

CITY OF EDEN, NC

A special meeting (Retreat) of the City Council, City of Eden, was held on Friday, March 9, 2001 at 8:30 a.m. at the City Hall Conference Room, 308 E. Stadium Drive, Eden, North Carolina.

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
		Garry Tudor
		William W. Rorrer
		C. H. Gover
City Manager:		S. Brad Corcoran
City Attorney:	(absent)	Charles J. Nooe
City Clerk:		Kim J. Scott
City Engineer		Joe Stanley
Municipal Services Director		Benny Sexton
Collection & Distribution		Bob Johnson
Representative from News Media:		Reid Baer, <u>The Daily News</u> , Leslie Brown, <u>Greensboro News & Record</u>

Meeting Convened:

Mayor Price welcomed everyone in attendance and extended a hand of welcome to the staff members who would be talking about the infrastructure.

He mentioned that in talking about the transportation improvement policy, one of the priorities was to four lane Highway 14 from the Eden Mall area to (Highway) 87. He stated that he had talked with the State Representative, Mr. Wayne Sexton and had found out that no contact had ever been made to the Commonwealth so in December he went to their Board of Supervisors meeting and asked them to approve some type of improvement, preferably four lanes from the Virginia line up to (Highway) 220. He noted that he had received word this week that they have indeed asked the Virginia Department of Transportation to move forward on that.

Secondly, he mentioned that for some time now there has been an effort in the community toward some type of long range planning. He noted that some good, quality people were moving along with that and it would be something along a 10-year plan.

Mayor Price then turned the meeting over to Mr. Corcoran, City Manager.

Mr. Corcoran stated that he wanted to first thank each of them for taking the time to submit their list of goals, not only for the upcoming fiscal year, but also in the years beyond. He noted that each Council Member received a copy of this list and due to the large number of topics they expressed they would like to see addressed, he selected those items that received a lot of response.

He stated that there had been a lot of talk about water and sewer infrastructure and the needs that they currently had in the city. There was a lot listed about economic development that he picked out a couple of those. He noted that also in the agenda he included some time after lunch, two hours, for basically an open discussion. He explained that would afford some opportunity to pick any other items out that they felt as a group they needed to discuss to help give some guidance as the budget was prepared for the next year. He also noted that he had assembled the data from the Departmental Presentations in a list from each Department Head. He explained that he thought this would probably be time better spent allowing for them to focus on the goals that they have identified and to allow them some time to discuss it so it would help give the staff some ideas as they start preparing the budget for the next year.

City Council Goals for FY 2001-02 & Beyond:

Water/Sewer Infrastructure Improvements

Discussion of Aging Sanitary Sewer Interceptor Lines with Excessive Storm

Water Infiltration/Inflow Problems

Meadow Greens – FY 2001-02

Merriman Street/Long Street – FY 2001-02

Hopkins Court (due to annexation) – FY 2001-02

Smith River – FY 2002-03

Dry Creek – FY 2002-03

Matrimony Creek – FY 2003-04

Mr. Corcoran explained that he had asked Mr. Benny Sexton, Municipal Services Director, Mr. Joe Stanley, City Engineer, and Mr. Bob Johnson, Collection & Distribution, to attend the morning session on the water/sewer infrastructure improvements. He noted that the first item was discussion of their aging sanitary sewer interceptor lines with excessive storm water infiltration inflow problems. He noted that they have identified six major projects. He noted that to the right of each item was a date. He explained that the date was their goal, of when they would like to see that project initiated. He stated that obviously, as they got into discussion, they would see that it was a very ambitious program, especially looking at initiating Meadow Greens, Merriman Street, Long Street, and Hopkins Court all in one year.

He explained that they would begin by asking Mr. Johnson to give a brief synopsis and background information on each of those six areas, what the current situation was and what the problems were. Once that was concluded, then Mr. Stanley would take them through an action plan of how they would envision proceeding with those projects.

Mr. Johnson explained that they took the time to draw a little map and color in the different stations. Each one of those represented a different pump station and a different system in their city. He explained that their city had a lot of hills and hollows and most all of the pump stations were on the low lying areas and the trunk lines were in low lying areas where creeks and rivers go. He explained that the problem was, in those low areas, they were all mostly clay lined and running 50 years older and what had happened was that the rock had moved, there was shallow rock moved that crushed those lines and they crack. He stated that when the rains come, the water comes in.

He noted that he thought Meadow Greens Pump Station was one of the highest priorities. He stated that if they looked at last year's summary, they bypassed 585,475 gallons. He explained that it runs across a golf course, through culvert pipes with lines exposing the culvert pipes and it was all to pieces. He noted that it was under a pond where they were taking twenty (20) gallons a minute or better than that when it rains and the pond level rises up. He stated that he thought this would put the city in compliance with the State. He stated that they were not looking to stop every bypass as they were going to have emergencies with power or something like that, but that was the main one.

Mr. Johnson stated that the second one was the Covenant Branch.

Mr. Sexton explained that Covenant Branch was the name of the pump station. Merriman Street is the outfall that flows to Covenant Branch.

Mr. Johnson continued in that it was in a low lying area along the creek and the city had done extensive repairs to it and they still have not even knocked a dent in it. He stated that they fix one spot and move ahead or try to fix one spot with a little 4-foot repair and end up with 60 feet of repair because the lines were cracked and just keep cracking and breaking. He stated that also, part of this feeds into the Dan River Pump Station which was Long Street. He stated that he thought that was their next goal. He explained that Long Street runs from over on Fieldcrest (Road) behind all those houses, down through pastures, along the creek into the Dan River Pump Station. He noted that they recently took on the county's school system and this system was at its capacity now with rain overflow. He stated that when it hits the Dan River Pump Station, it is

pumped to Covenant Branch and from Covenant Branch it was pumped to the filter plant.

He explained that the city had close to 142 miles of sewer line. If they had to replace those lines now, it would probably be two or three times more costly than building a whole new sewer plant. He pointed out that in the last few years they had not done much to them but they had made some spot repairs, but that was also costly. He stated that he believed, from the information they had gathered, the trunk lines were their main source of where the water comes in because it was in the low lying areas.

Council Member Rorrer asked if Long Street was the one that they lined several years ago.

Mr. Johnson replied that they slip-lined that fifteen to sixteen years ago. He added that the line was not supposed to get any more use in there and was supposed to be just a section of it in the creek, but they have had to make taps on it. The integrity of the line has been, where they make the taps, there was no way of sealing in where they slip-line it so the water was coming in. He added that in fact, there was usually some water down in that section because there was so much water standing.

Council Member Rorrer stated that he understood the lining was not the way to go.

Mr. Johnson stated that would probably be a good thing if they were not going to make taps on it. He stated that sixteen years ago they thought there would not be any development there, but since then there had and they had to break the integrity of the line.

Mayor Price asked what percentage of labor time was devoted to repairs because of that aging system. He asked if that percentage of repairs that had to be done would be 30% of total labor time.

Mr. Johnson replied that he would say 30% or more and some cases even more. He stated that above the Mayor's place (Price Tire Company), they have done extensive repairs along Tackett Branch. That reduced the inflow there considerably. He stated that he would let the City Engineer decide what kind of pipe to use, but they used up the line across there and reduced the inflow there. The pump station did not bypass anymore and the line did not fill up. He explained that I & I was an ongoing thing. He stated that it was something they would never lick because what they fixed today, something else would happen, especially with deteriorating clay line.

Mayor Price asked how big that clay line was to which Mr. Johnson replied that there were eight inch lines on Meadow Green and Merriman Street and part of it was a little bigger.

Mr. Stanley added that there was a ten and eight-inch on Merriman and twelve and eight inch on Long Street.

Council Member Gover stated that there was three miles of maintenance from the Railroad Pumping Station to the Mebane Bridge area. He asked what kind of performance was on that line.

Mr. Johnson replied that was a sixteen inch pump line and it was designed with manual relief valves.

Council Member Gover stated that it was the high-pressure line that was run from the Railroad Pumping Station to Mebane Bridge, everything, even The Oaks, hinges on what condition that line was in.

Mr. Johnson replied that it had some manual air relief valves. They were constantly having to replace them, when one of those blows, the pressure and the design of the line was so high, they have to shut down a place like the Railroad Pump Station because of the bypass, because they could not take it anywhere. He stated that they replaced one manual air relief with an automatic and they have plans to do the rest of the four, but that line comes from the Railroad Pump Station

all the way up Mill Avenue, Bethel into Ridge, all the way up to Hale, then over to Stadium and up to Edgewood. It goes down Edgewood, just before Duke Power. He added that it used to go all the way over and dump into Hardee's, but they changed that and put a twenty-four (inch) all the way from Edgewood to a splitter box and it now goes to the pump station through a twenty-four inch line.

Council Member Gover stated that his question was, what kind of deterioration were they having with that line or what kind of expansion or breaking problems were they having with the increase, when they update the other lines, that line was the main artery of all the other stations back that way.

Mr. Johnson replied that he did not perceive any problem with the ductal line. He explained that the ductal line was a cement-lined pipe. When they first installed this line they had some problems, but he thought that was due to improper installation.

Mr. Sexton added that he had talked with Mr. Asbury (Treatment Plants Director), Mr. Johnson, and Mr. Stanley, and by upgrading those lines, they would not be impacted. He explained that currently they were taking in a lot of infiltration into the system to their pumps. When they take that infiltration out, actually they were going to take away from those high-pressure lines, they were going to take some volume out of it. Therefore, they did not see any impact of those lines in the near future. He stated that the biggest thing was as Mr. Johnson said, the air reliefs. He stated that he thought they needed to go ahead and replace those manual air reliefs with the automatics and in fact they have done one or two, to allow it to bleed off the air whenever possible. He explained that it gathered air and they had to go out and bleed them every so often.

Council Member Gover questioned if it was an oversight and explained that they did not mention the high pressure on that force main. He explained that was his reason for asking.

Mr. Johnson replied that the force mains were not currently a big problem.

Mr. Sexton added that he had mentioned it in a report to the City Manager.

Mr. Johnson pointed out that if they bypassed 585,000 gallons at one pump station to imagine the water that would be pumped along with it that did not bypass that was pumped to Mebane Bridge. It would have to be treated at a certain amount of cost that they would not have had to do if they could take this inflow out. He pointed out that it would be a savings to the taxpayers and everyone.

Mayor Price asked if they could estimate how much water they treated and would they have a number of days worth that they treat for 365 days.

Mr. Sexton replied that it would depend on the rainy season. He explained that they would treat more then because the infiltration was higher. He stated that it would depend on how much it rained over a period of time and how much fell at a time.

Mr. Johnson added that this system was being licensed separate from the plant and they have just sent the license in for the collection system. He stated that he did not know what the restrictions would be yet. He noted that if they looked at last year's report, they could put restrictions on them. He also pointed out that Danville was down stream from Eden. He stated that they were called when the city had a bypass or something. He stated that it was very important to him because he lived it night and day. He stated that he constantly received calls from people. He stated that the State now required them to advertise in the newspaper and radio stations. It was getting hi-tech and everyone knew if there was a bypass.

Mayor Price asked if they received calls from communities upstream when that happened to which Mr. Johnson replied no.

Council Member Janney asked where they stood with the points and how many points were they allowed before they could be fined.

Mr. Johnson replied that he had asked that question and no one could give him an answer right now. He explained that they put thing into operation and made it mandatory and they really could not tell him how many points he had filed. He noted that if vandalism caused the bypass, that was a different number of points. He stated that he had asked Mr. Russell (with the State) and he had indicated he would find out.

Council Member Janney questioned that he did not know how many points he was allowed to which Mr. Johnson replied that he thought it was 90 points, but he did not know how many they had used. He explained that the State of North Carolina put this into effect and now that everyone was coming into compliance, they were using the point system to hold over their head. He stated that they were not enforcing it until everyone got into compliance and understood all the laws.

Council Member Janney explained that the reason he had asked, they were building houses on the golf course. He stated that everyone knew that there were developments of some type around most of those areas they were talking about. He stated that if they already had a problem, all they were doing was adding to it. He stated that if they put a moratorium on them they were in trouble. He pointed out that they were going to keep playing with this thing until the State fined them heavily and where they could have fixed some of those problems with the money they were throwing down to Raleigh.

Mr. Corcoran commented that the reality was they really could not afford to wait.

Council Member Janney added that they could not stop, they had to fix those things.

Mr. Corcoran stated that was one of the reasons they recommended going from an eight inch to a twelve inch (line), because they anticipated a lot of growth and development out in that area. For example, if they already had 485,000 gallons that were bypassed last year and they were still building house right and left, there was no doubt that was the number one priority. He stated that it had to be addressed or the State would come in. He explained that the State set the point system up, but the other thing they did was watch and see if they were doing anything to alleviate the problem. If they did not see them putting money aside or taking steps to fix the problem, that was when they would come in. He noted that they were looking at replacing 4,000 feet of line and it had to be done this year.

Council Member Janney stated that was one of the issues, but the other places were just as important. He stated they were not as urgent but anywhere there was several acres of vacant land in this town those developers were looking at it.

Mr. Sexton explained that the amount and the frequency was not there in the others. That was what the State looked at, continuance in one area like the Meadow Greens Pump Station. They continue to have bypasses there and they look harshly at you if you do not take any action. He stated that he thought the City of Eden, as far as doing their reporting and everything, Mr. Johnson was handling that. He noted that the City of Eden was used as an example all over the State of North Carolina for doing such a fine job of reporting the proper notifications. He explained that although they did such a fine job that made them look bad compared to other cities who were not doing it. He added that they all bypass and Eden was not the only city that had bypass of sewer. The city did the reporting the way the State had asked and that was why they were used as an example. He stated that Meadow Greens had gotten to the point that they needed to show the State they would be taking some action very soon.

Council Member Janney commented that it was as he had said earlier, if they did not, they were going to have a moratorium.

Mr. Corcoran also pointed out that when they look at the list of six projects, those six projects were the beginning. This was an ongoing problem. The city really needed to establish a preventative maintenance type program on those lines. They were just going to continue year after year and it was a normal cost. He added that there were many other areas that needed work, but those were the worst.

Mr. Johnson stated that the State required under law that they have a preventative maintenance program. He stated that they had to document anything that was done. The State could come in and inspect his records just as they do at the (water) plant. He stated that they had to have certifications and the Clean Water Act was really causing a lot of pressure. He added that he agreed with the Clean Water Act and thought it should be.

