

CITY OF EDEN, N. C.

A special (retreat) continued meeting of the City Council, City of Eden was held on Friday, March 4, 2005 at 8:30 a.m., in the Council Chambers, 308 East Stadium Drive. Those present for the meeting were as follows:

Mayor:	Philip K. Price
Mayor Pro Tem:	Christine H. Myott
Council Members:	Donna Turner
	Billy Vestal
	Bruce Nooe
	Jerry Epps
	C. H. Gover, Sr.
	Wayne Tuggle, Sr.
City Manager:	Brad Corcoran
City Clerk:	Kim J. Scott
News Media:	Brian Ewing*, <u>Eden Daily News</u>
	Carla Bagley*, <u>Greensboro News & Record</u>

MEETING CONVENED:

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

Review of City Council Goals For FY 2005-06:

City Manager Brad Corcoran briefly went over the Council's agenda items for discussion. He reminded them that the agenda was based on their input and that they had each submitted to him at least five (5) goals, projects or priorities that they would like to see worked on and those that received the most response ended up being an agenda item.

Mr. Corcoran then explained that he had also included the goals and objectives by the city's department heads for the next year along with the goals and objectives from last year and a statement as to how they achieved those goals. He then stated that he would be happy to address any questions concerning anything listed. *What the City Manager was referring to was "Goals & Objectives for FY 2005-06 Submitted by Mayor & Members of Council, Departmental Goals & Objectives for FY 2005-06 and Report on Departmental Goals & Objectives for FY 2004-05. Copies of all these goals and objectives are located in the office of the City Clerk or the City Manager's office and can be obtained for reference.* As there were no questions, Mr. Corcoran moved on to the first presentation.

Industrial Development & Job Recruitment:

Mr. Corcoran then turned the presentation over to the Business Development Director, Mr. Mike Dougherty.

Mr. Dougherty began with a Power Point presentation. A copy of his complete presentation is located in the office of the City Manager and the City Clerk. Mr. Dougherty stated that traditionally, when they asked what economic development was, the most common answer was industry. He explained that he just wanted to go through and tell them what the state of industry was and what other types of initiatives were necessary for economic development.

Mr. Dougherty pointed out that everyone was aware that there was a decreasing number of jobs in the industrial sector with less than 25% of U.S. employment were from corporations. He noted that there had been a massive flight to 3rd world countries and China was now the industrial powerhouse, which was why the price of gas was almost \$2.00 a gallon and steel prices was going up, they were consuming all those resources.

They know that the textile industry was in jeopardy because of the quota limits going off and then looking at their county there was a lot of employment still with that particular industry. He referred to Dell (computers), which was industry to the highest bidder, a lot of State incentives

*Eden News reporter Ewing came in at 8:50 a.m. and News & Record reporter Bagley at 9:20 a.m.

and quite a lot of local incentives and there was really no tax benefit and they were expecting free land as well.

He noted that their recent success was MGM (Transport) and Weil-Mclain and the buildings that they had was quite the main attraction for bringing them here. He added that it looked like their prospects were going to be high water sewer users, companies that come in conjunction with the FedEx (Hub) and ancillary businesses for larger firms.

Mr. Dougherty stressed that industries still remained vital to economic development. He pointed out that he went to meet with MGM the other day and they were interested in really becoming a part of this area. He explained that [Industry provided] a large number of jobs at one time, potential for expansion, [such as] Quality & Associates who had already entered into an expansion, employee benefits, which they know was declining in a lot of companies, ancillary support businesses and [industries] support the local communities.

He explained that there really was a new economy and he spoke Monday night to the merchants to talk about the whole economy and how it was affecting them. It really consisted of small business, industry, downtown development, tourism, recreation and e-commerce. He noted that really most jobs, people were employed in companies with less than 20 (twenty) people. This was reflected in the United States and also in the State of North Carolina. He also noted that 80% of net new jobs in the last decade came from small business, half of private sector employment and half from gross state product. Virtually all the growth in the 90's came from small businesses.

He stated that small, locally owned businesses return .60 out of every dollar in retail and only .20 comes back from chains. He recalled that a few months ago when he was making a presentation to the Rotary Club about the Façade Grant, someone asked if they were investing in private business and he replied yes, and there was a reason for that because it was an investment in their community.

Mr. Dougherty used an example the three Main Street communities of Hendersonville, New Bern and Salisbury and what happened to their tax base when they invested in the Main Street Program and other downtown areas so there was a very positive upside to this.

He also noted that tourism was the number one and number two industry in virtually every State in the Union and it was extremely important. In 2003, Rockingham County was ranked about 50th in the State (100 counties) and even with that, almost 600 employees and almost 50 million dollars in expenditures, there was a lot of benefits coming from tourism.

Mr. Dougherty moved on to sports recreation and noted that Morganton had just built a 13 ball field complex and Rocky Mount had built a 12 ball field complex. He added that Kernersville was getting ready to add 5 ball fields to their existing complex. He explained that Morganton projected they would get 250,000 visitors per year and add \$20 million into local economy. He noted that Rocky Mount had a very contentious City Council but one thing they all agreed on was that they needed to do it for economic development to diversify their economy. As for Kernersville, their 3 ball field complex brings in \$118,000 every 3-day tournament so that was certainly an incentive enough for them to add 5 more fields.

Mr. Dougherty explained that with e-Commerce, ten years ago this did not exist [but] in 2004 there was \$18.5 billion in holiday sales, a 25% increase from 2003 and \$300 billion annually. He explained that he was meeting with businesses now, [stressing the importance] of a web site and this was just like opening a whole other market. He noted that half a million people make their living on Ebay and Eden residents participate. This was why there was a proliferation of UPS stores and they also have a business technology center at Rockingham Insurance that was going to help people learn about computers and get proficient in technology.

As far as the small business and its importance, they have his office (Business Development Office), the Carolina Business Development Center, Chamber of Commerce, Small Business Technology Center, Eden Economic Development Center and the Merchants Association. Each of these offer assistance in creating a business plan and talking about the realities of what happens in business.

For industry, this was referred to as “product” development, the ready-to-go site in the Eden Industrial Center was on go and the City Manager would be discussing the Industrial Park site and then the diversification of industry with Weil-McLain, MGM Transport and AFG Wipes. Their work with the Partnership had opened up an international market.

He referred back to downtown revitalization and pointed out that they were a Main Street program and they had three (3) great merchant’s associations, new merchants moving downtown, new special events and beautification efforts. They have the Façade Grant program and the Streetscape project. He explained that he wanted to briefly talk about that. The Council approved a certain amount of money for the Streetscape project for this fiscal year. One of the things that they wanted to do was to see if they could qualify for a T21 (Federal) Grant for transportation because two of their downtown areas were on State highways and it was going to be for \$750,000. He explained that they did not do an RFP on the Streetscape until they saw what happened with that grant. They did not get it and one reason being they did not have a master plan. They then put out an RFP but did not get a good response the first time out. One person did submit a proposal at about half the anticipated cost, but he had talked with people and it was complicated. He was told that most people do a Streetscape plan as part of a Master Plan. He noted that Mrs. Stultz would be talking later about a master plan and they may be able to coordinate both efforts.

For aluminum awning removal, Mr. Dougherty noted that in certain areas the merchants have agreed to have this done. He was to meet with a recycler and if there was enough volume there, he would take them down. He added that the Council had approved the benches and flower pots and of course the Washington Street Park which was a great addition to the downtown area.

Mr. Dougherty showed the Fieldcrest Canteen Building which was bought by Piedmont Surfaces. He noted that they have removed the metal façade and there would be an awning coming next week, so that would be back to a more natural surface.

As far as retail/residential investment, he and Mrs. Stultz calculated that between the apartment complexes, housing and the commercial investments, there was about \$37 million in the city over the last twelve (12) months. He noted that they all knew about Wal-Mart, Ruby Tuesday, Eckerd Drug, and the new complex going in over on Washington Street.

There was also on-going recruitment with those types of retailers; they were trying to fill the holes where there were certain needs. As far as tourism, they had the new slogan [Land of 2 Rivers], river access points in the works, 3 Rivers Outfitters, and they have begun special events to draw people in.

He noted that for the county, there was an interest in turning Chinqua-Penn into a resort, there was the Equestrian Center, the Mayodan Mill Project, and then the State Parks,

As for recreation, Freedom Park had the three (3) ball fields completed and they anticipate 22 tournaments this year. That was something that they would want to grow because that would be a lot of benefit for their hotels, restaurants and retailers. The PARTF Grant gave them money for their skate park, amphitheater, walking trail and an annual festival [Ribfest]. He had also tried to spearhead golf packages. A couple of years ago several Canadians came here and spent a couple of weeks in the spring and there were about sixty (60) of them. They were now trying to target them in the fall. He referred to wrestling tournaments and although the TDA were initially reluctant they were now embracing it. The Super 32 Tournament last year brought 600 wrestlers and had to turn away 200.

He and Cindy Adams [Chamber of Commerce] have worked on the Special Events Center. He noted that a number of their events were held in the Kmart building which could be sold at any time. If they looked at it, the Business Expo, Piedmont Pottery Festival, Wrestling tournaments, also someone wanted to do a hunting/fishing show, and there were also sporting events, conferences and conventions. He stated that if they looked at other communities that seemed to be doing well, this was part of it. He stressed that if the Kmart building got sold (he would rather have retail up there), but that was the only facility they have. He stated that when you look at it, beyond the Country Club, they did not have a big facility and the Super 32 tournament for example was growing and if there were 800 wrestlers, you have to have a huge [space] as those

mats were 40'.

One of the things he learned at the conference, they had to treat Eden as a brand. The more he learned if they just maintained a status quo then they sort of lose ground. They have to aggressively market the city. They have an inherent stereotype of Eden, and he asked them to recall last year after the Riverfest, one of the writers of the News & Record started off with her column with a horrible description of their community. This was what every single media person does so they have to try to reverse that and get as many positive things out there as they could. Community image was critical to economic vitality and quality of life. There were things they could do to add to the community and he noted the proposal to add a fountain to the Spray traffic circle and to him that tied in perfectly with the Land of 2 Rivers. There was also the Streetscape master plan, Freedom Park, walking trails, recreation, everything at Freedom Park, 92% of the people wanted everything that that park offered, the downtown parks and he and Ms. Adams was working on an anti-litter campaign as well.

