up their dog as Mr. Nooe said, and they have to pay to get their dog back.

Council Member Rorrer stated that according to the ordinance they were also supposed to be fined.

Chief Benthin replied yes they could, but most of the time when they pay to get their dog back, that gets their attention and that was the whole object.

Council Member Tudor commented that Ms. Garcia came before the Council and had been involved in the County. She had a copy of the County's ordinance that dealt, not with just dogs, but with animals. He stated that in his talks with people, sometimes it was not just about dogs.



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He stated that he had a call that afternoon from a lady complaining about goats running around in her yard. He stated that he would like to see them do a better job of dealing with all types of animals.

Council Member Rorrer agreed that the County's ordinance was probably a whole lot more thorough.

Council Member Tudor asked Chief Benthin if he thought they needed to be issuing citations to which he replied in some cases, yes. He added that in most cases they worked with the animal's owner and did not need to issue a citation. He stated that as for goats and things like that, they just deal with it in a common sense way and if it were a problem, they would deal with it like they would a problem with a human being.

Mayor Price asked if the Council wanted to authorize the enforcement and/or did they want to have the County's proposal in front of them to make a decision.

Council Member Rorrer stated that he would like for the Chief to give his feelings about that and Council Member Janney asked the Chief if he was familiar with the County's ordinance to which Chief Benthin indicated he was not.

It was decided among Council that the Chief would take a look at the County's ordinance and give a recommendation to the Council as to the designated person would be to deal with animal control and also to allow the Animal Control Officer to write citations.

CLOSED SESSION:

A motion was made by Council Member Myott seconded by Council Member Gover for a closed session for economic development to discuss expansion of an industry according to GS 143-318.11(a)(4) and also discussion of personnel (added earlier). All Council Members voted in favor of this motion.

OPEN SESSION:

A motion was made by Council Member Gover seconded by Council Member Tudor to return to open session. All Council Members voted in favor of this motion.

ADJOURNMENT:

A motion was made by Council Member Grogan seconded by Council Member Reynolds to adjourn. All Council Members voted in favor of this motion.

Respectfully submitted,

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Kim J. Scott  
City Clerk

ATTEST:

\_\_\_\_\_  
Philip K. Price  
Mayor