Mayor Price asked if in his opinion, they had an effective preventative maintenance program now to which Mr. Sexton replied that he had stated that in his last paragraph. He explained that currently what they were doing was only when it was an emergency. The crews he had right now, if there was a blockage, they go out and unblock it. They try to clean it out and camera it to determine the problem. He stated that they did not have the necessary personnel to go out there everyday and clean and camera lines like it should be done to show the State they were trying daily to prevent bypasses.

Mayor Price asked if it was a 30% savings by having the lines replaced to be devoted to their preventative maintenance program.

Mr. Sexton replied that it had to be a continuing process for the city. They had to put that as a number one priority, just like the two-inch waterline replacement program. He explained that it was just like a water leak. If they had a water leak, they go out and repair it. They are changing out the old two-inch waterlines because they give problems. Since that program began, it had cut on-call down by 50% alone. He noted that he would be giving them a list on where the city stood with that, but that was preventative maintenance. He stated that if they cut their water calls down by 50% they could do the same for sewer calls. He stated that they just had to get a crew to do this preventative maintenance daily.

Council Member Grogan asked if he had the equipment to which Mr. Sexton replied that they did. He asked how many people he was talking about as at one time they had two crews.

Mr. Sexton stated that he thought if his department had three additional people dedicated to I&I they could handle it.

Council Member Janney commented that the problem with I&I before, the I&I group was finding the problems, but they were not fixing them.

Mr. Sexton agreed that was a big problem.

Council Member Janney pointed out that they were really not efficient.

Council Member Rorrer added that with their own report of six or seven years worth of work that they had already cameraed, they were not doing any work.

Mr. Sexton replied that it would have to be done on both parts. They could locate it, but if the money was not there to do the repairs...He explained that they had to understand that they did not have the equipment to go out there on those outfalls and dig down 12-14 feet of ground. He stated that their backhoes would dig 12 feet, but they did not have the shoring that was required. He explained that their outfall lines were in a wet area and the more they dig, the more mud runs in. He stated that they had to shore those banks, they had to check that man when he went down in that hole to make that repair or replacement to that line. They did not have the equipment so most of this was going to have to be contract work and when they find a problem, they go to the City Engineer and tell him there was 30-40 feet of line that had to be replaced. They look at costs and come back to the Council to request approval. He stated that he would like to see them set aside a fund where they had the money and then determine the necessity with the Engineer coming up with a price within that fund to be allowed to go ahead and make those repairs.

Council Member Gover commented that if they put in 4,000 feet and contract it out, then they would look at it like they do the force main. Very little maintenance was done on the force main. So, they could almost eliminate that. He added that he was not suggesting eliminating it, but there was very little preventative maintenance they could do on that line once they lay the

updated line. If they look at putting in the proper pipes, the proper sizes and all of that, all they would have was the maintenance on the valve. So, if they go out there on all those outfalls and do that, and put the proper material in there, then they would not need extra forces to go out, if they did not have any more repair work than they did on their force main.

Council Member Grogan pointed out that all of those really were outfall lines and they feed the lines going into those...to which Council Member Gover stated they were just beginning, they were going to update it all. Council Member Grogan stated that the I&I crew was a start, but here again they could identify, but if they did not have the money and/or if they did not spend the money, then they did not need...to which Council Member Gover replied that his point was, their lines were already deteriorated so what could their I&I group do. He stated that if they were going to replace their lines, he was for preventative maintenance, but he was not hiring a preventative maintenance crew after they put in new lines.

Council Member Grogan stated that somebody had to determine where those things were to which Council Member Gover replied that the people were right there.

Mr. Johnson commented that sure, they were going to replace those lines, but if those gravity feed lines, some of those they were constantly striving for. If they pick up a small crack and one out there had an inflow coming in or the manhole needed to be sealed, there was still a huge amount of work to do in this system, even though they were fixing the trunk lines. He stated that the trunk lines just take it, but people put stuff in sewer lines such as boards, car parts, and they were still trying to get roof drain connections out and storm water out of the sewer.

Mayor Price asked how those things would get in the sewer line.

Mr. Johnson replied that they would be surprised what they get out of them. Bowling balls...and Council Member Rorrer added bails of hay and five-gallon buckets.

Mr. Sexton added that they get four wheel drives out on their outfalls. They run into the manholes and break them up, brick falls in and causes blockage. He explained that there was vandalism, people go out there and take a cover off and cram it full of whatever they find to drop in there. He stated that they have had those sewer lines in the ground for over fifty years and have done very little work on them. Like Council Member Gover said, if they replace those lines, it may be fifty years again before they start experiencing any trouble. But, as Mr. Johnson said, it was an ongoing thing. They replace every trunk and outfall line and then they had feeder lines in the street that they were continuously having to camera and clean, and they had dead end manholes that may have one or two houses on it because of the flow in the home was not enough to keep the manhole washed out. He explained that they had to build up the manhole. They had an ongoing program every month where they have to go around and vacuum and clean certain dead end manholes because there was not enough sewer flow in the lines to keep the solids washed out. He pointed out that they had to do those every month. They have to take the time to do it, if not it would back up in people's homes. Not in the city's main, but it clogs up in those four-inch manholes and the first thing you know it was going to back up in houses. He explained that once it passed that property line it was the city's responsibility. He stated that they know where those trouble areas were located and they were doing it but that was still not preventative maintenance. He stated that was regular work every months and preventative maintenance was doing something about it to stop it from happening.

Mr. Johnson commented that they have talked about outfalls, but in this task, it was a huge amount of outfalls and the State says that they have to be maintained and accessible. He stated that as the ORC person (Operator in Responsible Charge), he was supposed to visit those outfalls twice a year, just as he was supposed to visit every pump station daily.

Mayor Price asked Mr. Johnson to name some of the pump stations.

Mr. Johnson pointed out from the map Covenant Branch, Dan River, and New Street the small pump station for Charlie Street. He pointed out the Railroad Pump Station and the Dry Creek Treatment Plant which could only treat half a million gallons. He also pointed out the Bridge

Street Pump Station, the Junction Pump Station and Bear Slide, which was a small pump station that pumped into the front line coming in from the Junction. He then pointed out the Meadow Greens Pump Station and Fourth Street, which was the Spray Pump Station right off of Kuder Street.

Mr. Sexton added that some of those pump stations might be just a sump pump and a manhole. Four or five houses drain through there and they have a small pump in there and it pumps in a two inch line up the hill to another manhole so, pump stations could be very small to large, depending upon the amount of the area it was servicing.

Mr. Johnson noted that they have eighteen (18) pump stations and have just accepted Indian Hills.

Mr. Sexton stated that as they have said earlier, they were pointing out the problems to the Council and they needed the money to resolve those problems. He agreed with Council Member Janney in that if the city was placed on a moratorium tomorrow, they were going to lose an industry. He stated that if there was a moratorium put on Meadow Greens they were not going to be able to attach that to their sewer system. He stressed that they had to do something. They had new homes being built. They were going to tell them they could not hook those new homes on to the city's sewer system. They were going to be losing tax base every time one was not allowed. He stated that it would pay for the city to do it and if they did not, they were going to end up paying the State more in fines than what they would pay for them to do rehabilitation of the lines.

Mr. Corcoran explained that he would now ask Mr. Stanley to make a few comments on how the city would possibly be able to proceed with some of those projects.

Mr. Stanley explained that officially, five interceptors have been identified for rehabilitation and then a sewer extension also to make it six projects. The three highest priority sewer interceptors that they were looking at for 2001-2002 to get underway or implemented were the Meadow Greens interceptor and Merriman Street and Long Street. He noted that Merriman and Long Street would be one project. He explained that they would basically send out a request for proposals to consulting engineer services in April of 2001. They could be interviewed and selected and be able to award an engineering contract at the June 2001 meeting, prior to the fiscal year beginning, which included in the budget for the 2001 fiscal year was the money to pay the engineering fees so they could begin work immediately.

He explained that the work would tie in with Mr. Sexton's crew where they would be cameraing and identifying the problems. They were talking straight replacement at this time. He stated that he thought it was worth the money up front to look at taking their camera and reports from cameras and let the consulting engineers investigate them.

He stated that there were firms that specialize in looking at pipe bursting, relining manholes, spot repairs, and different things of that nature, if the pipes were in good enough shape to do that. He explained that there were ways to go back. They talked about Long Street and fifteen years ago when it was relined with an epoxy-type, he was not exactly sure what type of method was used back then on that street. He stated that was a very new technology fifteen years ago and things have rapidly changed. There were a lot more options out there for relining and replacing instead of going in and paralleling with new construction.

He explained that essentially, that was something that could be looked at, they might get the best solution and discovery of work needed and maybe do the best of both worlds and having the most economical project and basically, doing investigation work and also in general, looking at Meadow Greens, to determine whether or not this line was needed. He pointed out that they could look at the growth area, the drainage area coming to it and the potential for future growth. A ten-inch might be needed, or if they could eliminate the I&I and really determine how much flow was coming to the pump station without I&I, an eight-inch line might be sufficient, or just part of being twelve and then narrow it down as it got up into the drainage area that feeds into it to the collection area.

Mr. Stanley explained that to get into that investigation, where they could get all of that done through the surveying, design of what they wanted to do, and prepare the plans and documents for the repair, replacement, and combination thereof, and get that out to bid and get Meadow Greens under construction and also the Covenant Branch section through there along with Long Street, where they were talking about. He noted that was highlighted in their outline. Essentially if they got those under construction in 2001, depending upon how quickly they got it done, he did not think they would get the construction completed during that year but the following year it would probably be completed. He explained that would get the top priorities going and under construction basically in the next fiscal year if funds allowed and if budgetary process allowed. He stated that as the City Manager had said, it was a very aggressive approach trying to do all three, plus also the sewer extension on Hopkins Court, which if the money was allotted for that, the Engineering Department had already done a good chunk of the preliminary design. He stated that they could go out and finish the surveying and final design and do that one completely in-house and get it out to bid also in 2001.

He explained that essentially, one that was underway, they could go in and amend the contract to the engineer to basically do the up front investigative work in the solutions of how they would want to do the preliminary design and cost estimates for the Smith River interceptor that had been identified with the Dry Creek interceptor next on the list. He noted that Matrimony Creek was a very big outfall line if they consider it, but essentially when doing that they could amend the contract to actually get the full blown design survey and bidding for the construction of the Smith River and Dry Creek project in the 2002-03 budgeting year. Then, after that get the engineering contract to perform the final survey and design and more or less, get into construction for Matrimony Creek in 2003-04 year.

Mayor Price noted that it was very obvious that they have a lot of open land within the confines of about twelve square miles. People like the service of sewer and they were going to see more development. He added that they were also hearing from people in the county who were looking at developing private county lines that would maybe tie into the city lines. He asked if when designing those lines was he designing for 2050.

Mr. Stanley replied that if they really wanted to look at it, in those areas they were limited by drainage by the way the collection system was coming in or the possibility of pumping from one drainage area or swell over into the other. Each one followed a creek or a swell. Then they have a ridge line and it could only serve so much. Meadow Road was a good divide for most of it and even Stadium was and then there were individual drainage areas down to the river that those follow. They were fairly easy to determine and he thought a lot of those sizes would never have to be upsized. They were probably at their size ultimately to handle anything built there, but on Matrimony Creek, there was quite a bit of future growth. He stated that they just needed to look at the ultimate build out of the area that it would serve and initially size the pipe for that size and then they would not have to go back and upsize it in the future.

Mayor Price asked if they could do that.

Mr. Stanley replied yes, that was what he meant by the up front investigative work. He did not think they needed to jump in and say, "let's replace that line with this size." He stated that it was worth that little extra money up front to plan and really prepare for the future. He pointed out one thing, back on the overflow issues with Mr. Sexton's crew, one reason he felt it was pronounced in Eden was that they have 18 pump stations and due to the topography where Eden falls along two rivers, it was kind of the nature of the beast, plus the city's sewage plant was in the middle of the river versus being down at the end, and that was just the way the city was formed. Everything on this end of town had to pump back and they could not butt grate against the river to bring it all in by gravity, and with those outfalls all lying in the low areas, the intake of the water goes in and feeds the pump station back fairly quickly. He added that it was pronounced quite a bit more so than a lot of communities where everything flows down and by gravity. It was almost hidden in there unless they were close to design capacity, then they surcharge the limits. He stated that they also felt the effects of the overflows. He explained that to put a number on the amount was a very tough thing to do without really spending flow meters and analyzing rainfall. There was a lot to be done, but essentially it did affect the treatment

process too, because they were surcharging the plant with a slug of water going in there.

Mayor Price asked what he would say the total percentage of water was treated in his opinion.

Mr. Stanley replied that he would be afraid to put a number on that. He stated that back when they were looking at some of the industrial issues, if they include I&I, they were pretty much maxed out at most all of their pump stations in town. If they could eliminate them, based on talking with Mr. Asbury, his understanding was that they were going to free up some pump stations up to half the capacity, because on a dry situation they were doing fine.

Council Member Gover mentioned the first three projects, Meadow, Merriman and Hopkins. He asked if that eliminated three fourths of their water and filtration.

Mr. Stanley replied yes, basically Meadow Greens contributed the most.

Council Member Gover asked where they were at this point, so they eliminated that for the Year 2000. Then that would get this off of their back for inflows, etc. He asked where they were on the remainder of the system now, at that point.

Mr. Sexton replied that they still have some that were in just as bad a shape. The line from Mill Avenue down to Dry Creek was broken all to pieces and not long ago they had to go down, because of root growth in the line they were not getting the capacity to the plant, and cut out sections about six inches wide and twelve inches long and go in with machetes and cut roots out of the sewer lines and pull the roots out of the system. He stated that they did that about every six or eight feet. They put that plug back in there and cemented over, but again that weakened the pipe and something would have to be done to that before long. He noted that they found they had a creek coming in part of it and that was eliminated. They had a contractor come in and they had to replace approximately 620 feet because there was a dry weather creek there and when it rained the water started pouring in the sewer line. They found that Tackett Branch was dumping directly into their sewer line not long ago. He stated that those were problems that they find by having that I&I crew out there everyday. They find those problems and some they could eliminate through a small contract. They may have to get a local contractor to come in there and replace 600 feet, but it was better than having to go in there and replace 4,000 feet. They have also eliminated a lot of I&I especially in the Spray Pump Station area by finding that Tackett Branch (problem) and eliminating it.

Council Member Janney referred to Hopkins Court. He stated that he never understood why they had not already done Hopkins Court. He added that he kept hearing that Hopkins Court was really going to be a real expensive project.