Mr. Dougherty noted that Lexington had experienced a lot of success with Main Street. Concord was another city that had done very well. Elizabeth City and even Reidsville, they had a master plan, New Bern, Morganton, and Salisbury. The common attributes of all those cities were consistent leadership, shared vision of the future and a master plan.

He stated that Eden was not a whole lot different from one of those communities. Some of them looked like they were on "easy street", such as Salisbury, but it took a master plan, something to help them pick out what they wanted to do for the future. He pointed out that those communities who were really thriving; it was because of a vision. He explained that the question was what their vision was and what the staff's vision was. How could they put this together to see where they wanted to go long term and if they did not do that, then they did not have a direction and they would not end up in the place they would like.

Council Member Gover asked how they were doing with the Eden Mall.

Mr. Dougherty replied that the Belk store, for years had not had an [aggressive] manager there. Last year they were losing so much money, they were losing more money in pilferage than Four Seasons Mall Belk. He noted that a new, aggressive guy came in and began by closing off a side door [to prevent pilferage]. He did a fashion show a couple of weeks ago, he was going to be part of the business expo and he was the mall merchant's president.

Mr. Dougherty explained that the mall had suffered from several things. First of all their ownership was not aggressive. He explained that most malls have a recruiting person in there. He noted that people from Danville and Martinsville come here all the time trying to recruit businesses. He told them that for the first year or so that he worked here, before they got on Main Street, he called virtually every retailer he knew to see if they would go in the mall. He went to other malls and looked around and it was like a double edged sword. If they did not have the people, they did not get the stores and if they did not have the stores, they did not get the people. So, they sort of let it languish for a long time.

He noted that thirdly, if they look at what was happening, Wal-Mart was on one side [of town] and then there was the downtown revitalization. Lifestyle centers were also being built with housing above them. Malls in general were on a very steep decline. He noted that a study has been done where 64% of the people do not like to shop. He pointed out for instance, the Internet; there was an awful lot of shopping on there. He stated that he had talked with the owner of Meadow Greens Shopping Center and Kingsway Plaza and he said those places were being changed for adaptive reuse into offices.

He stated that it was a shame every single time they lose a store in the mall. They lost Rack Room last week, they lost Waldenbooks and he had tried again and even after they saved them last year, they did not want to stay here. He explained that they considered it an embarrassment and they wanted that store gone. [As for] Rackroom, they just had a general overall decline in stores because they wanted to cut some of their lower profit ones.

He explained that he did not know the answer. He talked to women all the time and they said, "I just don't have the time to get out of my car". He added that he had talked with Bob Enders as

they were going to build a hospital building where the Wal-Mart was and suggested retrofitting the mall and converting it into a hospital facility. Mr. Enders said it was more expensive to do that. That was another thing they were going to look at with other cities, what have they done [with malls], but he did not think the long term prospects were real favorable at this time unless there was a new owner.

Council Member Gover stated that he understood it was on the market.

Mr. Dougherty replied that the Kmart building was. He thought he would probably sell it, but they were really aggressively trying to get rid of the Kmart building. This fellow who owns it really did not have a retail background and he thought that may be the problem. They actually tried to save Rackroom and see if they would go somewhere else in the city, but they said their sales were just pretty anemic over the last couple of years and they just overall closed a lot of stores.

Council Member Epps commented about areas he had seen at Myrtle Beach to which Mr. Dougherty explained that it was really funny how retail changes over time. He stated that they were talking about it at the merchant's meeting and recalled the days when A&P, Sears or JC Penney was king of the hill. It was kind of interesting, when Sears opened up, all the downtown merchants thought that was the end of the world because they have a catalog. He pointed out that it was interesting that now it had come all the way back to where it started. He explained that baby boomers wanted to live in downtown areas because they did not want to do lawn work anymore, so people were going in droves to the downtown areas. As an example he noted that Greensboro had housing and they were building these shopping centers that looked like houses, downtown, because people wanted that feeling of community.

Council Member Turner asked if there was anything to the rumor about Belk going to the old Wal-Mart.

Mr. Dougherty replied that was a possibility, but he did not think it had been decided.

Council Member Gover asked about Winn-Dixie.

Mr. Dougherty replied that they were closing all the Virginia stores. He stated that back in the 70's they were pretty strong, but they were getting hurt by Wal-Mart. He added that he certainly hoped that they could keep them here, because that was a very good store. He stated that it would be a corporate decision, they have a new CEO and he came in, but it may be too little too late. He added that another thing, Food lion and Winn Dixie wiped out all of the independent grocers and some of them were starting to come back. There was a group out of Rocky Mount that he had talked to. An independent could make it against Wal-Mart because they did not have to have the same sale numbers, but Winn Dixie would have to have a radical turn around to be vital as a company long term.

Council Member Tuggle commented that he would like to get some figures, which he thought really put Wal-Mart in perspective. There second nearest competitor was Target.

Mr. Dougherty stated that they were pretty much at the top of the heap and it was absolutely amazing what they do. They were huge and they were adding something like 300 new super centers this year. He had to give them credit, you may not like them, but they merchandise well, they were good [at it] and people respond to it.

Council Member Turner commented that they travel with their son to all these little towns and the little towns that remained vital and were not just ghost towns were the ones that had downtown revitalizations. She noted that Kinston was a real good example. What they had done was wonderful. She pointed out that there were all the towns that were just like Highway 14 and she could not tell them from week to the next where they had been. Everybody had a Wal-Mart and everybody had a Food Lion, so it really did make a big difference where they spent some of their money as they traveled, looking for a small shop or looking for something a little different, and that was just being in a location where they really did not think there was anything.

Council Member Tuggle agreed as he had been following his son's basketball team, just all over

Virginia and North Carolina and his wife went in all these little shops.

Council Member Turner pointed out that when people found out that there was a significant amount of Vera Bradley downtown they all went. Little unusual things like that she thought went a long way. Council Member Epps added that at Friendly Shopping Center over the last five years they have revitalized that.

Mr. Corcoran commented that as Mr. Dougherty had mentioned, 80% of new net jobs were really created by the different things he discussed in his presentation. It seemed like most of the talk out there was about the big industry but in reality most of the jobs now were coming from the end he was discussing. He then moved on to take a minute to update the Council as to where they were at on a couple of efforts there.

Last year at this time, the Council agreed to move forward with the development of the ready to go site and the virtual shell building. He stated that he got the cost estimates and took that information to the Board of Commissioners because one of the things that they wanted them to do was to see if the County would provide 50% of the project. He explained that was a time consuming process but the County had agreed and would be participating on 50% of the project. That project would be approximately \$350,000 to \$370,000 and would be divided by two once they did all the work.

He continued that as they were each aware, it was the 12 plus or minus acres site, the Eden Industrial Center, the property right behind Natural Care Labs and it would include all the site work, grading, a 64,000 square foot gravel pad, another 64,000 square foot grass expansion area and the access road coming in. The virtual shell building program would be on cd which would advertise the site with the virtual shell building on there. He pointed out that an investment of \$350,000 to \$360,000 versus \$1.2 million for a shell building; they get just about the same thing. He explained that the County gave their blessing with a stipulation, being that they had to see if there was any grant money available. He explained that they brought in Mr. Skip Green, a professional grant writer, who worked with them to get the grants for MGM and Weil-McLain. They sat down with him and he developed a grant matrix, which showed all the different funding sources in the State and he did not get paid unless they receive a grant. Basically he came back and said there was no grant money. That was submitted to the County and the County Manager said that was good enough to satisfy their requirement so the project was sort of cut free a couple of weeks ago.

He explained that they now have sent a letter to the Institute of Government, asking them for some guidance on the purchasing procurement procedures, because they wanted to do it in-house. They now have assistance from an expert from the Institute informing them on what exactly needed to be done to make sure all of those policies were followed.

Once they were done with that site, as most of them know, with the filling of the two Pillowtex buildings, their product was very limited. He added that they were working with a prospect to fill some of the other vacant buildings and at the same time they voted to proceed with the development of a scope of services RFP for a site collection study. He noted that last Thursday he spent all day in the mud and rain with the Partnership President Lisa Perry, and also the President of Pyramid Environmental Engineering and consultant Fred Snyder who had been retained. He then went on to explain the Site Selection Project sheet. *(A copy of this sheet is located in the office of the City Manager and the City Clerk).*

Mr. Corcoran explained that there was no site close to the city that was the perfect site. Every single site would have advantages and disadvantages. He explained that they would have to consider all of these things to make sure they have dotted all there "i's" and crossed all their "t's". He stated that in having said that, by the end of the day, something had to be the most important. Before an engineering firm was retained to go out and look at these sites and make a recommendation they had to ask themselves if there were water and sewer availability and if the ability to give large quantities of water and sewer was more important than being two miles closer to (Highway) 29. He stressed that in his opinion and Ms. Perry and the consultant agreed that the most important consideration needed to be water and sewer. If someone needed water and sewer then Eden could beat anyone around. They were more attractive than Virginia, Reidsville and Western Rockingham. If they (industry) did not need large water and sewer then

what did Eden have to convince them to get off 29 or 220 and come ten miles into Eden.

Mayor Price asked how much discussion was held on transportation. He added that he was not talking about distance, but just the fact that something would drive industry here because of the mobility of transportation. They have probably 30% more truck traffic than 3 or 4 years ago.

Mr. Corcoran replied that transportation was the number two thing on there and it was important. But, in comparison, it was not as important as water and sewer. He noted the location of Miller or National Textile and all of those trucks making that trip. The feeling was, if a company needed water and sewer, then their transportation network was good enough. The industry would come here because of the water and sewer. If their transportation network was great, but they did not have the water and sewer, then (Eden) was not as good as Reidsville, Martinsville, Danville or Western Rockingham because they were situated right on major roads. So, transportation was important, but if the Council all felt differently, they needed to let them know. He noted that this was very comprehensive in nature and very impressive.

Council Member Myott asked if there was concern about the city having a limit to the number of trucks that it could accommodate or was there a limit.

Mr. Corcoran replied that he did not know that there was, per se, a legal limit. So, it was up to the Council. For instance, he asked what if Nova Yarns (building) gets a new company in there that was full of trucks and then Mark Bishopric totally built up the Nelson Farm and the number of trucks doubled. Well, he could do that because the roads were there. Those were good roads so there was no limit. From the Council's perspective, they would be voting to develop a site, so at that point that might be a consideration. He added that he would tell them that when Ms. Perry first came here, she made a presentation about developing along 14 and one of the problems with that was the cost of getting sewer from Eden across that river and up 14. Even if they found some land out there he questioned what it would cost to get sewer to it and when they get sewer to it, were there really sufficient size lines in capacity to handle the user. Those were the kinds of questions they had to ask when they look at those sites.

He thought what had happened before a review was done, the sites looked very good. The French Farm was one of the most beautiful sites and the Whitt Farm had so much land for expansion, but the problem was there was no detailed assessment done. As the work started getting done whether it was on the French Farm or the Whitt site, (they found) rock or flood plains, there was this wrong or there was that wrong and that was what this would prevent. That would all be looked at before the Council chose a site and invested dollars.

Mayor Price commented that as a merchant, everything that everybody said was wonderful, but he did not want them to take away from industry. He pointed out that industry to a certain extent really built this town and Mr. Corcoran and Mr. Dougherty were entirely correct, the whole world has changed and it was very competitive.

He stated that as a small business person, that money from the industry was actually money from somewhere else coming into this community, versus merchants trading dollars among each other. He pointed out that unless they have industry, a big prison or a retirement community or something that was going to bring money in from somewhere else the community really did not have the resources to grow a whole lot. He agreed that the small business community was generating jobs, (but) if they would look at the sales per jobs in industry it was much bigger and that called for machine shops, advertising agencies...whatever the industry had to have, it lifts the community up and builds for a bigger commercial community as well as retail community. He saluted their efforts for that industry and he did not think they could do away with it and they could not do away with small businesses.

Mr. Corcoran stated that he guessed there was always room to do more, but their message today was to let them know that while they were moving forward on small business development side, the tourism was moving forward, and he really thought the decision the Council made to proceed with the development of the 3 field complex would pay huge dividends. As Mr. Dougherty demonstrated this morning the facts were the facts, these people come in and like the Mayor said, this money was not from their citizens, the people that come in, bringing their money spending it in their shops, their gas stations, hotels and restaurants. Then, also moving forward on the

industrial site, they have the one site out there so get it ready to go and also continue moving forward on identifying some property somewhere for further industrial development.

Mr. Corcoran noted that they were moving ahead of schedule so if anyone would like to discuss anything on their list that had not been set aside for specific discussion today, they could take some time to address that now.

Mayor Price clarified his comment about transportation because he had talked with a lot of people who thought Eden was a good location, transportation wise and the fact that they were not on a major highway, yes it was a concern but not a big concern to a lot of truckers. He stated that particularly in view of FedEx coming in here and the fact that a lot of manufacturers did not want to inventory items it would be a big draw for their transportation on a seven (7) day basis coming in and out of Eden. In fact he stated that he had heard one developer say that what Eden really needed was a big five (5) acre warehouse with a water tank beside it for fire control and that actually made a lot of sense. He asked them to think about where Dell would be built, 600 miles from major markets to the North and 600 miles to the South and Eden was smack dab in the middle of that. He also pointed out that they were very well connected to [highways] 58, 29, 77, 81, and 40, all of those places, just a short distance.

Council Member Gover commented that they did not have the foresight or people looking. He used for instance the beltway around Danville, Virginia. They had the Berry Hill bridge project that was supposed to have been years ago and the connector from 58 to 29 did not materialize because North Carolina dropped the ball and Virginia was ready. They did not have easy on and easy off [access] down on [SR] 863 coming in from the east down there, on the beltway, they dropped the ball there. So they were kind of narrowed down to just a couple of highways here in Eden, so that was why during the TIP meeting he was trying to stress the need to open Eden up with more roads for more egress and ingress and the need to build bridges. He pointed out that they could expand down there where Mclain and MGM were located, they need a bridge down there across that road, bringing the Harrington connector on down and open it up. Eden was not opened up, they just have [highways] 14, 700 and 770 but all of it stopped there at 14. They were asleep at the wheel somewhere.

Mayor Price commented that they were well located and he pointed out that they also did not pay enough attention and almost take for granted the airport in Shiloh. He noted that they wanted to increase the depth of the runway to bring some of the corporate jets in because they thought perhaps Greensboro airport may be too busy, so they need to think about that.

Council Member Gover added that there were miles and miles of open land in between here and Danville. He stressed the need to capitalize where their water and sewer was, such as on New Street. They needed to widen it and open that area up in there and open up all the areas they could.

As there was no more discussion the Council held a short break.

BREAK:

Water & Sewer Infrastructure Needs:

Mr. Corcoran explained that the presentation would be made by the Director of Public Utilities, Dennis Asbury, Water Filtration Superintendent, Terry Shelton, Wastewater Treatment Superintendent, Charles Van Zandt, and Collections & Distribution Superintendent, Bill Harvey.

Mr. Asbury also noted that the City Engineer, Mr. Bev O'Dell would also be available during the presentation. *(An entire copy of the Power Point presentation is located in the office of the City Manager and City Clerk.)*

- Special Order by Consent:

Mandated Improvements and Deadlines:

Mr. Asbury began by explaining that the Special Order by Consent was imposed on the city and

they have done this. He thanked the Code Enforcement staff because they used the nuisance ordinances to address issues of direct inflow on private properties, sent out nuisance ordinances and coordinated with doing inspections making sure that repairs were done either by the home owner or by a local plumber and all of that was accomplished by the city.

The next one, they had to complete a baseline flow monitor of all of those sub basins, Meadow Greens, Covenant Branch and Dan River and that was accomplished by the December 31st deadline and he thought the reason for that was the State wanted to know that they were accomplishing something with their I&I abatement efforts so they wanted to know what was going on beforehand, and then after this was over they had to go through that exercise again.

He noted that permit applications were submitted along with engineering drawings by the January 31st date. The rest of the schedules tended to be a little mushier because in creating them they have waited more than a year for some reviews by the State. They did not want the State to be hollering at them saying they were not being responsive to the demands of inflow and infiltration sources without having some defense so, once it goes to the State then the clock essentially stops, until they get it back from them, and then these were the dates they have there once the approval or permit had been received, then they have 120 days to begin the construction of outfall repairs/replacement and then they a Notice to Proceed after which they had 365 days to complete the construction.

Their next task, March 31st, they hired Sam W. Smith, Jr., to install replacement vacuum relief valves on the force mains. The purpose of these valves was to make sure they were maximizing the capacity of the force main. If there was air in the line it was released, if a vacuum occurs it breaks, it essentially allowed their pumps to operate as intended.

He explained that for complete analyses of cleaning needs, they all would remember that Mr. Harvey was getting a new camera system this year. This was well along the way to the 10% a year that was required but again this was a little bit outside that requirement, making sure that if he finds additional work that needs to be done, that was also done in connection with the SOC.

He pointed out that they had to develop the fats, oils and greases program and that was a program that goes on all around the State and the country and they would talk about that later. Then June 30th, complete elimination of major sources of inflow in each of the three relevant collection sub-basins so they were working toward that.

He stated that repairs and completion based schedule was 180 days to submit permit applications for necessary regulatory permits for pump station improvements. So at this point in time, what had been submitted was for the line rehabilitation. They have not addressed the pump stations. He noted that Council Member Gover mentioned during their Water & Sewer Committee meetings that they really needed to look at what they had accomplished in getting rid of I&I before they started spending money on their pump stations and that was basically what happened here. Again, the same schedule, once the State approved it, 120 days to get it going and 365 to complete it. Then analyses of cleaning/benefits for each of the three relevant force mains indicate that the cleaning of any sections of force main would be cleaned by the 31st of January, 2006. So that was the end of the Special Order by Consent. Mr. Asbury explained that Mr. Terry Shelton would be presenting the Raw Water Intake Project.

- Raw Water Intake Project

Mr. Shelton explained that Dewberry was their engineering firm on the raw water intake and they were continuing to move along with the permitting process. This was a very slow process because so many things have to line up. They were continuing to work toward permitting the primary site which was beside of Mebane Bridge. Right now there were still some concerns about the water quality there and they were working on convincing the state agencies that the site was valid and at this point they were still holding up with that until the State finds that site acceptable.

He explained that to avoid unnecessary costs they were moving along on a step by step process so that if they should have to move to a different site they would not have spent a great amount of money on the site that they would have to start all over again in a different location. The

critical step at this time was to have Public Water Supply and the Division of Water Quality buy into that location and once that was done they would begin preparing a model of the stream flow there.

The flow modeling if it was acceptable, then the engineering firm would start preparing a dynamic model of the stream flow that would demonstrate the possible wastewater sources that were in and around this location would not pose a contamination threat to the intake. Once everybody was on board a dynamic model will show that the intake location was acceptable. Then they could proceed with a biological survey of that river site in the late spring.

- Bio-Solids

Mr. Asbury introduced Mr. Van Zandt who would present the Bio-Solids.

Mr. Van Zandt explained that Anderson and Associates were hired to conduct a study to try to find some alternative methods to remove the excessive solids in the treatment plant. They broke it down into three different phases, (1) immediate improvements, (2) 2003-2005 short term improvements and (3) 2010-2012 long-term.

Under the Phase I recommendation they found about 33% of the basin volume would be taken up by inert solids, mainly by the alum sludge in the water plant. They recommended that they needed to construct a pump station, remove that (inert solids) and add that into the sludge storage lagoon and at that time it would be mixed in with the land application process.