Mr. Stanley explained that he had continued to work to try to come up with some numbers and he gave a preliminary estimate on Hopkins Court of about \$200,000 to serve gravity to all the homes in that area of the street. He stated that they could finish the design and the reason they have not was there was no money to proceed with it in the budget. They have other projects that have taken priority, which were under way or actually being constructed and done and approved by the State. He stated that as he had mentioned in his memo, if they could get the money approved and know that it was going to go in construction they could finish that one, fine tune the estimates on it and try to reduce the costs. He stated that preliminarily he would rather err on the high side right now.

Council Member Janney pointed out that Hopkins Court was going to add to their situation if they put that on there.

Mr. Stanley agreed that it was more flow, about 300 some gallons per day.

Mr. Sexton added that one thing about Hopkins Court; it comes in on the lower end of the outfall line. They were not going to experience a whole lot. He asked Mr. Johnson how many feet were from the pump station where Hopkins Court would tie in to which Mr. Johnson replied probably a thousand. Mr. Sexton stated that with Hopkins Court coming in from the lower end of the

system from where Hopkins Court would have to tie in to the Merriman Street outfall, on up was where they really had a whole lot of problems.

Council Member Janney stated that he understood, but there was going to be more sewage in there to which Mr. Sexton agreed.

Council Member Grogan asked if it was not mentioned one time about unannexing Hopkins Court and giving it back to the County.

Council Member Janney replied that he had never heard of that, not in a meeting.

Mr. Stanley explained that ultimately, with what they were talking about, flow-wise it was kind of the same way with some of the developments going in. There were small sections going in on the Meadow Green line now, during dry weather flows they have capacity in the line and at the pump station. It was really the surge or the inflow and infiltration of the water that was peaking the capacity of the line in there.

Council Member Janney stated that he understood that. He stated that he knew pretty much what the situation was, but Mr. Asbury should know how much more water he was trying to treat and he knew Mr. Johnson knew how much they were dumping in the river, so that calculation could be made.

Mr. Stanley agreed that could be done. They would have to coordinate on rainfall events and know how much rain falls. Essentially they needed the flow readings during dry periods and wet periods at each pump station in the city and then coordinate that accordingly and subtract out the difference and prorate it and come up with an estimate.

Council Member Janney stated that was not real important because it was evident they had the problem.

Council Member Gover asked about a ballpark cost on Meadow Green to which Mr. Stanley replied that the scope of work has changed from the original estimate. He stated that he provided the length and what they were looking at originally was just coming in a section, so much, and now they were looking at a twelve inch line from the pump station up to Stadium. They were going through a couple of fairways at the golf course, which would add a little bit to the cost. Essentially what he had estimated was a twelve-inch and those were all straight replacement costs. He added that he had not had time to investigate looking at relining or trying to rehab cost involved, but they were looking at, on the high side, about \$350,000, and those were budgetary figures on just looking at the length, assuming the unit price for the pipe itself.

Council Member Gover asked about Merriman Street and Council Member Grogan asked if he figured he could go out and get a bid and the bid was going to be \$350,000 or less.

Mr. Stanley replied yes, if they were going to just go in and run a new twelve inch line parallel and all the way up, at this point, as they get into more design and investigate every little thing they have to do along there, tie ins, they might have to acquire a little land, easements, just adding in survey cost, different things...to which Council Member Gover asked what kind of problem would he experience going around that lake instead, of course he was under the lake now...

Mr. Stanley replied that early on when the Engineering Department was looking at that one solely, he was looking at options of where they could bid it out a couple of different ways and see which way was cheapest and go with it. He stated that even if it was conventional digging, in which they would have to replace all that Bermuda grass and disturb everything, or they could go in and conventional bore it like they did the sewer across (Highway) 14 or even directional drill now was an option, where they actually run a small pilot through there and direct where it goes and they could pinpoint that stuff to within a couple of feet and come back and pull the size of the line they want through it.

Council Member Gover commented that he thought they did that system with Lincoln School to which Mr. Stanley replied that he thought they did. He stated that for Merriman Street and Long Street he estimated combined about \$650,000 for that project. He stated that he had not even been out and really looked at that in any respect at this point. He noted that they were talking about a million for both those.

Mr. Corcoran added 1.2 million for the top three.

Mr. Stanley stated that to be honest, he had not had time to sit down and estimate the engineering fees for that part alone, but they would have all of this in the budget. He stated that he thought they were talking about a pretty expensive effort and a couple of hundred thousand dollars to investigate and actually do all the plans, it was not cheap.

Council Member Janney stated that it was not cheap to keep on doing what they were doing.

Mr. Corcoran explained that by the plan that they were putting forth in terms of the open end contract, what that allowed them to do, they have their engineers engineering one contract, as that contract goes to construction, then the engineers move to the second contract, so it was a continual process. Mr. Corcoran stated that if there was no more discussion about that, they would continue with the next item of discussion, which was the two-inch waterline replacement program.

Discussion of Two-Inch Waterline Replacement Program:

Update – Improvements to Railroad Pump Station

Mr. Sexton explained that Mr. Johnson would be passing out some reports to the Council and explained that the first sheet showed what lines the city crews have put in, streets that have been upgraded since August of 2000. He stated that since that time they have put in approximately 7,375 feet and replaced that much of old two-inch waterlines listed as the streets that they have replaced those lines in. He then referred to a couple of sheets that included the streets approved by the Council back in 1995 and earlier. He noted that it gave a list and he had highlighted those completed streets.

He explained that they may wonder why they skip around, but he would try to keep his crews in an area for a while but then sometimes they may have a short street that they could do quickly and they would go ahead and do that smaller street because they already had the pipe on hand.

He then referred to the last which included the table of contents. He noted that he had highlighted some of those streets and to clue them in on what happened, once they get this list that the Council had prioritized, each one of those streets had to be profiled. The Engineering Department had to go in and draw a profile of that street, the waterline, location of fire hydrants, taps and they must go to Raleigh for approval. He stated that it was a lot of work from the Engineering Department and it began last year. He explained that before that they were allowed to go out there and do work without contacting the State. He explained that they had a list of the ones that were sent to Raleigh for approval and they also had a list of the ones they were working on. He explained that they have finished the ones highlighted and at this time they were working on James and Harmon Street. He noted that the reason they were on James Street was because it was on the paving program and they wanted to get the new waterline in before they pave it.

Mr. Sexton stated that when those lines were prioritized back in 1995 it was done because of leaks and low pressure. Since then they have had a street that they really needed to add to the list. He explained that he wanted to ask the Council to approve the addition of Cascade Avenue. He explained that back about ten years ago when the city installed a six inch plastic line on Cascade Road and the Main Street area. He stated that due to it being all rock the plastic was not holding up and they were continuously out there two or three times a week repairing water leaks. He explained that they were talking about a day for a crew out their repairing this old plastic line. He stated that it needed to be upgraded and get some ductile iron out there in those rock areas to keep them from having to go there two or three times a week. He stated that he would like to ask approval to add Cascade Road and Main Street to this list as one of the top priorities.

Council Member Grogan asked if the Main Street he was talking about was the intersection of Cascade and Main.

Mr. Sexton replied that he was talking about from Meadow Road and out, where Main went outside the city and circled back into Cascade.

Council Member Gover commented that he could vouch for Mr. Sexton. He noted that there were about five new places on this line at Cascade Avenue that they just went out there and fixed and it was every day. He stated that the line was too costly to leave there and it needed replacing right away.

Mr. Sexton stated that the entire infrastructure was the same way, both water and sewer. He pointed out that they could sit there and prioritize them all day long, but tomorrow it may change. He explained that they may find out they have a line in worse shape than what they were first aware of. He explained that they might have the time to camera it and find out that it had been leaking sewer in the river for years and they did not even know about it. So, there were changes and that was why he was asking them today, at the time this report was made, Cascade Road was not a problem.

Council Member Tudor asked if he wanted to do that at the next Council Meeting to which Mr. Sexton replied that if the Council agreed to it, they would have it on the agenda to allow that to be put on the list.

Mayor Price asked if the water pressure problems were being addressed in any sincerity.

Mr. Sexton replied that he had addressed the Council before about water pressure in his area. He stated that Dan River Water had asked for an additional tap off of Morgan Road onto the city's system. He stated that he, Mr. Stanley, the City Manager and their engineering firm have all met and hopefully if the city allowed them to tap that system they were going to either require a back piping into the city's system to help build pressure or locating a pump back within the city to where it would help build the pressure beyond the Park Avenue area.

Mr. Stanley added that in one area, Dunn Street, they all got in there and combined effort and got that zoned back, established and as far as he understood, the pressure was working fine in that area. He stated that he knew they had quite a few complaints and problems in there earlier in the year. In another similar situation, but a pressure zone had not been established there with a booster pump station and isolating valves to help zone it in and create a high pressure zone, was the Carolina Heights area. He noted that Finkbeiner (Finkbeiner, Pettis & Strout) had done a report on that with a solution to solve the city's problem. He stated that he did not become aware of the report until after the fact. He explained that Dan River approached them about connecting on to make a double or loop system mainly for liability purposes in case one of their master meter connections had to be taken out they would have another one and loop in the lines in two areas out to their system, but when their engineers got involved in that they realized that pressure was an issue on out into their system. They approached the city on possibilities of cost sharing a solution. He stated that he gave them an engineering report and their engineers were currently looking at it and he was waiting to hear from them. He explained that they have told them the city would most definitely want the pump station in the city and city owned in which it would help push pressure on out into their system if it all worked out where they city would only maintain it. He stated that the scenario he would like to see which was yet negotiable, was for them to have some up front capital investment in the pump station and that would be the cost sharing involved.

Mr. Sexton added another thing about Cascade. He stated that they have about spent out on their two-inch waterline replacement program. The Council may have to look at what it was going to cost. He stated that Mr. Stanley might have to get some cost estimates on that because they were going to have to have the money budgeted to do the project also. He stated that he did not know how much was left in the fund but the last time he checked they were running pretty short.

Mr. Stanley stated that he knew of Mr. Sexton's concern about Cascade Road. He stated that

they would have to dig around three feet deep and if at all possible they would obviously want to go back with ductile line due to the nature of the rock down in that area and the pressure fluctuations which cause that problem with the piping. He stated that however the Council wanted to approach it, they could estimate the material cost or a third party contractor could bid it out. They could put those costs in the budget to hopefully get it allocated for this fiscal year.

Mr. Sexton added that they put the first one in but it was solid rock. They could possibly rent a track hoe and may be able to do it in house. He stated that they could try it and then if they saw they could not do it they might have to drop back and ask the Council to allow a contractor to do it. He pointed out that a regular backhoe would not dig it.

Council Member Rorrer noted that there was \$13,000 on McBride Lane and questioned why they would even replace that line as there was no vacant lot or house on it.

Mr. Sexton explained that a lot of those replacements were not only put in to upgrade the line, it was to create a circulation of water in their system. He stated that a lot of times they have a lot of dead end water and they liked to keep the water circulating in a better pattern throughout the city.

Council Member Rorrer replied that he understood that, but did they have that situation there to which Mr. Sexton replied that he did not know of any there. Council Member Rorrer stated that it should not be. They were falling off of a mountain on both streets there coming down off of Jefferson and Spring.

Mr. Sexton replied that was probably one reason it had not been done.

Council Member Rorrer suggested that they might look at it before they spend money on it. He stated that unless it was to re-circulate water there was no benefit whatsoever to which Mr. Sexton agreed.

Mr. Stanley explained that what they have been doing, since the State had required that the plans be submitted, it was a capacity issue in the new capacity requirements since they were going from a two inch to a six inch. The State was saying they were changing their system. He stated that if they were putting a two-inch per two inch line in, they would not have to, but it was a technical type of thing, even though they were not adding any more customers. He explained that each year, there had been a lot of the amount put in for the two inch construction and they more or less sit down and reprioritize the lines to fit the project budget based on need of low pressure, leaks and problems, repair problems that they have and also how to fix the two inch. If they have a street that was just beyond the point of needing resurfacing they try to get those streets in to get the line in before they do the resurfacing so they did not have to go back and dig it up.

Mayor Price asked Mr. Corcoran if he had some information on the Railroad Pump Station project.

Mr. Corcoran asked Mr. Stanley to give a brief update on where the city was. He stated that would have a significant impact on the budget next year as well.

Mr. Stanley agreed. He stated that the Railroad Pump Station pretty much served National Textile as its sole purpose in which much of the domestic flow out of there flows down the Dry Creek interceptor on to the plant. The plant could not serve National Textiles due to the fact that it did not have color removal and that was a requirement by the State of course. That was why the pump station was there. It goes through the sixteen-inch force main and then on down to the twenty-four and on to the plant. He pointed out that the pump station was at capacity or very close and that was just dry weather flows. There was really not an I&I problem from National out to there, it was just that it was what they were producing and that station was running 24-7 constantly. He explained that back when there were problems with the line surcharging, about a couple of years ago, a study was done by an engineering firm on the city's end and also on National's to see what was going on. He stated that it looked like the potential problem was

some peat discharging out of their facility, which they were correcting with some equalization basins prior to it coming to the city, but they were currently in the process and he had met with them, they were wrapping up their production about 16 to 18%. He stated that they were anticipating at least that much of an increase in wastewater and water usage, but they were going to increase their equalization basin to accommodate their sewage increase; therefore, it would not impact the capacity of the Railroad Pump Station, but due to the fact that they have a problem right now with a cavitation problem with the pumps and also a vibration problem in the pump station that the motors were wearing out prematurely. He explained that it was very uneconomical at this point running the station that way and essentially they were looking at doing the improvements to it. What they found out in the preliminary report was that it was almost a depth of wet well problem they were having with the pumps in which they almost have to reconfigure the pump station to get a deeper wet well so that they have a higher head of water on the pumps to keep this cavitation problem from occurring. So, the scope of work to do this was an improvement to the pump station and practically a whole redesign almost where they were going to reconfigure everything and actually look at. He added that he did not know how much more capacity they could get out of it, but maximize the capacity of the force main that was what they would be limiting them on, the upsizing of the pump station to handle that and also part of the scope they were looking at was maybe looking at investigating the possibility of upsizing the force main and running an additional parallel force main where they could add more pumps in the future if needed. He added that if they did that they were looking at additional cost of force mains all the way back to the Mebane Bridge plant. He stated that the proposal for the engineering services could come into this month's Council Meeting.

Council Member Gover asked what the timeframe would be.

Mr. Stanley replied that as he could recall from reading the proposal, he thought they could get this in about a year. He stated that he thought they wanted to start construction in the fall. He stated that compared from what Mr. Asbury originally had, it was a pretty extensive project and he was estimating the cost to be about 1.5 to 2 million dollars.