They also recommended that they look at ways to try to remove polymer uses for their color removal. At this time they have reduced that. He explained that they were averaging about 25 to 30 parts per million each day for the last 12-13 years and now it was reduced anywhere to 12-15 parts per million

He mentioned as for the land application, one problem they were having at this time, up until a couple of months ago, they had a little over 1300 acres permitted and now they have 940 acres permitted. He explained that farmers have opted out of the program and they chose not to participate any longer.

Mayor Price questioned how they knew about the availability.

Mr. Van Zandt replied that their contractor, Synagro, basically hit the streets. They knew all the farmers in the area and ask them if they would like to participate. They show them the beneficial use of having the bio solids on their property. It was free fertilizer; they take care of liming the fields and everything.

Mayor Price asked if the city did not take the effort to advertise that they had this service available.

Mr. Asbury replied no, the contractor takes care of that. He added that they did get calls occasionally and Synagro did go out and try to find organizations and make presentations to them.

Mr. Van Zandt added that the majority of the farming in Rockingham County have or have had bio solids. The Town of Madison, City of Reidsville, and even Cone Mills were bringing stuff here in the county. They were able to acquire a lot of their land and there were a lot of farmers in the county that was taking bio solids.

Mr. Asbury also noted that one reason they have not needed to advertise, they were trying to keep a balance of how much land there was and how much sludge there was and they did not want to have 3,000 acres in their program and only apply 500 or 800 a year. He explained that they have farmers who get in the program to get free liming and free fertilizer and they would not be doing anything for them, so it was a balance in that trying to keep enough land but not too much land.

Mayor Price questioned the loss of 400 acres.

Mr. Van Zandt explained that it was basically farmers opting out of the program and choosing not to fool with it or swapped to another type of solids. When it comes out of the field it was real black and a lot of them look at different facilities with possibly more hydrogen content. He pointed out that the Town of Madison probably was a lot more higher in hydrogen because it was a lot more domestic where the City of Eden was more industrial waste.

Also one recommendation was they do more mixing in the aeration basin, dredge and pump solids from their aeration basin and increase their wasting rate. As far as mixing the basins, that was a very costly item and they would have to pump a large capital to increase that. The dredging pump, they felt that right now, just to remove the alum sludge, he would think the plant would take care of itself over time, they could move the solids out just with time. The wasting rate, they had been able to increase their wasting rate because their digester, they have put in new solids and aeration equipment in their digester this past year.

He explained that under Phase II, they recommended dewatering the digested sludge as opposed to liquid waste application. Of course they said that they construct a dewatering facility or put in a centrifuge or belt filter press and they had actually set up a portable press in 2003. During this time that they had the press there, about 6 months, they were able to move a lot of solids throughout the plant and lower their solids level in their plant and maintain compliance during that time.

He noted that they have had a lot of discussion with the Water & Sewer Committee and they have suggested that they look at alternatives. They have gone back and looked at the whole picture and they were looking at some other alternatives at this time.

He stated that under Phase III, Anderson stated that for the plant to be able to go to capacity, the digester would have to be increased. They were saying that it was not large enough at this time because of the solids that they create and it would not hold and be able to treat the solids, so it allows better handling of the sludge and to reach their design capacity.

As for the alum sludge, they were asked to look at different alternatives there. He noted that in the past 6 months, steel prices have gone out the roof. They received a cost estimate back in June for this pump station and separator. The estimate was \$325,000 which they had budgeted the money for this project and they have also been issued an authorization to construct by the State. It took the State 6 months to authorize, so he had just received a cost update and basically they were told that steel prices have gone up 66% and the current cost estimate was now \$649,000.

Mr. Asbury asked him to mention the letter he got regarding the inspection of the plant.

Mr. Van Zandt explained that over the years, during their annual pretreatment inspection by the State, their biggest concern was the alum sludge being entered into the plant. During this year's inspection the regional supervisor even mentioned it in his letter that they definitely need to do something with that alum sludge to remove it. He noted that as he had said, the Water & Sewer Committee has recommended that they look at different alternatives, so they would definitely look into that and the State wants this taken care of pretty quickly.

Council Member Turner asked what kind of time frame they have to take care of that.

Mr. Van Zandt replied that the State did not give a time frame, so as long as they were making progress and were looking at something, they have a plan in place and they have issued an authorization to construct this particular pump station and separator, however the cost was unreasonable.

Council Member Turner questioned what his timetable would be.

Mr. Van Zandt replied that hopefully he and Mr. Asbury could visit a couple of locations and they have contacted a couple of different engineering firms for assistance.

Mayor Price questioned the spraying and if it was unfashionable.

Mr. Van Zandt replied no, there had been a lot of bad publicity across the country with land applying bio solids with either caked or liquid. He stated that he thought that 60 Minutes ran a special a few months ago because someone up north claimed a husband or son died of some type of cancer caused by bio solids. He stated that the EPA and the CDC had not been able to come up with anything to back that up.

Mayor Price asked if they were recommending that they get away from that.

Mr. Van Zandt replied that from October of 2002 to June of 2003, their contractor was only able to land apply one week, because of the weather, the field was just too wet, it was right after the year of the drought and they had a lot of rain. If it was liquid, they could not put it out there. If they went to a cake method, they could store it and it could also go in a landfill. That was what their recommendation was. He added that Council Member Gover had looked at the Forest City thing where they make a cake with a belt press and then they dry it, it was about 90% solid material and it becomes a Class A sludge and they were basically able to give it away or sell it.

Mr. Asbury added that the State was not recommending that they move away from land application. What they were advocating was that they expand their options, they need to look at being able to get rid of sludge in a timely fashion any time of the year regardless of soil condition or whether the crops were in the ground and to be able to store sludge that had been dried on site.

Mr. Van Zandt also added that they would have that option if they chose to do it that way and they could still apply the dry to land.

Council Member Nooe noted that one thing they did say if they did that the volume was so much less and they did not have to have the acreage.

Council Member Gover stated that at Statesville, they could not generate enough to supply the local farmers so that was how quickly it could be moved if it was dry. It also goes from a Class B to a Class A, which could be handled as a fertilizer at that point.

Mayor Price asked if that was when they said they made a multi million dollar mistake.

Council Member Gover explained that they did not make a mistake. They spent \$10 million and now they see there was a better system and the Committee was trying to head the city off from making that same mistake and they asked the staff to take a look at these other alternatives.

- Water Improvements

Mr. Asbury explained that Mr. Shelton would be speaking to them about Water Improvements.

Mr. Shelton explained the high service pump enhancement, which was part of the Water & Sewer Master Plan, was to do some things that they originally proposed to do something with pumping to get a better distribution pressure across the entire city. They hired Arcadis Engineering Firm to take a look at that and rather than just move directly into just designing a variable speed pump or something, they were going to look at evaluating the benefits of variable speed pumping to address the pressure distribution problems and to also look at the possible alternatives. One of the first things that they did was update the city's distribution pressure pump model that engineering had. They would run tests with it to look at additional elevated storage in the industrial areas.

He explained that Arcadis looked at the most cost effective ways of reducing pressure fluctuations in the distribution systems and those may range from variable speed pumping as initiative to propose to solve the problem to other alternatives or combinations thereof, but the goal would be to control the pressure across the system and lower cost.

Council Member Myott asked if that meant that along with those industrial pressures being upgraded and all did that also mean that up her way that they were going to get better pressure.

Mr. Shelton explained that what happened now, they cut a pump on and run it until they get to a

certain pressure and cut it off and the pressure dropped and by working into some kind of operation scheme where they run a constant pressure, it would not give a lot of pressure to the higher elevation in the city but it would keep it more constant so the low points would be less so hopefully everybody would get a better delivery of water to their home or industry. The city has great elevation altitude differences and it was really difficult, without creating pressure zones within the city, to keep a constant pressure to everybody.

Council Member Myott commented that it had never been in her area.

Mr. Shelton replied that he did not know if it would be a great deal better, but hopefully this would take care of the low points when the pump was off, the pressure would maintain better.

Mr. Asbury added that it would be more consistent pressure and hopefully consistently high as opposed to intermittently high or low. He added that this would probably not do a whole lot for her.

Council Member Tuggle asked where the more critical areas around the city were located.

Mr. Shelton replied that the area near the Spray Fire Station and back toward Morgan Road has probably the lowest pressures in town. There were some areas around Dunn Street and up toward Northridge, but those had booster pumps now. Some of the areas that were close to industrial centers, where their big water industries pull water in large volumes, they see some pressure fluctuations there in the course of the day.

He explained that the next thing that they do was to model the impacts of variable frequency drive on the distribution system and then try to work into optimal choices for improving the pressure. One of the next things they would do was the electrical costs involved with various scenarios that they find to improve the pressure. One of them would be issues regarding the size and location of variable speed drives of which they have to determine how much area at the plant it would take to build a building as those drives were generally fairly large. They would also determine the power requirements of various alternatives for pump operation and pressure stabilization.

The last thing would be the building size and the location of the alternative and then to develop budgetary costs for the various alternatives. The final report would be to develop a cost comparison for various alternatives and look for the most cost effective way to deal with the pressure fluctuations in the system.

Council Member Epps questioned the stability of the pipes if they increased pressure in places where there was low pressure all these years.

Mr. Shelton explained that he thought they would not be increasing the pressure a lot, it would be just maintained at a higher level. Typically at the plant, they never pump at more than 120 pounds psi and that was the top end of their operation range. That would continue to be the same but if they should choose to do a variable speed pumping, then what it would do was the pressure would vary with the speed of the pumps and they could keep it say at 100 pounds psi at a much longer period of time by varying the speed of the pump and that way it remained more uniform at 100 pounds, rather than when they cut the pumps off, typically the pressure would drop to 90 pounds or so before they cut it back on and that cuts the pressure all the way across the city when they drop to those low levels before they start back. There was also some cost savings in being able to run those large motors constantly and not have to cut them on and off.

Mayor Price asked if there were any thoughts of putting more pumps in those areas such as where Council Member Myott lived.

Mr. Shelton replied that there had been work moving toward trying to look at the possibility of another pressure zone up in the Spray area.

Mr. Asbury added that he had a memo that would be going to the Council for the regular March meeting. He explained that Dan River Water wanted to build a pump station in that area to increase pressure and they have approached the Water & Sewer Committee and they were

reporting to the Council for their consideration of sharing in the cost of that in hopes that they could increase the pressure in the Carolina Heights area.

Mayor Price questioned the areas such as where Council Member Myott lived, they were all over town and he was just curious.

Mr. Asbury explained that what happened at Dunn Street or at Grand Oaks would have to occur in that North Spray area where you create a high pressure zone. He explained that you do that simply by cutting off valves and looking at the system in a different way so that it essentially becomes isolated from the rest of the system and was no longer receiving its pressure from the water plant's pumps. For instance, drawing water from out of the Caleb Street water tank and using that to pressurize this high pressure system. He explained that there were two things going against areas like Council Member Myott's or the North Spray area and that was distance from the water plant and so they were losing energy the further it goes. They were also a higher elevation area so that was another factor and if you pump it up, you were losing energy. He noted that they sometimes get complaints from customers with too high a water pressure. They received a call from the mini mart down by the traffic circle a few weeks ago and they were concerned because they have too much pressure, but those areas were [usually] down by the rivers.

Council Member Myott pointed out that her husband was taking a shower and the water just stopped.

Mr. Asbury replied that they have heard that story from many people. He mentioned a family who lived on Boone Road and unfortunately what happens, the industries start cranking up and all of a sudden they were called for more water and the tanks start dropping. The operator then sees a need to change pumps and turns the 90 million gallon pump off and puts on the 12 million gallon. In that space between cutting that pump off and the other on, there was no pump on and then all the pressure in the system comes from the elevated storage tanks. That was problem but there was not a whole lot they could do about it.

Council Member Tuggle questioned the number of storage tanks in town to which Mr. Asbury replied that they have five.

Council Member Myott noted that when they come to the time they have to talk about raising water rates that was why her constituents go crazy.

Mr. Asbury replied that they understood and in some parts of the country rates have been adopted where people in those higher elevations pay a higher rate than people closer by, but in those situations usually the agency has addressed the issue by creating high pressure zones and there was some justification there because they were spending more money to get that water to those people. He noted that there were all sorts of different rate structures out there.

- Collection & Distribution Improvements

Mr. Asbury then introduced Mr. Bill Harvey, who would be discussing the Collection & Distribution improvements.

Mr. Harvey explained that they have a purchase order to remove check valves. A lot of those check valves were done back when they had the two water plants. By removing those valves, long range it would help them on the number of water leaks that they get due to these pumps cutting off and on, and you get surges and also the industry, going to a higher demand, having diffusion over the whole system versus hitting the back of the check valve and creating a water handle effect and hopefully they would have reduced the number of water leaks. He noted that completion should be done by the 30th of June and right now the contractor's target was to meet the SOC.

He stated that they currently have I&I crew working. He noted that the camera truck has been ordered and the camera equipment should be in by the end of the month. He asked them to recall that they would get a call on sewer and there would be a lateral that did not have a cleanout and they had no way of checking to see if it was from the cleanout to the main. Back in June they

started a standard operating guideline, so to speak, saying rod manhole to manhole. So, since July they have total footage in the city of 766,216 feet and this was as of this morning. Their target goal would be 76,621 feet to clean this year. They have done 66,454 feet or 86.73% of the line that they have put either a jet rodder in or a continuous rodder. As far as cameraing, they were still limited to the old equipment and they have only got 24.75% of it that they have actually cameraed. For the fiscal year he saw no reason why they would not meet 10%.

He stated that right now they have a telemetry system at all the pump stations that they have that appear to be working. One of the things that they have had in the past, this stuff just did not communicate so they did not know if they had a problem until they were out there that day doing rounds and found them. They have 20 units and they have installed a total of 17 pump stations and the Dry Creek Wastewater System and the New Street Pump Station and the pump station that was in conjunction with the new Super WalMart. Those systems when there was an alarm would start calling people on the phone. It would get somebody and this has necessitated them to get cell phones for the pump station people. So, somebody was sitting there saying, yes we are aware of it and it generates reports.

Currently, several areas were being worked on in various stages and were as follows: Meadow Greens Outfall, Merriman Street Outfall, Long Street Outfall that was part of this sewer main outfall sewer rehabilitation, the Smith River Outfall and Kuder Street Outfall were being looked at by WK Dickson now through some flow monitoring. Of course after all of that was done, then the associated pump stations would be looked at, for reevaluated of flows, go back and start flow monitoring equipment, so the pump stations that would have to be upsized would be properly sized.

He stated that right now the projects that had not been funded today of course was the Junction Pump Station, Bridge Street, Dry Creek Outfall, and the problematic vitrified clay and concrete pipe. Some of this clay and some of the concrete, would in fact be addressed, a small portion of it and the sewer outfall, so they would get some of that back.

He noted that plans were at the State for approval and work should begin 120 days on Meadow Greens Outfall. They heard last night with WK Dickson that they were breaking out one part of the Meadow Greens, on Pierce Street, that would be in conflict with what was going on right now so that they could get it in to the sewer before they finish patches, hopefully so they have it paved and not have to come back and cut.

In conclusion, Mr. Harvey stated that he wanted to give them a couple of figures so that they would understand the kind of work that comes with collection and distribution. He went back a year before he got here, so since July of 02, they started keeping records, they have had per month the number of work orders that have come in have averaged 148 a month. Out of that they have averaged 24.4% sewers in the course of a month on a 20 day period, four 5 day work weeks. Water leaks have been 34.74%. So they see where it was difficult to get every single thing that they spend a lot of time with the two 3 man crews that they did have repairing leaks and building the sewers and that was not adding the taps and the dress ups and then go back and do things such as all the other customer complaints that normally come in.

- Water & Sewer Rates

Mr. Asbury showed some slides to the Council and presented the issue of water and sewer rates.

He explained that the best thing to look at was historical rates that they have had. In 1979 the city did a study through the North Carolina Municipalities and set rates in 1980. This was the combined water and sewer rates. He explained that the talk water and sewer rate sometimes becomes very confusing because they have a fixed rate and a variable rate. This was only talking about the variable rates, so what they were seeing here was the rate that they charge dollars per thousand gallons. There was also a fixed meter charge that was not brought in here for the sake of simplicity.

He explained that the 1991 increase came about as they were planning the Mebane Bridge Wastewater Treatment Plant expansion, from 7 million gallon capacity to 13.5 million. They were expanding the Water Treatment Plant from 12 million gallon capacity to 21 million, so that

was the rate that was established to help pay for the expenses there to bring them up to date and then of course in the spring of 2002, the rates were increased and then a few months later decreased due to the public outcry. So that was the city's rate history for the last 25 years.

He stated that if they assume that the rate in 1980 was the correct rate that the water should have been in order to operate the plant and maintain their water and sewer, all of this, then if they look at the Consumer Price Index (CPI), if they apply the CPI for each year, from 1980, this was the line that they get. *Mr. Asbury was showing this in his slide presentation.* He explained that line would suggest they were in good shape and were above that rate. He suggested that perhaps the 1980 rate was not what it should be.

He explained that the League of Municipalities did a statewide study in 1996 on rates and they found that for cities that were populated 10,000 to 25,000 had combined water and sewer charges of \$19.84, per 10,000 gallons. He explained that they had to kind of look down this column both sides and they would note that Eden was the lowest of all. If they come down here and average, the State average rate was 212% of what Eden's rate was in 1996, so that would suggest that the rate here in 1996 should have been up here somewhere. He explained that was what the green line represented. He then went on to explain the averages.

Council Member Epps commented that was where they had headed originally until they had to back down.

Mr. Asbury agreed that it probably would have been. He noted that Draper Aden Associates was a firm in Virginia who had done statewide surveys. In 2004 they did their second North Carolina survey. They came up with inside and outside rates and for this number down here, 5,000 to 50,000 equivalent residential customers (ERC) and Eden had 25,000 ERC. He explained that meant that for simplicity, that was the majority of their residential customers, the average was \$18.16, the combined rate. He then explained the next four slides taken from the survey and the column to look at explained where Eden was. Their combined water and sewer rate for 5,000 gallons of water was \$10.84 compared to the average \$18.16. Again, he encouraged them to explore the rates on the web.

He stated that regarding wastewater, they were looking at the blue columns, the inside rate for 25,000 gallons of waste was \$21.60 and if they looked at Eden, they were at \$10.84. He noted that they might say that they did not remember the water and sewer rates being identical and they were not, but there was some anomaly in the way that the fixed variable rates were set that if they looked at 5,000 gallon, they were identical at that point. Anyway, again he noted the 5,000 gallons of usage and what it costs in various areas around the State, and asked them to keep in mind that Eden's was at \$10.84 and the average was \$21.60.

Council Member Gover commented that should draw a big water user in here.

Mr. Asbury replied that would be nice. He then presented a slide that came out of the current issue of On Tap Magazine and noted that they talk about a nation-wide survey of water and sewer rates and it found that the average cost of water in the United States was \$2.26 per thousand gallons and the if they combine those the national average was \$5.50 per thousand.

He asked them to keep in mind as they look at these that there were explanations as to why some were higher or extremely higher and some were extremely low. If they look at Charlotte and Mecklenburg, they would see that their rate was lower. He explained that they have economies, and any time they were dealing with that number of people they were able to bargain for cheaper rates in a number of areas, chemicals and also their personnel costs were distributed through a lot fewer people for the number of gallons they were producing.