Council Member Gover questioned what caused the cavitation and it was pulling it down faster and he was not talking about changing pumps. He asked if that was what he was saying.

Mr. Stanley replied that it would need a total reconfiguration and he thought the pumps were fairly worn out with the controls out of date also. He stated that in looking into it now compared to when it was looked at originally, there was almost a whole redesign. There was no way to lower the existing wet well and make it work.

Council Member Janney stated that when Finkbeiner did the survey, they looked at the Railroad Pump Station. He asked if he had anything from them.

Mr. Stanley replied that they did the original design and what was in the ground now.

Council Member Janney stated that they gave the city several options several years ago about changing that place to which Mr. Stanley replied that he was not really aware of that. Council Member Janney stated that they went down there and did some work and had several options.

Mr. Stanley suggested that he could give them a call and talk with them.

Council Member Gover asked what the capacity was at this time.

Mr. Stanley replied that he knew the pumps could pump about 3500 gallons a minute. He explained that one issue was, it was with most of those pump stations, they come in and fill up a static wet well and then pump it down. At National it was a cost to the inflow and a cost of the pump, it was like they were just transporting it through and pump stations were not designed to do that.

Council Member Gover noted that they have their reservoir up there that was gravitating to their pump and it gravitates down.

Mr. Stanley replied that they have a smaller one now but they were going to increase it about seven times.

Council Member Gover stated that his question was that they would still have cavitation problems if they did not do something on their end.

Mr. Stanley agreed, unless the wet well was lowered they were still going to have pump problems.

Council Member Gover stated that it was the weakness of what they have that was causing the city's pump to deteriorate because they were not feeding it enough on a constant flow.

Mr. Stanley replied no, they were feeding it almost at a constant rate of where it was constantly pumping and he did not know that the wet well size was physically big enough where the pumps would get a rest between pumping cycles.

Council Member Gover explained that was what he was saying, they were not keeping their reservoir to where their pump could maintain the pressure it was supposed to maintain.

Council Member Grogan pointed out that he had just said it was pumping 7 days a week 24 hours a day.

Council Member Gover stated that their constant flow off of their reservoir, it depended upon what they did up there to what the city could do.

Mr. Sexton commented that the pump station was designed to start and stop like a commode was flushed, but now it was not doing that. It was running continuously like an inline pump pumping all the time. When they were discharging at National, the manholes before they would get to the city's pump station was almost to the point of overflow.

Council Member Gover stated that what he was saying, they were pulling their reservoir down quicker than they could fill it up, causing cavitation.

Mr. Stanley added that part of the reason of what he was saying, it was not really the type of feed, and it was the fact that the city's pumps were not deep enough.

Mayor Price asked if he would have that information on his proposal to which Mr. Stanley replied that it would be explained in more detail and also part of that study that they have asked them to do concerns the National Textile and...

Council Member Gover commented that if the city updated theirs, then they needed to have someone look at their (National) end to make sure the city was not in the same boat it was in today.

Mr. Corcoran noted that was one of the reasons they met with National and brought all the engineers together and both sides agreed to share plans and to they were in the process of doing their expansion and the city wanted to do what was right for them and they want to do what was right for the city. He explained that all they want to do this morning was to, as they head into this budget, remind the Council that this was out there and these were just a few projects, but they add up to a lot of money.

Possible Amendments to Section 16-106 Eden Code of Ordinances:

Mr. Corcoran explained that before they take a break, he wanted to very quickly discuss Section 16-106. He stated that he had had a meeting earlier with Mr. Sexton, Mr. Johnson and Council Members Rorrer and Gover and it was agreed that this would probably be a good topic for the Council to address in terms of future policy. He stated that he had requested Mr. Sexton and Mr. Johnson to develop some possible language for Council's consideration.

Mr. Sexton explained that the current ordinance says that whenever a sewer line became blocked, the homeowner must call a plumber to determine if the blockage was on the city's side or the homeowner's side. He stated that he agreed with those who brought it to his attention. It should not be the homeowner's responsibility. If they have a cleanout located at the property line it should be the city's responsibility. When the citizen paid for that tap, the city makes the tap. He stated that he had always said if the city made it, the city should maintain it. He explained that the change would be that if a cleanout was located at the property line, then the city was responsible for that cleanout to the main. If it becomes clogged at that cleanout, with sewer running out of a four inch cleanout and into their front yard, that tells them that the sewer was blocked from that cleanout to the main and they should call the city. He stated that it would eliminate them having to call a plumber out each time there was a problem. He stated that he knew there would be some problems with this also. He stated that in a lot of cases it would be under the house and a plumber would go out there with a tape and push the clog just past the cleanout and they would call the city for that. He stated that he thought they could handle that by educating the local plumbers, but he would like to see the ordinance reworded.

Council Member Janney asked where the property line was to which Mr. Sexton replied it was wherever the street right of way joined the property. He stated that most of the time it was at the water meter.

Council Member Rorrer pointed out that was on the property. He added that just about in all cases the cleanout was on the property too.

Council Member Janney noted that the cleanout would normally be on the property. He stated that a lot of people would say that the telephone lines were the property lines and that was not true and a lot of people say that curb and gutter was the property line and that was not true either.

Council Member Rorrer stated that every street was different.

Council Member Janney asked how he would determine the property line.

Mr. Sexton replied that when someone asked for a water and sewer tap, they were going to have time for engineering to survey that property. They do use poles and they usually set the water meter and cleanout right there at it. That was what they call the property line. He stated that he knew that some property lines go out in the middle of the street.

Council Member Gover explained that the city was giving the plumbers the right to go out and shove the debris down next to the city and the city still takes care of it. He stated that it was worded in his opinion for the plumber and not the house owner. The property owner should be protected. The city goes out there and they (property owner) say they have a plumber, and then they prove that it was on the city's side, well why should the property owner pay every time and the city was going to unplug it anyway. He stated that no one was protecting the property owner. They were going to pay regardless and that was why the wording should be changed.

Council Member Janney replied that he was not arguing that fact at all. He pointed out that when they changed it, number one, he hoped the City Attorney would be involved, because the city got into a big controversy over this cleanout and backflow valves before.

Mr. Corcoran stated that if the Council agreed that this was something to be done, that would be the next step. They would then ask Mr. Sexton to work with Mr. Nooe to draft some language that they would consider at the April meeting.

Council Member Rorrer asked if they could use some type of criteria to where they did not have to get the piece of equipment off of the right of way.

Mr. Sexton replied that they have already used the water meter. He added that he knew that some times they would go out and locate a water meter and it may not be on the property line.

Council Member Gover added that another reason they were asking for a change on the ordinance, the plumbers were going out there and some were improperly installing those cleanouts. He stated they were trying to protect the city also by ensuring that the connections were made properly.

Council Member Grogan noted that they had to be extremely careful going on people's private property. He stated that they did not want to try to correct something that was not broken.

Council Member Gover replied that was why the City Attorney would be involved, but his point was they just let a man install something and not inspect it and that was what was happening today.

Mr. Sexton pointed out that this did not require a licensed plumber to go out there and rod that sewer line.

Mayor Price stated that he thought it would be courteous to their people (responsible plumbers) to let them know what was going on.

Mr. Sexton replied that they have people who have a city privilege license to do plumbing, they were not a state licensed plumber. He stated that everyone should be included, just to let everybody know so that there would be no question and there would have to be follow-ups from time to time. He stated that they wanted to be fair to everyone involved.

Mr. Sexton asked if there would be a problem rewording the ordinance and saying they would go back to the water meter. He explained that the city maintained the water meter anyway to which several members of Council indicated that was fine.

Council Member Grogan added that was fine just as long as no city equipment went on the private property of the citizen.

Mr. Sexton replied that was covered in the next paragraph of the ordinance. He added that if they went out there and the main was flowing free and the sewer line was blocked, then the city would notify the homeowner that they must get a plumber to come in and install the clean out as the city could not help until they did.

Mr. Stanley added that it would be installed at approximately the right of way line.

Mayor Price asked if the right of way was measured from the center of the street to which Mr. Stanley replied that typically was a general rule of thumb, but not in all cases.

Council Member Rorrer pointed out that he just happened to know that the property line was in the center of Hamilton Street and he knew where some were that sits out in the pavement.

Mr. Corcoran suggested that Mr. Sexton get with the City Attorney to look at it and try to come up with something to consider at the April meeting. He then announced a fifteen-minute break.

Break

City Council Goals for FY 2001-02 & Beyond continued:

Economic Development Issues:

Development of Eden Industrial Park:

Mr. Corcoran stated that economic development issues were another item that was listed by several different people. He noted that five Council Members indicated that they wanted to proceed with the development of the Eden Industrial Park on Harrington Highway in the next fiscal year. Three Council Members listed the recruitment of new industry and retail business as

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a top priority, and one listed the rehabilitation of existing downtowns. He noted that essentially all of that falls under economic development. He explained that he had grouped them all together under a single topic so that they could proceed with their discussion.

Council Member Tudor commented that he was very interested in moving on with the industrial park and getting an industry into it.

Council Member Gover pointed out that he would show them where his hang up was on this industrial park. He stated that he did not know how many of them had looked at the map, but he had asked for it when Mr. Moss (County Economic Development Director) was giving his presentation. He noted that the very first lot, 9 ½ acres, was a stumbling block. He stated that in other words, if they did not take all of that dirt out there and fill it then it was not considered a lot. He stated that if they would look on the soil map, they were looking at 14 to 20 feet deep dirt at that point because it was a flood plane situation.

He explained that if they were somewhere else to the left or the right (of the area) they would not have to spend the money to do that. He stated that the other problem he found was that they have 126 acres of common ground there and they would have to maintain 126 acres forever. He noted that another thing on this map was the sewer. He explained that the entire sewer was routed down into the flood plains and common ground and those four and five-acre ponds were not figured in to dissipate that water through this pumping station, back to Matrimony Creek. He noted that in 2004 they would like to update the Matrimony Creek basin, which was three years from now. He questioned if it would accommodate that water. He pointed out that those were four and five-acre ponds that the city would have to maintain and that water had to be treated. He stated that was why he could not see why this land was the proper place for an industrial site.

He pointed out another thing, which was if they cross this; the consulting firm tells them that extensive mitigation and permitting may require storm water management for the entire park just to cross that one area. He stated that his advice was for them to look at that map and go over some of those things as it was going to cost the city millions, or either they spend a session just going over those vital parts there of that land. He added that he was not against industry locating over there on the west side.

Council Member Reynolds commented that he thought they needed to do something.

Council Member Gover stated that he was saying that there had to be other lands somewhere.

Mayor Price commented that the point was very well taken, but if he looked at the whole picture, Council Member Reynolds was entirely correct, this community could not go any longer without taking an active move. He stated that they had asked a consultant from Raleigh several years ago to give them their best view of where this thing should be and they have picked that site. He pointed out that they have looked at the big picture and said that they needed to be near the Greensboro Airport. They needed to be tied to Highway 73 (220) and it needed to be wide open with room for expansion. He stated that the City of Eden was competing with Reidsville, Martinsville and Danville, as well as Western Rockingham. He noted that Western Rockingham was moving very quickly and they were sitting there and have talked about the tremendous investment that had been made in water and sewer treatment capacity and they have talked about today they had to move quickly with this thing and that was the most obvious place, plus the County had agreed and made their commitment to them. He stated that there was still engineering yet to be done to a degree that they could sit down and talk nuts and bolts, but if they look at the real estate community in this town, the developmental things, they looked at the small or big business person and their competition for workers, they did not have the luxury of waiting now, they had to move forward quickly, in fact they were probably two years behind where they should be.

Council Member Gover agreed that they should be moving on, but stated that they should also be looking at what they already have. He pointed out that the shell building had been sitting down there and it was built on the recommendation of the same people who were recommending this swampland, so they needed to...

Mayor Price noted that Rexham Release was a shell building and Council Member Grogan commented that he was talking about something that he did not know anything about.

Council Member Gover asked him to explain it to him to which Council Member Grogan stated that Fieldcrest Mills gave the City of Eden that land, which they call the Eden Industrial Park. He stated that most of the land was given back to the city or the Committee of 100 to build something. The infrastructure of which he had talked about at the French farm, and everywhere else, goes through that site. He pointed out that at the Eden Industrial Park where Rexham Release, Santee, and where Gildan was, that was because the buildings and an infrastructure were there, the land was given, and so it reduced the cost to those people locating there.

Council Member Gover stated that they built the shell building under the advice of the Committee of 100. So, they were looking at 400 acres on the advice of the Committee of 100. He asked why they had been dragging their feet for 8 to 12 years.

Council Member Grogan pointed out that the Committee of 100 did not recommend that site to which Council Member Gover asked who did. Council Member Grogan replied that it was Development Advisors, along with the State of North Carolina, the Department of Commerce.

Council Member Gover questioned that they just drove by and looked at it. He asked if they explained to them about all the wetlands.

Council Member Grogan replied that to his knowledge, they were acquiring the land to get contour to see what it would be. He explained that the lots they were talking about, if they go over there and look, they would see a big hill that they would push the land over there down into a hole to make it a lot. That was done everyday. He stated that he talked about going down there to the Knob Site...

Council Member Gover asked that he stop jumping around. He pointed out that the map said no fill in the flood plain.

Council Member Grogan stated that they were not going to build anything in a flood plain.

Council Member Gover noted that it said "require the determination of flood way and/are no rise certification", he stated that he did not put that there to which Council Member Grogan replied that he understood.

Council Member Grogan explained that they have had recommendations from the Department of Commerce, they have had recommendations from economic developers who looked at all the sites in and around Eden and his feeling was that number one, as soon as feasibly possible, that they had decided the option. He stated that he had talked about the sewer, no one has determined how they were going to serve that piece of property with water and sewer. He noted that another thing, the County Commissioners who also spend taxpayer's money, they feel that that was a good location because they were willing to pay for half of it.

Council Member Rorrer asked if the two new County Commissioners had agreed to that to which Council Member Grogan replied that he did not know.

Council Member Gover asked why they would pay \$4,000 for 126 acres if they would not get it.

Council Member Grogan replied that he was saying, finish the study and then look at it and he thought that once they finish the study and see how much was useable or if not useable that they would move forward with an option and that only even before they option they might want to determine how they were going to get sewer out there, which would be the most feasible. He questioned if it would be to put in a new line and go up the river or go off the county line off of (Highway) 87.

Council Member Gover asked what they were trying to do in the meantime. He asked if they were offering them anything. He asked why they could not show them a picture of the whole

scope of what they have while they were fooling with this wetland.

Council Member Grogan replied that was what they were trying to get together.

Council Member Gover asked if he did not think that Eden needed to do something to which Council Member Grogan replied that Eden was doing something and Council Member Gover replied that he had not seen it.

Council Member Janney commented that if Eden was doing something then why would the Council not know what it was.

Council Member Grogan replied that he had not seen anything either, but he knew they had surveyed the property, along with the other properties that they had suggested, the Fieldcrest property, and the French Farm.

Council Member Gover stated that he had said look at it all. He stated that when Reidsville had their park laid out, somewhere like 400 acres or something, and then later they had to come back and spend several millions more to get 200 more acres, was that because the rubber plant picked out a site or because some other industry picked out another site. He asked how they knew that.

Council Member Grogan replied no, not directly.

Council Member Gover asked what if they chose that site, but when they get a company here they want to go on another site.

Council Member Grogan replied that was wonderful, all he wanted was a company, if they wanted to go to the French Farm, or...

Council Member Gover stated that was what he was saying, were they going to buy this, that was his point, why did they not show them what they had now.

Council Member Tudor commented that the State had told them that this was the site that they would readily and happily recommend to people and when people were coming to them the State was going to say ...to which Council Member Gover stated, that site, that 400 acres.

Council Member Grogan pointed out that they would turn around and the first thing they would say today was, go look at the French Farm, the prettiest piece of land in the State of North Carolina, and they were just trying to put a waterline in out there on Cascade Road and Main Street, he asked what was the problem.

Council Member Gover replied nothing. They put waterlines in rock everywhere. He pointed out that they just said that the city did not have the equipment that a contractor would have. He noted that they put waterlines to Miller Brewery sitting on the same vein of rock that they put on National Textile.

Council Member Grogan pointed out that Miller Brewery put all the fill dirt and built on top of it.

Council Member Gover replied that all those people said that they did not have the equipment, all they had to do was rent the equipment. He stated that they put railroads through mountains.

Council Member Grogan suggested that they move on to which Council Member Janney disagreed.

Council Member Grogan stated that there were five people on the Council who said they would like to see that as a number one priority and he thought several people in there had already said, if they have the number of votes and people wanting to do it they move on.

Council Member Janney questioned that they should not even discuss it and Council Member

Gover added that in other words he did not want to discuss anything anybody else in there...he was telling him his feelings.

Council Member Grogan replied that they had both had this same discussion ten times and they would have the same discussion ten more times.

Mayor Price interrupted and explained that he was a small businessperson and he could not tell them the times he had been in his office at 5:00 in the morning trying to figure out where they were. He stated that this town had changed a lot, every church had changed and every small business had changed. He stated that they were not casting stones but he would tell them the whole dimension had changed because they did not have those workers or that full feeling that they used to have when everybody was employed. He pointed out that the granddaddy of them all, Fieldcrest, was no longer as big an operation as it once was. He noted that DuPont had about 5,000 jobs and people had a good positive attitude about things, but this was a new world.

He stated that it had taken a toll in the small business community and people ask him perpetually everyday as they do the Council, "when are we going to get something here in Eden?" He noted that large chains that want to open stores were going to look at \$150 a square foot sales. If they did not feel like the demographics and income could produce that then they were not going to open a place here. He stated that it was the same thing with restaurant chains and everything else. He added that people like them who were there, they were not going to go as they loved this community and they want their churches to be successful and they want their people to have all the amenities of filling up their downtowns in goods and services and they were doing it. He stated that personally, deep down, he felt so good yesterday with the opening of that doctor down on Fieldcrest Road. He stated that they were on an upward bound now because there were too many things going on for them to deny. He stated that it was going to take all of them, with different viewpoints, to give different viewpoints, to come together, but they were just in the position that he did not want them to get behind the eight ball. He agreed that Council Member Gover was right, if somebody comes to this community, they had to have something to show, if they wanted to go somewhere else, they did not want to be remiss by not having their ducks in a row with those other facilities that they have, but they have got to choose one to go forward on.

Council Member Gover commented that they were jumping the gun on what he was trying to emphasize.

Mayor Price noted that he had good, valid points, but somewhere in this whole thing they had to choose something and then go forward and take it, but then not deny the emphasis on other things. He stated that they had to keep them in mind as well, because eventually he knew that the park was going to be full one day and the other industrial facilities were going to be full and this town was going to be back where it once was. He agreed that Council Member Gover had good points, (but) he was no engineer and no piece of land was going to be perfect.

Council Member Gover explained that he was trying to point out that if it could be a problem why did they not move to the left or the right of it or whatever and get out of the swampland. He asked why they would choose land in the swamp.

Mayor Price replied that they should do the engineering and let the professionals look at it.

Council Member Tudor stated that if they went with that site and FedEx built in Guilford County, the city was going to get something on the west side of town. He added that the State had said that that was where it should be and they would help market it.

Council Member Gover stated that he could not convince him that the State came up there and pinpointed that 400 acres.

Council Member Tudor continued that if they could do that, their airport was going to grow. They might even get auxiliary businesses related to FedEx. He stated that they should maybe

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even ask FedEx to come to Rockingham County. He stated that they had to operate on the west side of town, marketing wise, and if they market the west side of town with the help of the State they may end up with an industry in the middle of the French Farm, but at least the State said they would help market that side of town and he wanted to go with it now.

Council Member Janney commented that they could talk all they wanted to about that piece of property or any piece of property. He stated that at this point they have just had a prior discussion on water and sewer. Water and sewer was a key issue to the problems they have in the city now and then they were going up there and rush into this thing and go do something in which they had no idea how much it was going to cost. He stated that money was currently a big issue in their town. They did not know what it was going to cost to do all this and they did not have any idea what the environmental impact would be or what it would cost. He stated that a lot of them did not know what was going on moneywise about this piece of property.

He stated that they say, "go buy it", they could go and buy that property up there and it could set there for years and they may never have the money to develop that property, even though the county was paying half of it. He stated that they had to crawl before they walk. He stated that he did not have a problem with an industrial park if it was the right park, but personally he did not agree that this was the right park. He stated that he was saying is, lets not go out there and do something else that creates a bigger problem than they already had. He stated that if they gave all the facts he might eat that piece of land up, but they were asking him to go into the unknown.

Council Member Tudor stated that when Peter Bine was here, he continued to say they needed to do all of the plans, so that when an industry comes, the second thing on the list was recruitment of new industry. When those industries that were sent their way from the State or that they were able to go out and make contacts with, they have the plan there and that was what he understood Council Member Grogan to be talking about, the plans needed to continue to proceed. They should find out what was wetland and what was not, but they needed to go with the information. He stated that he wanted to get on with it and get those plans done the engineering work done, so when an industry comes along, they would be ready to comply with whatever needed to be done. He added that as things were happening to those communities around them, he thought FedEx was going to end up in Guilford County and he thought they could benefit from that.

Council Member Gover replied that that map told them about the wetlands and the common grounds, that work had already been done. That was the point he was trying to make. That was showing them where their wetlands and storm water runoffs were and he challenged them to look at the maps and really study it and decide if that was where they really wanted it.

Council Member Janney commented that Council Member Gover saw this map in a planning and zoning meeting. He stated that this had bothered him since day one. He stated that Don Moss did not even have that map in the package that they looked at. He never did show them anything when he came to the City Council with that. He stated that he and Council Member Gover went to the County, got that map and color-coded a lot of it for them to see.

Council Member Gover added that all he wanted was for this Council to see it and make a judgement call. They have already made the decision on what they were going to do with the land, but he wanted them to see what they were getting.

Mayor Price stated that in conjunction with that, at some point in time they were going to have to have some conversation, just to tell them what other communities, especially Danville, have done. He stated that they have sewer lines on both sides of the Dan River and at some point in time as Eden grew, and obviously they wanted to grow to the south and perhaps to the west, the city ought to think about a major trunk line down the south side of the Dan River to tie into not only future industrial park growth, but to think about sewer in that side of the city.

Council Member Gover pointed out if they did not put that in when they brought the County in...to which Mayor Price replied, no he was talking about a major trunk line.

Council Member Janney stated that they talked to Mike McDaniels (County Engineer) about that

sewer line and Mr. Grogan made a comment today that he did not know which way they would go. He stated that he did not think anybody knew right now, they were not sure what that sewer line would do, it was based on what goes up there.

Council Member Rorrer commented that one did not have to be a rocket scientist to know they were not going into Matrimony with it. It was already overflowing now.

Mayor Price stated that they had mentioned at one time and he did not want to jump the gun, discussion about the rehab of those existing buildings in town, there was a lot of interest and talk about offering some incentives...

Council Member Janney asked if they were through with their other discussion.

Council Member Rorrer stated that he had something he wanted to say. They were sitting there a while ago talking about those three main projects, which could possibly stop growth in the city if the State took a notion to do it. There they were sitting there talking about spending five to eight times as much on the industrial park and it was not even phasing anyone. He then stated that they could go ahead with their next item.

Recruitment of New Industry & Retail Businesses:

Rehabilitation of Existing Downtowns & Possible Incentives:

Mayor Price stated that he looked at this sewer improvement as a return on investment for labor and expenditure versus what they were spending now for water filtration. He stated that he looked at the industrial park as a return on investment for what it could provide in their community. If they think about industrial jobs again of \$3.50 to 5.00 for each dollar of payroll, that was what funds the small businesses, the churches, the restaurants and those types of things, that was what makes the town. When he spent \$1.00 for payroll it was \$1.00. When an industry comes in it was \$3.50 to \$5.00.

He stated that in talking about the smaller things, there was the opening of a doctor's office on Fieldcrest Road. He stated that he had no doubt he would do well there. He stated that in all of their other areas in fact, there were some situations where they could use some incentives to fix up. There were a lot of people around who run businesses or who would like to expand who would like to open up something that they just did not have the availability of a piece of property that would be suitable for them. He stated that some of their downtown areas really needed some help.

Council Member Gover asked what they could do to attract a Lowe's or a Kmart or a Home Depot. He stated that he had talked with a man earlier who had told him they were contemplating expanding Walmart or building one in Reidsville and closing this one. He stated that as far as he was concerned, Eden loses in that.

Council Member Janney noted they had a good chance of getting a Home Depot because they did not normally build right beside a Lowe's.

Council Member Gover asked what they could do to get it.

Council Member Grogan explained that Lowe's had a 30,000 population to market from the location that they serve. He also added that Home Depot had looked at sites here. He explained that Martinsville was the only shopping area for Henry and Patrick County. All those people go to Martinsville to eat and shop. He stated that when the Eden Mall was first built it was very successful, as they did not have a mall in Danville or Martinsville. They had the Kmart, which was doing great, then when they built the strip shopping center in Western Rockingham County, they put a Kmart over there. People were coming from the western part of the county and Stokes County to Eden to shop. People were coming from Martinsville to Eden to shop. People were coming from Danville because of the mall. Now, they have a mall, so those people did not come any more.

Council Member Gover asked what they could do.

Council Member Grogan replied they had to get people to shop at home and spend money here.

Council Member Tudor commented that people had to have money and normally money meant they had to have manufacturing...

Council Member Grogan asked what he, as a businessman would do.

Council Member Gover replied that they sell themselves. They had to sell Eden and give them something to come here on. He stated they could not sell their product if they did not have people out there selling it.

Council Member Grogan suggested they come up with a list of what they could sell.

Council Member Tudor stated that again, when he started this conversation, he thought they were getting to where they were going to start. They had an industrial site and they needed to proceed with that, and then by proceeding with that was where they start doing the things that they were talking about now. He asked if he was wrong about that.

Mr. Corcoran replied that it went hand in hand, the industry was one aspect but the large and small businesses were another aspect. He stated that the County's Economic Development Department was very busy on existing industry and bringing in new industry. He suggested that the city look at what it could do to help support small or large businesses, try to bring in retail establishments, try to promote business development in the community, and there the city needed to play an active role. He stated that so far in his five weeks he had not seen or uncovered where there was a person, as far as the city government was concerned that was involved in that.

Council Member Tudor asked if they needed a Planner.

Mr. Corcoran replied that they needed someone, it was being formulated right now and that was going to be part of the budget presentation. He stated that they needed somebody who could devote time to business development, promotions, working in the downtown areas, and dilapidated buildings on revitalization efforts. He stated that there were a couple of ways they could go. A Planner would do the planning aspect. If they had a Planner then that potentially would free up the Director of Planning & Inspections to then do some of those items. They could then go out and work with the downtown areas or work with the owners of the mall. He noted that he had already set up about ten different meetings with large businesses and industries and he was meeting with the owners at the mall next week. He was also in the process of setting up a meeting with Walmart's manager. Those were things that the city needed to be doing and they needed somebody giving that attention. He stated that whether it was hiring a Planner which then freed up Mrs. Stultz to move into that position, or whether they looked at a Manager of Business Development, there were a variety of ways to look at it. He stated that it went hand in hand, they had to do the industrial development, they had to have the jobs to bring the money into the community, they could spend in the retail establishment, but to bring those people in they had to have a good school system, a good park and recreation system, and they had to have retail establishments for them to shop in. He stated that he thought from the city's standpoint, the city needed to implement some type of a program where it was focusing on its large and small businesses, working hand in hand with the Chamber, other people that were out there doing things, but the city had so much at they needed to commit some personnel time and money to this problem because unless it was somewhere he had not seen it, he had not found it.

Council Member Janney stated that he had mentioned earlier that they should tie that in with the new Human Relations person. He noted that the Human Relations person was working with all the inter-workings of the city itself.

Mr. Corcoran stated that the way they were currently structured, if they look at the job description for the Human Resources positions, that was purely just a grunt position, working with the employees, and doing benefits things like that. He stated that if they take it a step

further, if they had somebody, whether it was a Business Development Manager or if they had a Planner, which then freed up Mrs. Stultz, contacting Texas Steak House or Applebee's or places like that and what could be done if anything to bring them in, working hand in hand with the people at the mall, what other festivals or special events could be sponsored during the year to try to attract tourists and visitors to this area, whether it was a fall festival or spring festival, those were the types of things that they could be involved in. He stated that he had been out to some businesses and it was amazing. He stated that he introduced himself, give them his card, and their reaction was like, "why are you here?"

Council Member Grogan commented that the agents who represented the people who own Meadow Greens Shopping Center or Kingsway deal with Applebees, Texas Steak House, etc., in trying to get tenants for their property. Those same similar types of people represent the Eden Mall and the Walmart shopping center. They get paid well to try to market outparcels to restaurants and to try to get new businesses into space. He added that Belks also had people who were busy trying to get people to come to their location because traffic helped their business. So those were the people behind the scenes that work everyday and get paid to do it in managing those properties and keeping them occupied. He stated that they were a group of people that this person could certainly work with because they had a vested interest along with the owners of this property.