He explained that the question comes up if they were behind then what do they do and how do they catch up and keep up. He stated that he went back to that CPI for Southern Urban areas and from 1980 to 2004 it increased on average to 3.4% per year. They had looked, prior to that, what do they do, if they want to catch up, where do they go with this. He explained that they looked at different rate increases. They questioned what if they increased at a particular rate each year, commit to that with Council's endorsement and force that rate. If they looked at one half a percent, a half percent would really not do much for them. He proposed that rather than to

project into the next 25 years, he figured that they go back and look at what would have happened from 1980 if they had started and made that commitment to increase. They would really not have gotten in 25 years up to the level to where they were in 1990, so that was probably the number they want. In looking at the chart, he stated that the 1% raised the line more, 2%, 3%, getting closer to the prediction and at 4% they get to where they were today. If they started in 1980 and raised their rates 4% per year, they should be about dead-on where they were now. He stated that at 5% for the last 25 years, that would put that orange line intersecting 2005 with what the 1996 League of Municipality study suggested might be a State average.

He stated that the question always comes up, how they could raise rates. He explained that they did not want to raise rates on the industries as they already have industries who were threatened by textile issues around the world. They did not want to raise rates on Council Member Myott's neighbors as they were already unhappy with their low water pressure. They did not want to raise rates on people who were on fixed incomes, but if they look at this chart, those numbers down here were rate codes. These were the ones who actually have customers and generating income for them. He pointed out that out there on the end, the greatest revenue they have comes from Miller Brewing Company. The next line was National Textile and the next was their residential customers and then Dan River Water. He explained that they were not going to get a lot. Some of those people, even though they were generating dollars, they did not even appear on the screen. It was going to be hard to recoup their money by just saying they would increase rates on the outside customers.

He explained that it was the same for sewer. Of course Miller only discharged a little bit of sewer from their offices so they did not even show on the chart. National Textiles was next, then residential customers, then Karastan, Liberty and some of the smaller industries. So, again in order to recoup money, they could raise these things 500 or 600% but they were not going to get a lot of money there.

Mr. Asbury asked them to recall the audit report. The auditors suggested that the city take a look at what would happen if they were to lose a large customer. He explained that he did that and of course their largest water and sewer rate payer, combined rates of water and sewer, was National Textile. If they take them away, he pointed out; this was the difference in revenue that they get. He noted that if they looked at sewer it was even worse. He explained that what happened, if they lose that rate payer, they were already looking at being considerably below the average, nationally and statewide.

He noted that for the last 24 years he had watched this budget process and every process seems to begin with a statement, "I will not consider any rate or tax increases in this budget and we need to start doing more with less." He explained that this was not a new idea, it was a good idea and it needed to be looked at and he knew that they were between that rock and hard place between balancing revenue and expenditures. He knew that Council, being the watch dogs and making sure that they did not get out of hand as a staff asking for unnecessary toys, there did come a tipping point when cutting resources was not beneficial. They have to maintain their production capacity and he guessed it was up to the Council to make that balancing act.

He stated that they had to wonder, where did their money go in water and sewer and how could they cut expenses. He explained that over the last 25 years they have cut personnel and of course they have come back and found that they cut some essential personnel that needed to be there. He suggested that they consider what had been done there, look at it, they went through a period where members of Council were interested in a zero based budget and of course that was a dinosaur that came and went. No one did it anymore but it gave them the pause to think in terms of, "let's make sure we are not just adding every year", and he thought their personnel cost even though they were the lion's share, they represent what was needed to keep their system going, maybe not enough. Their electricity, this was not an area that was really negotiable. Duke Power or the railroad company did not negotiate well. He added that they did look at the consumption and go to Duke Power and ask them to look at rates to make sure they were the best the city could get. He explained that how their usage was structured determined whether or not they have the best rate.

He noted that chemicals continue to go up and they do require competitive bids so there was not a lot that could be done in that area. He explained that the other 27%, even if they cut it all out,

he was not sure it would do what they wanted it to do, that was everything from telephones, computer programs, paper, pencils, etc. So, where they wanted to cut was a question that has to be asked, but it needed to be asked with some knowledge about what was it doing for them, what was that 44% doing or this 17% or this 12% of the budget doing for them.

Mr. Asbury closed his presentation by recalling the Fram advertisement in 1971, their campaign slogan was “pay a little more now...or pay a lot later” and that meant, essentially if they were going to continue to do more with less, if they continue to operate that as their strategy, they would come to a point where they have to have a lot more and still do less and that was not where they want to find themselves.

- 2” Waterline Replacements

Mr. Asbury introduced Mr. Bev O’Dell, the Director of Engineering, who would be presenting the 2” Waterline Replacement Program.

Mr. O’Dell explained the first slide in his presentation indicated something that came to light last year when DENR did an annual inspection and began questioning why they had not finished this seven (7) year program to replace all of their substandard lines. Basically they knew they have a lot and they generally call it a two inch waterline replacement, knowing that not all of them were actually two inches. He explained that DENR had made them aware of how they want to look at it, actually how they were supposedly looking at it over the last seven (7) years; however they waited until the end of that seven years to notify them (City of Eden). He explained that they were being a little more interested in getting rid of all the lines that were actually less than two inches and replacing all the two inch lines that were galvanized, as well as those over 1,000 feet in length, that was also imperative, in order to get all of their lines up to the State’s standards. He explained that right now they wanted them to come back with a schedule that would get rid of the lines that were less than two inches in diameter by the end of fiscal year 2008.

Council Member Tuggle questioned what they replaced galvanized with.

Mr. O’Dell replied that right now if they put in six inches they generally put in ductile lines and there would probably be some PVC installed. He pointed out that they installed some at Cascade and Main as a test case to see how well it did so they were constantly looking at changes that need to be made.

He noted that one of the comments he had with the Water Quality Division people, he had sent a notice about how much of the three quarter inch lines, one quarter inch or one half inch lines would have and that was not a whole lot really that they knew of. In the process of doing all of those projects they would probably find a few more and the Division of Water Quality, they understand that and were willing to work with them.

In regard to getting rid of the galvanized, he noted that another option to replace it was to make it meet a standard. If it was already looped, they could actually go in half way and cut out a section, which would buy some time before they actually had to go in and replace. One of the things that they would be required to do was to report back to them by July 31st of each year stating what they have done, any new things they have found.

He explained that the projects for fiscal year 2004-05 included Burton Street and Pervie Bolick Street and they had already been budgeted funds for that. For Burton Street, they found out that what they thought was a two inch line was actually three quarter inch, serving about 3 or 4 houses. Burton Street had already been approved along with Thomas Street and they plan to put out a contract to get those done and started soon. Pervie Bolick Street was done in-house, \$30,000 was budgeted and it would include a Creekridge tie-in, but they had some trouble getting an easement for that tie-in. He noted that in addition there were a couple more small projects and they were looking at some plans for Meadow Road and the sixteen inch line. They put a couple of sections of one inch lines in and they would need to investigate to see if that was the case.

He noted that for fiscal year 2005-06 there was a section of Georgia Avenue where they have a one quarter inch galvanized line and it was a one way feed. They were posing they do about

460' of new line and it was estimated at about \$20,000 to do that. He noted that a section over on Warren Avenue was about two inches or less. They were looking at about doing about 860' with a cost of about \$39,000. For Manley Street, there was a short dead-end section. He had it listed as a half inch, but it was possible it was two inch. He indicated a minimum of 350' for this dead-end section as it heads toward Hollingsworth Street. If they were to extend it to a total of 520' of six inch line, they would be there near the intersection of Hollingsworth and Hickory. The next project was Hollingsworth Street where there was a minimum of 250'. If they were to increase that to a total of 640' that would get down to where they had potentially extended the 520' at Manley and they would now have a looped six inch line connecting with Hickory Street also and they would be opening up several lots there on Hollingsworth and an unopened right of way at Manley that would have water available to it. He noted that they needed to do the minimum and it would nice if they could do it all. The replacement cost for all of it was 520' on Manley, about \$23,500 and \$25,000 for 640' on Hollingsworth.

For fiscal year 2006-2007, a section on West Grove Street which was a little dead-end street with a steep little hill, three quarter inch line feeding several houses, the sewer line was just a four inches and he had hoped the waterline would be two inch, but it was not. Over at Chatham Court, a section off of Aiken Road, there was a little alley that runs behind the houses that front Aiken. They would need to install about 267' of main there if they were going to keep the meters in back.

Mayor Price asked if that was a city alley to which Mr. O'Dell replied that it depended upon who you talked to. This was not on the Powell Bill. He thought they maybe have their trash cans back there and the trash trucks go in there and they probably grade it from time to time. Technically it could be but they did not claim it as a Powell Bill road because of the width and the fact that it did not have a name. He stated that one thing he would like to do was to give these alleys a name so they would be a little easier to keep track of, which ones were maintained and which were not.

Mayor Price asked if they had an easement.

Mr. O'Dell replied that it was just a dedicated, unopened street and was used as a driveway and he thought there was some right of way. In order to install 267' in that alley, they had to first get an upgraded line to it, which would be coming off of Aiken, then install 418' of six inch line to get it up to the alley. He estimated about \$32,000 for that little section.

He continued on with Chatham Lane where there was another dead-end section about 235' of line would be needed. He had indicated six inches along Chatham Court and the possibility of installing two inch PVC in the little alley that would only serve a few houses and it might not be really necessary to put in six inch. He had estimated about \$14,500 to do that. He added that just doing that part they would still have quite a bit of PVC that they still needed to replace but he believed it was less 1,000' so they would not be in violation.

He noted that one of the more expensive and troublesome projects would be Windy Road to Holly Street. It would be nice to just replace the little section there as there was three quarter inch galvanized that goes from about the middle of Windy Road over to the houses at the current dead-end of Holly Street. The only problem was that they have about 3500' of pipe they had to replace before they could get there. He had asked the Division of Water Quality if they would maybe consider this situation, let them go ahead and replace that, but they would not allow them to just replace that section with a two inch PVC. They needed to replace all of it to get it up to standards. He estimated it to be about \$166,500 and that was including letting an outside firm do the survey and design work. He added that it could be done in-house but it would take forever and they would not be able to do these other things that needed to be done. He suggested that they let someone else handle this and try to keep up with some of this other stuff. He noted that they could maybe budget in 2005-2006 so that they could begin surveying.