Mr. Corcoran mentioned that yesterday, as they were at the ribbon cutting for the doctor, the gentleman who was instrumental in that process talked about how the doctor had initially expressed an interest and how he picked Eden. He stated that they went into the process of how they really went out and made it doable for him, that such group of businesses there in that area really did a lot of marketing to try and really show him that they wanted him to locate in Eden. He stated that was important and as Council Member Grogan said there were people out there doing this business and that was who they needed to get in and tap. They represent a wide array of places and locations and it occurred to him that when they drive through the different downtowns, they were unique in that they have four different downtowns. He stated that with the layoffs it really would be important for the city to commit some resources whether it was getting a Planner and then asking Mrs. Stultz to do that, or bringing somebody in, but somehow they needed to focus some attention on helping their small and large businesses to keep what they have and do what they could to bring in other ones and at the same time they have the County and Don Moss and his group working on the industrial site. He stated that was what they were focusing in on. They were not focusing in on the small or large businesses, they were after the manufacturing firms, so it was really a partnership.

Council Member Tudor commented that they needed to get it going. If they were going to emphasize having a more clerical type person doing Human Resources and hire a Planner then they needed to make a decision and go with it this spring.

Council Member Gover agreed that they needed to move on it.

Mayor Price commented that Mr. Corcoran had a good point. He stated that some other communities have joined the Main Street Program in which they make a commitment for two years for a director to deal with small businesses. It worked exclusively with small and midsize businesses to do something with downtown areas in a non-city employee type of environment, although they did fund with some other people the cost of running it.

Council Member Grogan noted that the people on Washington Street got a list of all the property owners from Hamilton Street down to Boone Road and back up to Jay Street to contact about Main Street or some banding together for a tax district. He stated that Mrs. Stultz had spent a lot of time this past year with Bill Pace and somebody else on Washington Street trying to initiate something.

Mr. Corcoran stated that it was sort of like an incentive program. The city used to have an incentive program where they offered about \$500 and matching type funds for businesses that wanted to make improvements and he thought at the time they only had one or they did not have very good response. He stated that he thought that followed the same line of thing that it was a

partnership, it was not just the city doing it, and they have got to want to do it too.

Mayor Price commented that they have had some real good tremendous efforts in the last ten years with downtown revitalization. They were going to have people who were going to move out of an area, who were really instrumental in carrying the ball and it did not work but they have to have that person that was going to go on.

Council Member Grogan added that he was for development and growth, but they were living in a capitalistic society and if somebody was going to make a profit he thought they should have the bucks involved, rather than him spending taxpayer's money to go out there and do some of the things that they talk about. He stated that he liked to see people be successful but he also liked to see wealthy people invest some of their money and pay taxes to where they could do the water and sewer lines and other things in this town.

Council Member Janney referred to a visit Mr. Corcoran made to a citizen and he stated they had never seen that in a City Manager, that he would go by and take time to talk to citizen about a problem they have, and he really appreciated that.

Council Member Gover commented that if they had their last minutes from their last retreat, they talked about a lot of the same things that they just talked about and they need to do something about it and let their Manager come up with a plan to do them because they could talk about it at every retreat. He stated that they talked about modifications on ordinances, they have old buildings they need to take down. He asked what the movement was on that. He stated that to entice business they must have a beautification program and do something.

Mayor Price stated that he and Mr. Corcoran had gone last week and looked at a downtown area and in his opinion it was a shame it had gone on as long as it had. They looked at a building that was about half way boarded up and had been burned and they then looked at another building with some type of device on the sidewalk that looked very unsafe. People were not going to make investments in areas where there was no incentive...

Council Member Gover added that he could also say that they were making some progress with an apartment complex that had boarded up some windows, so there were some things that comes out of the meetings and he was proud to say that they did modify to where they could go into this complex and inspect it.

Mr. Corcoran stated that some of it was just a slow process. They go out there and serve a store owner or property owner a notice of violation and then there were certain time limits built into the process and then it was turned over to legal counsel. He stated that he did not have to tell any of them the pace of the legal society out there and how things move through with the court system. He stated that part of the problem was just the bureaucratic red tape of going through the legal process to do some of them. They just have to stay right on top of it.

Mayor Price stated that he did not think it was fair for the small business person to make investments and invite customers in their place and right across the street there was an absolute bombed out building. That was not inviting business or cooperation. They have a policy that they provide incentive packages to developers for water and sewer and he knew this was not the same thing, but they should have something similar to that. He stated that they could encourage people to make an investment.

Mr. Corcoran stated that he was in the process of developing some recommendations and suggestions for their consideration on a wide variety of staffing issues in different departments, somewhere maybe they could restructure a department to make it more effective and efficient and somewhere maybe they could even eliminate a position and in this instance maybe they could do something more.

Automated Attendant and/or Customer Service Complaint Representative/System

Need for Customer Service Complaint Representative/System & Who Would Handle

These Responsibilities
Automated Attendant and/or Receptionist Position

Mr. Corcoran continued to the next item of discussion, which was the automated attendant and/or customer service complaint system. He noted that as they were aware, at some point in December there was a motion made whereby the Receptionist position was eliminated. He stated that there had been some discussion made then about looking at an automated attendant system, as well as a customer complaint system. He stated that in his mind, at least, they were two separate issues.

He explained that one thing that was very important to him, was that every request, every complaint, was followed up on. He stated that was currently in progress. He then referred to the past week's paperwork on the complaints and requests that he had received. He stated that they could not imagine the number of calls, complaints and requests received. He stated that he had tried, if an individual called with a problem, to go out there and look at the problem and take notes. That gave him an opportunity to meet with the citizen and become familiar with the city. He stated that he then disseminated that to the appropriate Department Head. He noted that everything was being done in writing now and complaints were sent out to the Department Heads for a response and then he tried to get back to the person who brought the complaint to them.

He stated that his point was he thought there was definitely a need for a formalized system. He stated that there were a variety of systems out there and he had probably read literature on eight or nine different systems. He noted that one that had been mentioned before was being used by the cities of Lynchburg and Roanoke. Both cities use a system called Suite Response. He stated that the City of Roanoke said that their system worked great and all of the information was captured in a central data bank that everyone could see. If a citizen decided to, for instance, play the field, and talked to Mr. Sexton one day and then called Mr. Johnson, those departmental employees could see that the person had made the same complaint/request. It tracked everything from the minute it came in. He stated that it was also accessible by Internet and if they went to the Lynchburg or Roanoke web site, a citizen could make the request or complaint online and then the next morning it would go right into the system.

He stated that his biggest point was, if they were going to respond to all those complaints, there had to be a better way. He stated that currently, the right hand did not know what the left hand was doing. He explained that yesterday he was with the Police Department and someone came to him about a possible criminal matter and he had put the wheels in motion working on that, then he found out that they had also gone and talked to a Police Officer about it. There was no coordination.

He explained that the next step, the hardest part about it, but it probably could not be handled by an existing staff person. He noted that most places used the Receptionist as the customer complaint representative. They did two main functions. They answered the phone and handled every single complaint. He explained that if they, as members of Council and the Mayor, received a complaint, they would call that person. They did not have to call the Department Head or the City Manager. They called that person because they were accountable for doing that. The citizens would also call this person who handled the complaints. If they wanted to go to something like this, it would be a lot of work and it would require a lot of attention. He stated that if there were still some interest, he planned to go to Roanoke and Lynchburg and look at those systems and see them first hand and he invited anyone to go along.

He stated that as far as the automated attendant, that was a great system. He noted that he had given them some information from Staples and it was only a one-time expenditure of about \$3900 and then it was in place. He stated that a lot of places were going to it. He added that it could be tailored to say whatever they wanted and the message could be changed for holidays.

He stated that basically there would be a greeting and then something like "for Planning & Inspections dial one, for Finance dial 2, for Engineering dial 3, for Administration dial 4", and at the end if they needed the Police Department, Water Plant or Sewer Plant, it could handle all of those things. He stated that another benefit was that even if they had a Receptionist, there were

times when that Receptionist was on vacation or sick leave. They had night hours, weekend hours, and holidays, so there were many other times, or even if they had a human being that was answering the phone then that automated attendant would come into play.

Mr. Corcoran stated that those were his observations. He stated that this was not a non-typical week but the norm. He stated that as soon as he got one list done there was another list on his desk. He stated that some of the Department Heads seemed to be amazed that he was sending all of this out and expecting a follow up and response and he thought in the past things just fell through the cracks because there were so many of them. He stated that there was a need, but obviously that was for the Council to decide. He stated that if they did proceed with it, the best solution would be to have the Receptionist handle the customer complaint system. He stated that he had looked at the job description for the Receptionist and there was not much on it. He noted that another thing was whether or not the Receptionist in the past was doing everything they were asked to be done. He noted that from reading some of the old minutes, some of them had said there was not enough work. He stated that he could guarantee that if they decided to do a customer complaint system, and that person did what they were supposed to do, it would be more than enough work.

He noted that the other thing with the computerized system was that it tracked everything. He used as an example, the Police Department, and if the Chief got a complaint on Monday, they would know when he responded just by pulling it up on the screen. He explained that it left a lot of accountability to all of their departments in terms of when things were being responded to, and where they were. He explained that if "Mrs. Jones" called in, instead of going through their hard copy files and going through her complaint, they would just type in Mrs. Jones and it pulled up any complaint Mrs. Jones had ever made.

Mayor Price asked for clarification if the Councilperson would be able to call in to this person to which Mr. Corcoran replied yes as well as all of their citizens.

Council Member Grogan added that everybody called one person to which Mr. Corcoran agreed and stated that everybody called one person. That person would be responsible for responding to the complaint, not just receiving them. If a Councilperson brought something to their attention, that person was responsible for handing it out to whoever needed to address it, but they were also responsible for getting with the citizen, letting them know what had been done, and then following up with the Councilperson to let them know it had been taken care of.

Council Member Rorrer commented that he had been an advocate of disposing of this wasted position, but he was very much interested in what he was saying.

Mr. Corcoran stated that he would call Roanoke and Lynchburg and see if he could set up a demonstration and then any of the Council who would like to go with him could travel with him and see it in progress.

New Eden Recreational Park:

Update & Where Do We Go From Here

Mr. Corcoran explained that he had asked Mr. Joey Conner, Parks & Recreation Director, to come in and give an update on the Recreation Park. He stated that they have talked about bringing people into the community and obviously an important aspect of that was to have a good solid Park & Recreation program. He added that this was not listed as something that would be done next year, but it would go on for several years.

Mr. Conner presented the Council with a couple of brochures, one that was done professionally and another that was done on the computer. He also explained that they were trying to generate a gift catalog. He also noted that they had a professional create and donate a logo for the park entitled "Play in your Park".

He explained that the brochure told a little bit about the park and gave everybody an idea of what

the Phases were. It also gave some information regarding the gifts catalog. He explained that an individual or an industry could have an idea of how much a picnic shelter would cost or purchase an entrance sign and have their name on it. He noted that they did get into softball fields, an amphitheater and things such as that because hopefully when they go to some of the larger industries they would pick up on that.

Mr. Conner stated that currently, if everyone remembered, they received a \$150,000 Grant last year from the State of North Carolina, which was called the Parks and Recreation Trust Fund. He stated that the Council graciously back stepped it \$150,000 so they now have \$300,000 to get started. He explained that Phase I was comprised of the following: Sam Smith had pretty much rough graded the entire park and they have had it grassed. He added that there was some minor erosion problems at this particular moment, but everything was grassed and fescued. He noted that they would like to come back with some Bermuda grass or something that would last a lot longer and be there forever.

To continue on Phase I, basically they have the entrance, a parking lot and a multi purpose field to be used for soccer, football, or other things, or possibly the Fourth of July celebration. There was also a walking track that goes around the entire multi purpose field. He then referred to a picnic shelter and stated that the Park Committee had pretty much decided on a closed in picnic shelter with bathrooms, a concession stand and also a storage area. There was also a playground for the children.

He stated that there were also plans for a sand volleyball court, which was not actually in the first Phase, but they were trying to include it in there if they could. He stated that this was \$300,000 and they were well ahead of schedule by already having the grading done, so they felt that they may be able to slide some money one way or the other.

Mr. Conner noted that they did not have the walking track being paved, (but) they have already gotten with Duke Power about entrance lights. He stated that they would be using the regular floodlights, they were going to have to have something that had a little bit of design to it. He added that they have already received bids on picnic shelters and according to the Grant, everything should be finished by June of 2002. Mr. Conner also noted how lucky they were to receive that Grant last year, because this year with the State's freeze, he thought about seven or eight million dollars was frozen.

He stated that for the future, of course, they were starting a fund raising campaign and they continued to get donations. He noted they just received \$400 from the Eden Junior Women's Club and ended up getting about forty some thousand dollars from the Railroad Fund. He stated that they have practically raised \$50,000.

Mr. Conner explained that they were now trying to decide where they want to go as Phase II. He explained that anytime you put in for a grant, in doing that you have to look at three different items. He explained that they were looking at a softball field, possibly an amphitheater and maybe another picnic shelter, which would give them three items to make them eligible for the grant. He stated that you try to diversify what you already have, which would give you extra points and that was pretty much what they were looking at. He stated that they also used the Dan River work crew who helped clean out the trails and walkways. He stated that he knew that the city gave them a verbal agreement for \$50,000 for the next ten years and he realized some of that money had been spent already (\$75,000) so they were in the hole for the next year or so.

Council Member Gover asked what the overall cost on Phase I was.

Mr. Conner replied that it would have to be \$300,000.

Council Member Gover asked if that would suffice what they need.

Mr. Conner replied that it would have to. He stated that with the grading and all that they had approximately \$45,000 in the grading in their estimates that they gave the State, so the fact that they probably cut that in half or maybe a third, they were going to have additional money. He

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stated that he had been in contact with their Representative in Winston-Salem, in being able to slide the money one way or the other. They said that as long as they stayed within their project they could do whatever they want, such as, if they had \$35,000 for the playground and they want to move \$50,000, so be it.

Mayor Price asked if the swimming pool was going to hold together until they could do something down there.

Mr. Conner replied that it depended on how long it took them to do anything else. He noted that the filter system was replaced 8-10 years ago and they probably have maybe 3 or 5 years left. They also had it resurfaced about the same time, but they were starting to paint it now.