Fiscal year 2007-08 included Bridge Street, commonly called South Bridge Street, to install 370' from either the existing sixteen inch or the six inch. They would run the new six inch down to serve the existing Bridge Street Pump Station, some houses and the gas station there. He estimated cost at about \$27,000. Vintage Road would be a pretty big project and a candidate for an outside firm to do. That involved installing 2,200' of six inch main and he estimated about

\$110,000. East Meadow Road was in the same area of the 1980 plans and they recommended just tapping off the sixteen inch and making a new service connection. Another would include doing something off the Harrison Street connection and he had estimated that at \$2,200.

He explained that these were just some of the projects that would be required to be in good staying with the Division of Water Quality and obviously there have been other projects that have already been earmarked for the two inch waterline program and for next year there would be Elam Avenue, Green Street, Ellett Avenue, etc. They would not be able to include all of them; they would have to pick out one or two that would help them out as far as the DENR requirements.

Council Member Tuggle questioned if it would take several years to meet this requirement.

Mr. O'Dell replied that as long as they meet this schedule they would be in good shape. Currently the schedule was through 2007-2008.

Council Member Gover questioned Daniel Atkins Street.

Mr. O'Dell replied that he did not have it listed here, it was less than 1,000' and as far as he knew it was a two inch line. Whether it was galvanized or PVC that was something they would need to do in the next couple of years to make sure they were putting these on the right prioritized list. In the past it did not matter that much to them as to whether it was PVC or galvanized. He noted that Collection & Distribution could go out and test dig to verify it and get a little more information as far as leaks.

Council Member Tuggle questioned the life of PVC versus galvanized.

Mr. O'Dell replied that he was unsure about the life of the PVC, if put in before sunlight exposure, it extends the life. Mr. Harvey had some input but it was very inaudible, he did indicate that the secret to any pipe was installation and fifty plus years on PVC.

Council Member Tuggle expressed concerns about who was burying this stuff. The city was not doing it all and he asked how they knew that they were putting these things in the ground properly bedded.

Council Member Myott asked if they were not inspected to which Mr. O'Dell replied yes, but they were not out there eight or ten hours a day standing right over them.

Council Member Tuggle asked if they just went on the contractor's reputation to which Mr. O'Dell replied, to a certain extent, but they still have to keep an eye on them.

- 2" Waterline Replacement

Mr. Asbury then noted that Mr. Bill Harvey would be presenting the 2" Waterline Replacements.

Mr. Harvey stated that for the last couple of years, they had been trying basically to do the work at the collection and distribution section in regards to either water leaks, sewer stoppages, replacing water services, replacing sewer laterals, working the inflow and infiltration repairs, and they have had very little time to work on waterline replacements.

He explained that he looked back on everything they have done on Ford Street to date, since August of 2002 when they first went down to start this project, and they have only been able to work there a total of 47 days or part of that 47 days, with 22 of those days having to stop what they were doing because of water leaks on the old two inch lines as they were installing the six inch. Many of the days they had to pull off to work on other city water leaks or sewer problems.

He stated that using that as an example, as they were now, they could not possibly do this kind of waterline replacement and give it fair justice. He stated that if they wanted to see them do this type of waterline replacement, then they have to have a crew there where that was all they did. He explained that he only had two crews.

Mr. Asbury pointed out that they also had an I&I crew.

Mr. Harvey agreed, but he asked them to keep in mind the I&I crew was finding out things that they have to go back and repair now. Park Street was an example where they found sixteen inch clay, they did not have the material to cover it up, but it was on order.

He continued on with Main Street and Cascade Avenue that was completed by contractors this year. Thomas & Burton Street plans have been approved and would be contracted out along with the South Center Street sewer project. Maryland Avenue, Lewis Street and Pervie Bolick were being designed by the engineering department and Elam Avenue, Ellett Avenue, Beech Street, Green Street and Lake Drive were not funded for this fiscal year.

Council Member Tuggle stated that he mentioned another crew to which Mr. Harvey replied that they had seven (7) people now. However, those people who use leave, so he seldom had all seven at one time.

Mr. Asbury noted again that it did not include his I&I crew.

Council Member Gover suggested that they use local contractors such as Sam Smith, who were experts in putting in these waterlines. They could utilize the people that they have rather than laying them off for lack of work. He suggested that they entertain bids and of course it just keeps their people working.

Council Member Tuggle questioned if that was feasible to which Mr. Harvey replied that it needed to be done by a contractor. (His next response was inaudible but indicated that if they wanted C&D to do it they need more help.)

- Fats, Oils & Greases

Mr. Asbury again introduced Mr. Van Zandt who discussed Fats, Oils & Greases.

Mr. Van Zandt explained that they had mentioned earlier on the SOC and the new Wastewater Collection System Permit, it was mandated that they have a FOG (Fats, Oils & Grease Program) by June 30, 2005. He noted that they have reviewed numerous ordinances across the State and they essentially modified their current sewer use ordinance. He had presented that to the Water & Sewer Committee members and they were reviewing it at this time. As far as this program, they were required to have some sort of educational program across the State.

He noted that they have received 75 posters from the Pollution Prevention Educational Assistance and they sent them at no cost. He explained that they would basically hand deliver all of their food service facilities a letter, poster and a check list, advising them that a lot of causes of the city's blockages and overflows in the city was because of grease. They would also have to send out something to the residents as well to let them know. He noted that they could use the news media concerning a grease program and the staff would be up next week at Communities in Schools and would take that time to cover the program there. He explained that overall they just basically try to do the minimum and least costly to the city, businesses and food service facilities.

Council Member Tuggle asked if most of that grease came from eating facilities where they dumped it into the sewer.

Mr. Van Zandt replied that even in a residential area, a lot of people just pour grease down the drain. Fayetteville, for example, hands out these little buckets with bags, at no cost, and they give them out to anyone who wants one. You sit it on your stove with a little bag and when the bag fills up, you throw it in the trash can. He explained that the staff basically wanted to get the program in place first and then look at how some of these other cities were doing.

- Infrastructure Project Schedules

Mr. Asbury explained that the last two presentations were his [and they included the Infrastructure Project Schedules]. He explained that basically a question had been asked about project schedules and that depended upon a number of things. He explained that these things

have to be designed by a professional engineer with a seal on it, it has to be sent to the State, the State has to approve it and issue authorization for them to construct it. They have to bid it, the bids come in, the City Council has to award the bid, so there was all kinds of “fluff” in there that can shift from the time a project starts until it ends. He added that if the Council was looking for some particular date or particular project that they want to establish a date on and maintain firm through, they could do that but it was almost like anything else, it will probably cost extra to make sure it gets hand carried through all the process.

Mayor Price thanked Mr. Asbury and his staff and noted that they had some very talented people there. He then concluded the meeting for lunch.

LUNCH:

Re-Prioritization of Transportation Needs:

Mrs. Kelly Stultz, Director of Planning and Inspections, presented a potential project for the NCDOT Transportation Improvement Plan.

She explained that one of the top five decision making factors for site selection of new businesses was transportation and access and the support of various transportation related initiatives was needed. She explained that one of the things that she had learned as she had been involved in transportation, construction and road related issues was that some other jurisdictions seemed to have done better than Eden. She noted that it had to do a with concerted organized effort on our local government’s part, to make those requests and to make sure that the DOT’s staff and our elected folks understand why these things are important to us and it was important at the County that all the jurisdictions in our County have some consensus and there were projects that everybody requests.

This would include the widening of Highway 14 to US 220 in Virginia and the feasibility of a southern connector between Highway 14/Harrington and eastern sections of Eden. Those were two of the issues that have been discussed by various City Councils over the years.

She explained that road improvements were huge. They knew Highway 14 had been widened to the Meadow Road interchange. She pointed out one great way for traffic of every kind to have access to what would be an interstate would be if Highway 14 and then the road it becomes in Virginia could be four lanes all the way to Virginia. The first step was for them to request that the NCDOT four lane what was not four laned in North Carolina. She noted that it was a companion project where they would have to work with Virginia and she thought that the Mayor had been to several meetings in the past. This was an item that had been on the City Thoroughfare Plan for more than 15 years and it would improve their ability to move traffic north to US 220.

She explained the Southern Connector or East Harrington Loop Extension and noted that they all probably knew that DOT and the Thoroughfare Planning has had plans for a connector for Harrington Highway that was going to cross Highway 14 and go around East to Highway 700. The original plans for that road, when it was first theorized were before there were so many environmental concerns and regulations about wetlands. The DOT has found that road was going to be harder and harder to build and likely when they get a southern connector it will be designed somewhere other than where it was on their Thoroughfare Plan now.

She then presented a map of the tail end of the Southern Connector and noted that currently they have a tremendous amount of development going on, the Wal-Mart, the new church, a possibility of an elderly facility, the hospital and an apartment complex, plus many more acres that were eligible and available. There was the potential, and very few land owners oddly, to get from here to the Weil-McLain site and then over to New Street. One of the biggest benefits was that it would pick up the old Thoroughfare Plan, what this calls for was a little bit of a change in Edgewood Road and move truck traffic a lot easier.

Mayor Price questioned moving truck traffic along there.

Mrs. Stultz replied that she did not know that it would necessarily be moving a lot of truck traffic

if they made this a street through here, but they have to have a way to get trucks from here to there. Right now, any State maintained truck road, trucks did have the ability to travel. She did not think it would be a primary but at least it would be there and particularly at the time of the day when they look like a big city. She pointed out that they have a west-east migration and in the evenings an east-west. She also noted that Pierce Street was obviously being used for much more traffic than in the past.

She noted that the current Thoroughfare Plan recommendations include New Street and Edgewood Road Extensions from the proposed Harrington Loop Extensions to Stadium Drive. This would connect new industries, commercial and residential development and aid in moving traffic in all directions around the community. The other thing was if they really did not promote truck traffic through there, if cars had somewhere else to go, the trucks could still be used on the major road that was certainly a decision that DOT would make.

Council Member Turner questioned where Edgewood Road was and after some checking it was pointed out on the map.