He then mentioned that a lot of cities now have a skateboard track. He explained that it was just a concrete path. He stated that they were trying to go around to different industries and they have already spoken to Karastan. He explained that they were trying to get a small group together to come up with the next Phase, what they were going to look at, how they were going to approach different industries, and as they all know, the estimated cost to do the entire park at one time was about 4.4 million dollars. He stated that they had to start and hopefully they would not build this first Phase and stay there for the next 6 or 7 years. He stated that he hoped they would continue on with it.

Mr. Conner noted that they would have football games and try to start a Spring soccer league and try to get an Eden Soccer Association started. He added that he was not trying to compete with the YMCA, but there were some kids there that would like to play year round soccer. He stated that the main thing in his mind was that the moneymaker was softball and softball was still king in North Carolina. He explained that different organizations would come in every weekend, such as the USSSA, NSA, ASA, there were tens of them. They would come in and sponsor a tournament, then the city would make money off the concessions, the entry fees, and it brings people in to spend the night and it would be an economic boom. He stated that currently it was impossible to do that with what they have. They have one regulation field at the East End and the one in Spray (DeHart) had a 250' fence, basically a baseball field. He also noted that an amphitheater would be fantastic and they were kind of eyeballing Miller on that. He added that they were not looking at a tremendous cost on that because the way it had already been graded and the topography that they have now was to put the amphitheater down in the bottom and kind of tier it and have basically stadium type seating.

Council Member Tudor asked if Phase II would be finished by 2007.

Mr. Conner replied that he hoped so. They were looking at one ball field, probably one softball field with lighted fence and everything for around \$120,000. He added that the lighting was tremendous.

Council Member Janney agreed and noted that they had \$50,000 in lights at DeHart Park.

Lunch and Tour of New Council Chambers:

Conclude Discussion Concerning City Council Goals For FY 2001-2002 & Beyond:

Human Resources:

Mr. Corcoran explained that he did not think they needed two people in Human Resources. He stated that they currently had a back office where the HR Director was, so if they only have one person in there, then they could go in that back office. He explained that the current problem with the Interim Human Resources Director (Margie Blackstock), was that she may be dealing with a sensitive personnel issue with an employee that no one else has business involved with and they either have to stand out in the hallway, which they really did not do that, they open up the door and walk in. He stated that she really needed to be either put in the office to the side or to the back.

Council Member Gover commented that they should just cut a doorway there to which Mr. Corcoran replied that was in the Change Order that they approved.

Council Member Rorrer pointed out that they could always get that door put in later for a whole lot less than \$3,000 and they could just get a credit.

Council Member Gover added that they definitely needed to get that privacy in there.

Council Member Grogan commented that they have always got that office there for privacy.

Council Member Reynolds asked if he was saying that they just need one person, so they could move Ms. Blackstock to Finance.

Mr. Corcoran replied that part of his thinking was that they have not been missing too much of a beat. When he looked at what needed to be done, one of the things he would look towards was to check with Ms. Blackstock and leave her right where she was, and let her do what she was doing now and when she retired in two years, then they would go out and get somebody who specialized in HR.

He explained that she had been in there for so long and the problem with the Finance was that they were not set up yet for the payroll. He stated that the Finance Department was another thing. That whole area needed to be restructured. He stated that he had met with Mr. Fisher (Interim Finance Director) yesterday and he gave him a plan. They already have a vacant position that had not been filled. It was not frozen or eliminated, it just had not been filled. That position was needed and was part of the problem right now. He noted that Mrs. Jeffries had been absent sick and came down with pneumonia and an ear infection in the last few days. There was no cross training and they were in real jeopardy. He stated that she was in there working right now, but she did not feel good and they were in real jeopardy of not having Financial Statements again next week. He stated that there was just more work that needed to be done that was not being done. He and Mr. Fisher looked at restructuring the job responsibilities and eventually payroll should be up there. When Ms. Blackstock retired, the ideal thing would be to move payroll up there at that time and hire a new Human Resources Director and then focus in on everything between now and then. In the interim they were better off leaving the payroll with her, letting her do the things she does, and if he needed to help here or there on an issue, then he could help out.

He explained that he was trying to get the positions they needed without creating the need for additional money. He stated that they would be much better off to hire the Planner and let Mrs. Stultz function and look at the business stuff they were talking about earlier. They would still have the same number of positions than they were by putting two people in HR and no one looking at business development business promotion of the downtown areas. He stated that the community would be better served and his recommendation was that they did not fill the Human Resources Director position.

Computer Tracking:

Mr. Corcoran stated he believed the Council thought that every time someone got on a system, it was tracking them and producing reports, but it was not. He explained that what happens is, say they thought there was a problem on an employee's computer, they would come in and have the capability of tracking it quietly, but it did not produce a report. He would contact Mr. Steve Chatham and have him come in and it would be very easy for him to go into the system and pull up everywhere, all Internet sites, etc. for "x" amount of time that a certain computer had been active. What Mr. Chatham and Mr. Wrangham explained to him when he met with them was that it sat there, but there was nobody in their opinion that had any idea of how to get into that system, because it was so complicated. He said if anyone even came and tried to mess with it, they would have no idea what they were doing as they did not know the passwords to access it. Mr. Corcoran explained that he understood there was a concern about security, but he was told they could not get into it.

Council Member Janney asked if former Finance Director, Ray Sharp, could get into it to which

Mr. Corcoran replied he did not know as he was looking for the future and he did not go into the past with them.

Council Member Janney replied that was not what they asked for and that was not what they were supposed to have.

Mr. Corcoran stated he did not know if they had seen the servers, but all of the equipment in that office would have to be moved down, but it's not operating. He explained that he was in a manager's meeting the other day in Reidsville and they just put in a new system, and it blocks automatically certain categories on the Internet. Rather than tracking, it just blocks them so if someone wanted to go to a game site or whatever, there was a blocking software so that no one could go there, and that was how they approached it.

Council Member Janney explained that he was the one that brought this up originally and he had a file on it that he would pull and discuss with Mr. Corcoran. That was not what they said they were going to get.

Council Member Rorrer explained that it was supposed to be where the City Manager could go in and see what was being done on the computers. What caused the whole thing was that they had one main person that had a terrible violation of the computer. That person left the city, and they were back on the payroll again. Someone needed to be checking computers.

Mr. Corcoran explained that he told Mr. Chatham when he met with him that he thought that the Council's impression of what was being done, and what was actually being done were two different things. He added they could look at it, but he was just telling them the way it was now and that was that he (City Manager) could get that information by calling Mr. Chatham to come in, and they could do it. But were reports being prepared and was it being regularly monitored, no.

Council Member Rorrer stated he frankly did not care about the report, but he did care about him (City Manager) being able to go into it, but to pay someone every time they wanted to go into it was ridiculous.

Council Member Grogan asked how much it would cost to get the block installed to which Mr. Corcoran replied he had not looked at that but would call and find out. Council Member Rorrer replied they would have to block a tremendous amount of things as employees were applying for jobs and everything else.

Council Member Janney added it was so much going on that after talking with the City of Reidsville and the County, adding the person from the County came over and talked with them, but he did not know how that system would work as they must have something fancy. He again stated he would get his information out, and they would sit down and talk about it. He added that after reading Mr. Corcoran's information he sent out in his weekly report, that was not what the Council (wanted). He suggested he go back to the minutes, to show that what the Council wanted was totally different than what they got.

Bloodmobile:

Mr. Corcoran added that one other thing he wanted to mention was the need for guidance on the bloodmobile. He explained that the City sponsors a blood drive and the next one was next week, March 15th. An employee came in and asked about a policy regarding giving blood and leave from work. Ms. Margie Blackstock, Payroll and Personnel explained that there were different policies and procedures that departments were following. For instance, the blood drive typically begins at 11:30 a.m., and Mr. Sexton would allow his employees to come in at 11:30 a.m., and it is basically a two hour process of coming in, eating a meal (which the city provides), giving blood and by the time they are finished, according to Mr. Sexton, it is approximately 1:00 p.m. or 1:30 p.m. Since he deems those employees to be in safety sensitive situations, he allows them to

leave for the remainder of the day; therefore, some say they receive four hours off work as they work until 3:00 p.m. Then, the fire department was letting their employees who work 24 hour shifts and have to go back to the station add four hours of comp time.

Council Member Rorrer added, which was time and a half.

Mr. Corcoran continued by adding that he discovered if he were a firefighter for the city and he was off work, but decided to come and give blood, even though he was not working that day, he would receive four hours off.

Council Member Grogan replied, change the policy and do not allow anything, if employees want to give blood, then give blood. . .

Mr. Corcoran continued explaining that other departments did not receive anything. In looking through the files, a letter dated 1986 and another dated 1988 were discovered from a department head outlining a policy. Although nothing could be found in the minutes, the memorandums were very detailed. Over the years, the fire department has done their version, while others return to the office and do not receive time off. Mr. Corcoran explained that this was a mess and a couple of department heads swear it was done and that a policy exists. Mr. Corcoran explained that his opinion was the past was the past and he would bring up the facts to the Council and see what they wanted to do from here forward.

Council Member Rorrer stated that nothing was any more sensitive than a police officer and they have been going back to work, had they not.

Council Member Gover stated they (Solite) had people working on heavy equipment, and if they wanted to go give blood then they were not docked, and they came right back and got on that heavy equipment in the 110 degree weather.

Council Member Rorrer mentioned the possibility of a police officer chasing a bank robber after giving blood.

Council Member Janney noted that Dupont was as safety sensitive as anyone he had ever seen and if an employee was operating a spinning machine or whatever they were doing and they gave blood, which they were allowed, they came back out of the medical section and went right back to work.

Council Member Rorrer noted that everyone would go out, get in a vehicle and drive away. Council Member Gover added if there was a danger there then they would certainly tell them not to drive.

Mr. Corcoran recalled the Chief of Police saying if an officer was on active duty then he did not allow them to give blood because he did not want them to get back in the car.

Mr. Corcoran stated if he was going to be the devil's advocate of jumping on the equipment, then he could say they may not have to go back and jump on the equipment, but that there were other things they could do such as cleaning vehicles.

Council Members Janney and Rorrer stated they were there (on Council) in 1986 and they never remembered the Council ever agreeing on anything to give blood.

Mr. Corcoran stated anywhere he had ever been, if someone wanted to give blood then it was something they figured was their civic duty.

Council Member Grogan stated he did not have any problem if they wanted to continue to ask the city employees to come over and give blood and the employees are allowed time to give blood and go back to work. Another option would be to give the city employees lists which the Red Cross has and let them notify them when they are having blood drives at the hospital, YMCA, etc. and allow the city employees, if they chose to go, to go and give a pint of blood and

then go back to work. He stated they wanted to continue to urge the employees to give blood and get the most blood they could, but the city does not need to give them a half day off work and provide lunch.

Council Member Janney noted for instance, if the hospital was having a blood drive then he could go to the YMCA the next month and say that was the blood he wanted to donate to the hospital (hospital's blood drive). They did not have to be there on that day.

Council Member Grogan stated but the convenience of having it over at Klyce Street was probably more time efficient by it being done there. He explained that the last time he gave blood at the hospital he got so frustrated having to wait so long. He noted he went to the Shop (Klyce Street) because he could get in and out quickly.

Council Member Janney stated they needed to get away from paying someone to give blood. . . Council Member Grogan added give them the opportunity to go and give blood. . . Council Member Janney agreed with Council Member Grogan. They added they did not mind the City sponsoring the bloodmobile. . .

Mr. Corcoran stated they definitely did not want to do the four hours and asked how the Council felt about lunch. Several Council Members mentioned that those giving blood received a card for a free pizza and cookie/crackers and juice/coke after giving.

Mr. Corcoran noted that the next blood drive was less than six days away and it was his understanding the arrangements had already been made for lunch. It was the consensus of Council to do this next one the same way, and then no lunch and no time off.

Council Member Grogan asked Mr. Corcoran if he felt that was fair to which he replied it was definitely fair, and he had tried to explain that to the department heads at their staff meeting, that there had to be a basis for what they were doing.

Mayor Price asked Mr. Corcoran to make sure the employees were aware of this change.

Planner Position/Business Development Director:

Council Member Gover brought up the Planner position again to which Mr. Corcoran stated he just wanted the Council to be thinking about it.

Council Member Gover mentioned that Mrs. Stultz knew her way around, knew the code of ordinances, and in the face of retraining, if they go out and hire a professional, open up a position for a professional planner, talk about retraining, asked if they needed to look at that as well. He stated to him, Mrs. Stultz knew the city.

Council Member Rorrer stated if he used Mrs. Stultz the way he mentioned, he asked if they would have to have a full-scale planner under her.

Mr. Corcoran replied he thought so, as Mrs. Stultz was doing just day to day "grunt" work and a lot of the stuff in that department had fallen behind the eight ball because there was just so much, so many nuisance violation areas that need attention.

Council Member Rorrer stated he could agree with him, but in his opinion, that department had never sat down and looked through the papers and decided what they did not need to be doing any longer, and throw that in the trash can. He added that was what they asked to be done when they took that person out of there.

Council Member Grogan mentioned there were a lot of things they were wanting to get done and don't get done, that was one thing a planner could help do because they could help get things to the attorney. . . Council Member Gover stated if Mrs. Stultz was qualified to do that, then (they should) try to look after their own employees, too.

Council Member Janney asked why take someone already trained in the job they were in and do a different type function to some degree, why take the person out of that. He stated, leave them

there, put this other (person) in there and they can work in conjunction. Get a person who has real expertise in what they are trying to go after.

Mr. Corcoran replied that was his initial feeling to which Council Member Janney continued by adding not to put Mrs. Stultz out there, put her back there and let her get her stuff straightened out.

Mr. Corcoran stated if he did get another person, so that they would not be creating another department and there was already office space back there, he would put that person in the Planning and Inspections Department.

Council Member Janney replied he did not care where he put it.

Council Member Gover stated they were looking at two different things. They have a Finance Department and they have a lady sick, and they cannot get a financial report out because the lady was (out) sick and they have one of the better financial people from Asheville they could find. He stated, if they hire the professional (economic person) were they still going to bank on Mrs. Stultz.

Council Member Janney replied for a period of time, anyone they bring in will have to bank on someone else, no matter who it is, or what position you put them in. Council Member Gover mentioned Mrs. Stultz training the new person to which Council Member Janney explained that Mrs. Stultz would not have to train the new person as they would be an expertise in the downtowns.

Mr. Corcoran explained that Council Member Gover was talking about if they brought the person in as a planner and Council Member Janney was bringing the person in as a business developer.

Mr. Corcoran explained that some of the things that Mrs. Stultz wanted the planner to do such as work on the dilapidated buildings and downtown areas were some functions the new person would do. He stated he envisioned the new person doing some of the things Mrs. Stultz wanted a planner to do because that went hand in hand with working with downtown areas. He noted that the hardest part of that would be the new person coming in and understanding the city's codes, zoning ordinances, and land use regulations as they were different from community to community. Mr. Corcoran stated he thought the person they would look for was someone stronger in marketing, economic and business development end in terms of their background.

Council Member Myott questioned the salary of that person to which Mr. Corcoran explained that he had not gotten that far. These were just thoughts.

Finance Department:

Mr. Corcoran also mentioned that the Interim Finance Director had put together a memorandum, met with Mrs. Linda Jeffries who also agreed with the memo as well as himself. All three of them agree on the need to fill the vacant position in the Finance Department. The position had not been eliminated or frozen, but he did not want to start advertising unless everyone was okay with that.

Council Member Rorrer asked if he got a Finance Director, then would he still need that position filled to which Mr. Corcoran replied, definitely. Council Member Rorrer replied, go for it. Mr. Corcoran explained that they would advertise the position. . .

Council Member Grogan asked what that person was going to be doing. Mr. Corcoran explained that he had the plans and it was all being restructured, but the problem right now was that there was so much work.

Council Member Grogan stated there were a lot of Chiefs, but he wanted some Indians that were working. He asked what the Chief was doing to as he was (the person) requesting to hire someone.

Council Member Janney stated he wanted to see everything they had on this one because if they get a qualified Finance Director, will that person be able to do some of this stuff like Council Member Grogan was saying that normally another person would do, and they could restructure this thing, adding he was not telling him how to do it. He stated he would like to see what all they have in mind before he agrees to go add a person in there.

Mr. Corcoran stated he would send the Council the information because he and the Mr. Fisher, Interim Finance Director, had about six pages they had put together and he asked him to start on exactly what each person would do. He stated he would get that together and send it out with one of his weekly reports for the Council to review.

Council Member Grogan stated he would hope that department would start some cross-training to which Mr. Corcoran replied that would be job Number 1. The other thing was when they get ready to dump payroll into this position, they would not need any more staff at that point.

Council Member Grogan questioned contracting the payroll out later on as it may be less costly.

Mayor Price asked Mr. Corcoran if he had received any more applications for Finance Director to which Mr. Corcoran stated they had only received two applications and one was a CPA. This applicant was currently commuting each day and made approximately \$70,000 to \$75,000. He also was not willing to relocate. Mr. Corcoran added they have another individual, but no governmental type of experience and this individual was not a CPA. He added that Mr. Fisher was going to the Government Finance Officers Association Conference on Monday and Tuesday and he would be taking job notices and Mr. Corcoran's business cards with him to distribute. His plans were to network with people he has known and see if anyone was ready to move on to another community, or if anyone had a good assistant that may be ready for a step up. They were also re-advertising with an open-ended date.

Mr. Corcoran stated that with the Human Resources Director, he had received 26 applications with still a week to go.

Mr. Corcoran explained that Mr. Fisher had agreed to stay on temporarily, but noted that he was very expensive. He noted that paying his mileage, food, the hotel plus \$400 per day was a significant amount of money.

Council Member Gover noted that he had seen the Human Resources Director position advertised but not the Finance Director. Council Member Janney noted that the city would not get a CPA for \$50.00 per year and asked how much it was being advertised for.

Mr. Corcoran replied he would have to look at the ad as it was whatever the established. . .

Council Member Tudor asked if that position could be considered professional services as opposed to an employee where he would not have to come under the residency requirement.

Council Member Rorrer replied for him (Tudor) the person may, but not for him (Rorrer).

Council Member Janney recalled saying during the audit that he did not believe the city could get one (CPA) for \$50,000. Looking at the city's pay and what they were paying employees now who are not educated people, they would not get a CPA for \$50,000.

Council Member Grogan noted that the applicant commuting farther away may take a pay cut to commute to Eden to which Mr. Corcoran replied they probably would, but there was the problem with the residency requirement.

Council Member Rorrer noted that other than the top half dozen employees in the city, he did not have a problem with where they (other employees) live as long as they could respond in a certain period of time, but the City Manager and the top half dozen employees under him, as far as he was concerned personally, would live in the city, spending the taxpayers money and need to be here paying taxes accordingly. Council Member Reynolds replied he agreed. Council Member Rorrer added that as far as the employees out in the water plants, police department, wherever, he did not have a problem with the state line as that did not bother him. He explained that at one time he voted for it to bother him, but he had a reason for that because someone was trying to ramrod something over on them. Council Member Grogan noted that the most urgently needed employees were the City Manager, Police Chief and Fire Chief, but the person doing accounting, he did not care where he lived as long as he could do arithmetic.

After further discussion, Council Member Grogan asked if the Council would consider the one situation of this one individual and allowing Mr. Corcoran to talk that individual and see if they would come to work for \$60,000 and if the Council would let him commute. Also, and they could look at a policy later if the person decided to come. He added if the applicant was not interested then they would be no worse off.

Council Member Janney suggested seeing what Mr. Fisher came back with first and Mr. Corcoran noted that they were already re-advertising.

Council Member Grogan stated if Mr. Fisher did not come back with someone in a week to ten days, then he would talk with the applicant in Martinsville to which Council Member Tudor agreed. He added that the Fire Chief, Police Chief and the City Manager should live in the city and maybe department heads that have to be called out such as Mr. Sexton, but with an accountant, he did not know that should affect the position after that.

Council Member Gover stated he could always compromise.

Council Member Grogan stated the City Manager should keep the Council informed and if he wanted to talk to someone after he got back with Mr. Fisher, then go do it.

Mr. Corcoran explained that he did not want to call an applicant if he knew that the majority of Council says the policy is that he has to live in the city because the person was very up front that was not a possibility.

Mr. Corcoran stated the sad reality was that they were solely dependent on one human being to which Council Member Gover stated and that was something they wanted to get away from. Mr. Corcoran noted that Mrs. Jeffries was back today, not feeling well and had missed the three previous days so they may have something (financial statements) next week, but they may not.

Council Member Reynolds asked if Mr. Fisher could use a computer and fix this as much as the city was paying him to which Mr. Corcoran explained that they had an excellent person now, Mrs. Dala Stanley, who was top notch on computers and technology, but Mrs. Jeffries knows where the interfund transfers need to go and it was that knowledge one accumulates over time.

Council Member Grogan asked if the Council would allow Mr. Corcoran to talk with the applicant from Martinsville to which Council Member Janney stated he thought the Council needed to talk about this again as he was not sure everyone was agreeing that this person could live in Martinsville.

Mayor Price suggested that Mr. Corcoran bring it up at the meeting to which Mr. Corcoran replied he would see what Mr. Fisher came up with.

Mr. Corcoran explained that the remainder of the time was set aside in the event there were items the Council wanted to discuss.

Council Discussion:

Mayor Price stated that he wanted to talk about a fairy tale. All of the major cities around Eden were and getting hooked up to the Internet not so much for the use within the city, but they were where they were setting up these things for the industries to use. He explained that he asked a representative from Sprint the other day where they were with that capability and the person could not give him a good answer. He sensed that they were getting behind and they did not have a lot of expertise on that, but he believed they needed to begin some conversation. He was talking with a friend of his who was heavily involved in this as a consultant, and hoped he could bring him up to speed as to where the city needed to be. He mentioned Danville this morning and the institute they were building south of Chatham, they were gearing their people up to be able to use all of the broadband capabilities and they wanted to sell that as part of their economic development. He added it was something they could not ignore and needed to keep their eyes open. He stated his personal feeling on Sprint was he did not believe they wanted Rockingham County.

Council Member Grogan stated his hope was that the merger would have gone through and Southern Bell would have bought Sprint out in Rockingham County, had the merger between Worldcom and Sprint went through. Since that did not go through, he did not know how to approach it except, we have the sorriest telephone system in the county. He added that Rockingham County, had bad systems, but if one carrier had the whole county then he thought they could have some leverage, plus they could get some return on the investment. He also thought they needed to put Sprint on notice that if some things are not done to provide current equipment, etc. then they were ready to go to the Utility Commission to see if they would allow Southern Bell to come over and can we approach them about providing service to our part of the county. He added he thought they could probably get the western part of the county to go along with it because those were the two areas that Sprint services.

Council Member Tudor explained that his wife was forcefully retired from Sprint. When she worked with Centel, she had an excellent job and when Sprint bought them out, the company basically went to pot.

Council Member Rorrer asked if the (proposed) industrial park (Harrington Highway) was considered Eden, Reidsville or Stoneville to which Council Member Grogan replied Eden and it was noted that it was also in the Eden telephone exchange.

Budget Format:

Council Member Gover asked Mr. Corcoran if there would be a different budget format (this year) to which Mr. Corcoran replied they have changed one thing. He explained that in last year's budget, the first two columns were Budgeted 1998-1999, Budgeted 1999-2000 and that has been changed. In his opinion, it was a lot more valuable to have the "Actual" so this year the first two columns will be the Actual 1998-1999 and Actual 1999-2000 versus the budgeted. He added that he had wanted to go to a top to bottom format and try to condense it, but due to the problems of the financials and the fact that they were already so far behind that they were having to compress the budget, there just would not be enough time to get that done, it would not be this year. He added that the staff met Tuesday and he gave all of the budget things to the department heads, but now the department heads cannot do their budgets until they receive updated financial information which was supposed to be ready on Monday. He described this as being a "snowball" effect and as each day passes, it gets closer to June. As far as a major overhaul of the budget format, it would not happen this year. He added that Mr. Fisher was not there on Fridays so at best, they were getting him four days per week. He also noted that the Council would not see for example, the Sewer Construction Fund a lump sum for projects, but rather they would see specific projects. That way they can track it and they will be set up as project budgets so that they do not have to renew it each fiscal year, it can just roll right on in to the next one.

Council Member Janney noted one thing they needed to keep abreast of was spending. He stated when the Council received their vouchers, he would start looking at this in going into a new budget, because he thought that sometimes they were spending money for one item and charging it to another line item. He added he believed that had happened somewhat in their Water and

Sewer Fund.

Mr. Corcoran replied that it should not be and that was one of major things an auditor should be following up on, making sure that things were properly classified.

Streets and rapport with highway department:

Council Member Gover questioned the streets and the city's rapport with the state highway department, adding he was in hopes that would improve.

Mr. Corcoran replied it was important to do that and added that the Street Committee met and they were requested by the state to develop a list of street paving priorities that they would like to see worked on, by the state, in the next year. He explained that this would be on the agenda by next week. He added that it was important to have a good working relationship with them, in fact, he had asked Mrs. Stultz to contact them regarding the truck study and when she contacted the people at DOT, they said they had not done it yet.

Council Member Gover added that the Council approved that back in May, just to improve the traffic flow in that one section, not all over the city. He added it was sad that they had been working on this and put them off for eight more weeks a while back, and for anyone to locate there and see those congestions at the intersections, adding he did not mention it in TIP due to respect for John Hunsinger. He said that now he was ready to go to Phil Berger and Virginia Foxx. He added that was not asking much from the state.

Council Member Rorrer asked if he was sure it was the state to which Mr. Corcoran replied when he forwarded this information to Mrs. Stultz, she sent him an e-mail that said she had talked to someone at DOT and they assured her they would do the study next week.

Council Member Rorrer added it was like the handicapped parking space on the Cook Block where it took over two years to receive an answer.

Mr. Corcoran asked if he could pull up information documenting that they asked DOT six weeks ago as he had not seen that (documentation) yet.

Council Member Gover noted they were asked longer than that, as a matter of fact, he toured with John Hunsinger and they went in the culvert in front of that Christian Church several months ago. Council Member Janney noted that he was with Council Member Gover at that time and at another time with Jason Jullian, close to a year ago, and spent quite a bit of time with him concerning several places around town and that was one of the places he carried him down and showed him. He noted that Mr. Jullian had completed every task they had talked about except that one. He added that normally they could get results from him.

Council Member Gover added he thought there needed to be better rapport and he was not trying to cause a conflict between them and Mr. Hunsinger, but he did not mind going to Raleigh with this at all and he will go.

Council Member Grogan stated the best thing he could do in talking about spending money and building rapport was to call the district engineer, district commissioner and invited them along with Mr. Hunsinger and maybe go as a group on their turf to express concerns. He suggested possibly the Mayor and the Street Committee (meeting with them) and having something in writing regarding the needs.

Council Members Salaries:

After further discussion, Council Member Tudor mentioned the Council had talked long and hard about helping the employees, in order to attract good employees. He noted they also wanted good people to consider running for the City Council. He added there were business people that may want to serve, but he could not afford to take that much time away from his business. He noted this was also political and he was thinking as they redo the budget that might be a time

they put this in the budget and if they were going to do it, then look at what they think would be proper as he thought for \$200.00 per month, it did pay for their time, but it really was not a lot of money. He gave for example, if in the next election cycle or one after that, someone approaches a person to run for Council and the person may have to take so much time away from their business, and would get the equivalent of \$50.00 per week, the person may not be able to afford that. Mr. Tudor added that he did not know what other communities paid their Council Members and he also did not know how long the Council Members in Eden made \$200.00 per month. . .

Council Member Rorrer replied it had been (\$200.00) since 1982 and went back in the 1970's for the \$25.00 for special meetings.

Council Member Tudor stated they could say there would be no pay for special meetings and just raise the overall pay. He asked if anyone knew how much the neighboring cities paid such as the city of Reidsville.

Council Member Rorrer replied between \$600.00 and \$700.00 for the Mayor as he recalled.

Council Member Tudor asked that they look at that, and sometime when they are in a personnel meeting, they could look at that during budget time. Several Council Members voiced their opinions, agreeing.

In closing, Council Member Janney stated he appreciated the job Mr. Corcoran was doing to which Council Members agreed.

Council Member Reynolds mentioned that the senior citizens wanted the old Council Chambers and asked how the Council felt. Mayor Price noted that he had talked with them that morning and he agreed with Council Member Rorrer as that was a piece of real estate property. He stated in his opinion those buildings should be vacated and sold at a public auction on private bid.

Pay as You Throw:

Council Member Grogan suggested at sometime the Council look at "pay as you throw". Council Member Janney noted he did not have a problem with that, but had a problem with them not doing it right, adding it was not done right before.

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

Respectfully submitted,

Kim J. Scott
City Clerk

ATTEST:

Philip K. Price
Mayor