Mayor Price asked where the proposal was stopping.

Mrs. Stultz replied, back to Weil-McLain. Council Member Gover commented that New Street was going down to Weil-McLain and Edgewood Road was over there. Mrs. Stultz replied that the current Thoroughfare Plan that was adopted in 1997 would have extended Edgewood Road to here.

Council Member Myott questioned if MGM would not come out there.

Mrs. Stultz replied that they could because they sit right there. There were also trucks in the industrial park, Miller and there was a high concentration of trucks in this area every day.

Council Member Epps commented that the way that they have that proposed road [was] to keep the distance away from residents and it would not be as loud to which Mrs. Stultz agreed.

Council Member Turner stressed that there were an awful lot of residential development along that backside of the golf course and they seem so close to this yellow line.

Mrs. Stultz replied that it was, but it was absolutely not any closer than it was to Stadium Drive. There would be some impact and DOT would possibly have another proposal as at this point this was just a suggestion.

Mayor Price asked if she would say that if it was a State Road it has to be a truck route to which Mrs. Stultz replied not always.

Mr. Corcoran pointed out the Duke Power field, the golf course and the road going into the subdivision.

Mrs. Stultz explained that the developer proposed extension of East Harris Place would help provide as an east/west connector in the southern portion of the community and would service to connect existing and proposed development as they move traffic across Eden. This project would carry some of the load for the proposed extension of Harrington Highway and could be done more quickly and with less expense. She stated that in her wildest dreams she did not think that long term they would ever want that to be the only connector, but since they have been clambering for an east west connector for the last 30 some odd years, an intermediate solution was not a bad thing to ask for.

She explained that one of the big issues that they have long term, National Textiles and Gant Road, they have a private developer looking to do an industrial park in there themselves, they have Miller and what they have down there was two lanes. One of the reasons that those properties there have not been desirable had to do with moving trucks. If they look at four lanes with Miller, when that was done in the mid 1970's, that was done to accommodate them back to Highway 14. But, they did need to continue to ask them to do some work on Highway 770 for National Textiles and the old Nova Yarns building, which something was in the works to occupy

that, and the other industries in the area.

She stated that one of the big issues that they have were intersections that needs improvement and at this point she would ask their permission to continue to beg that this be cared for as a safety issue. Last Friday morning she was invited to a meeting at Morehead Hospital. Senator Berger, Representative Cole and the hospital folks were there and they want to be able to access their new facility which was going to be down there and have the campuses be reasonably connected and they were asking, and she hoped they would support that request, that DOT would look at completely reworking this intersection for safety and traffic flow improvements. That was a very scary spot and a good reason to think that. It was not only the new development that was happening now, it was the changes in the development pattern that had happened since the housing development went in during the 1960's and if they look at the number of driveway cuts on Pierce Street, how many connectors there were, if it were designed now, there would not be quite that many ways to get onto Pierce Street from both sides of the street, so all of those things were there and this intersection did need some work. She added that she was going to get some signalization in there, some rights of way and turn lanes. She presented some pictures of the area to the Council that showed the visibility problems. She noted that Morehead Hospital was planning about 40 million dollars in improvements and construction and a good portion of it would be down near where the new Presbyterian Church was and the other development going across there on the other side of Pierce Street.

She stated that at Highway 14 and Arbor Lane, oddly this was another intersection that was severely impacted by the new development and they already have some of the busiest pavement in Rockingham County. She stated that when they increase all the trips that go back in there, it was going to get significantly worse. They were asking that for safety reasons when they look at this other one, that they look at this too.

Council Member Gover stated that he would also like to see service lanes on each side of 14.

Mrs. Stultz replied that she thought that was potentially a solution they might choose but at this point they were just asking them to and she did not mind adding that. She stated that one of the things they were seeing was a tremendous amount of development pressure in some areas of their community and this one predominately. That was a wonderful thing but with that comes problems.

She noted another was adjacent and was Highway 14 and East Harris Place. It was very busy, with people coming from every direction. They have Harris Place facing east from Linden Drive, the church was open, the apartment complex was finished, the elderly housing facility has signed a contract and there were potential others along that area. She noted that this piece of property where all this development was going on was one that Fieldcrest held ownership to for over 100 years. One thing they knew was, they took some hits as a community from textiles, but a good thing that came from it was that Fieldcrest or Pillowtex had sold off real estate that they have held forever. Now much of the area, like the Presbyterian Church was originally designed to be an extended part of the housing development, but they were seeing a lot of good development in there and it has been a much more traditional pre-World War II style than what they had in the past, where they had mixed uses together. From the city's standpoint, that was great for infrastructure and service provision over the long haul. There was also a lot of talk nationwide about smart growth and they were having it right there.

She pointed out that another area that staff had suggested and she hoped it was important to them was improving New Street from Weil-McLain, MGM, back up to Stadium Drive and Meadow. Obviously they all knew that for years trucks moved right up and down New Street when Fieldcrest was in business and they still can. That particular street did not meet DOT requirements for moving trucks. She noted that Mr. O'Dell had done some preliminary guesses about that in the past, but this was a State maintained road and she thought it would be important for them to ask for the long term health of this facility and any potential development to have that road approved.

She then presented the front page of the Thoroughfare Plan in 1997. It was a document that they were going to redo it and they would certainly have public meetings with citizens and meetings with the Planning Board and the City Council meetings to discuss the suggestions that DOT has

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to help us as we improve quality of life and promote economic development and move traffic throughout the community.

Council Member Gover commended Mrs. Stultz on her presentation.

Council Member Tuggle questioned the survey that she had done. He explained that he had a little bit of a problem with trying to do a survey in two seconds. He stated that he hoped that she got a list and give them enough time to try to put these things in priority order.

Mrs. Stultz replied that she wanted to see what they thought before they went through the presentation.

Council Member Tuggle stated that this meant nothing to which Mrs. Stultz explained that it meant a lot to her to take this data and put it together and let the Council see it. She explained that it was sort of the way that the City Manager did with the goals and objectives. They would certainly talk about these things again. At this point she wanted to know if there was anything on this list that the Council would like added, subtracted or multiplied and divided.

Mayor Price explained that it was kind of hard to come up with in a meeting that they were not prepared for. He suggested what Council Member Tuggle had said, put that together and let them look at it in a Council Meeting. Let them add, subtract or whatever and let the Council have enough time to think about it.

Mrs. Stultz added that also, it was not really part of the presentation but in her opinion the North to Northern connector of Harrington Highway, the portion that would go or has always been scheduled to go where Harrington Highway runs into Shady Grove Road. She explained that it had always been planned to extend right through there right up through the country and the Westerly Park area and hook back in to NC14. She noted that if that ever got constructed and they had the East West connector here it would be much easier to traffic those trucks and traffic around the loop. She added that there was conventional wisdom that other than the trucks, the merchants in their downtowns did not want people moving, so there was a balancing act but the northern portion of that Harrington Highway section, to her, was important and they needed to add it to the long range projects.

Council Member Turner asked what long range plan that was on to which Mrs. Stultz replied that it was part of the Thoroughfare Plan.

Council Member Tuggle commented that before they come up with something, the thing that always bothered him and it was unfortunate that government was set up in such a way that 7 or 8 of them could never get together at one time and really have a conversation in the long run. He thought that when they get ready to do something like this he would really like it if they could focus on 2 or 3 things and have a better chance of getting them as he could easily be swayed from this one to that one as far as priority because they were all important.

Mrs. Stultz agreed and stated that there were several different categories and pockets of money that the DOT had. She noted that it was like the intersections and it was suggested to her that they ask for all that to be cared for due to safety concerns. She explained that it was a different set of monies than the things that they pay for. She stated that she would get back to them at the Council Meeting with this very soon, but today, she did not want to ask for anybody to tell her something that could not be changed as she was mostly asking that as they went through it quickly the first time if there was anything that they absolutely had a huge objection to.

Council Member Turner asked if they could go to something like a chart with a list of questions for the transportation plan such as right of ways or things like that so they have a check list to kind of go through and compare them more easily.

Council Member Gover commented that what was so unfortunate, they have just got some of this on the TIP [from] the Planning Board meeting Kelly presented to them. Otherwise, the only thing that was on there was the widening of NC14.

Mayor Price stated that it had finally worked it's way up to a regional issue which he thought

there was some discussion made about taking Highway 220 South and some type of connector to Highway 68 interchange or something. That was the number one priority which would help Rockingham County as well. The next strata of NC14 was widening it and it had worked it's way up and several years ago the Council asked him to go to Henry County and ask them to support widening Highway 87 down to Highway 14. He noted that the [Henry County] Board of Supervisors really had not listened to him. He stated that it finally got down to the last thing and he said that since they have widened Hwy 14 they could not count the building permits fast enough. That really got their attention and moved them on to do that. He pointed out that I73 was going to go between Martinsville and Danville and it was supposed to swing down between Martinsville and Danville and end up close to the North Carolina border. He pointed out that it would just be an absolute boom for the City of Eden. It would be a benefit to them and was supposed to go west and then over to Highway 220 and then come down, and of course, all that could change but still it was something to think about.

Council Member Turner questioned the dialog from Virginia at this point in time.

Mayor Price replied that they had to participate and they should to which Council Member Turner pointed out that they have a lot of real estate along there anyway.

Council Member Gover stated that it was so many years down the road [and] they need things to happen for Eden quicker to which Mayor Price replied that they have a plan and they would be good stewards of the process. Council Member Gover commented that was already on it, but they need to know the things in development other than that one thing...there was just one thing in there and that was widening NC14.

Mrs. Stultz added that the NCDOT had all sorts of categories and there were twenty-year projects. There were the closer projects and they were the things that they were declaring after the Council decided, that they would have done right away. She also added that she would get by the April meeting if at all possible and they would talk about this and give the Council that shot and then they all could decide.

Council Member Epps commented that he did not want to get to the same place with transportation as they had with water and sewer. It was going to get to the place where they were in between a rock and a hard place and they had to do something. If they could take care of potential road problem now it may be ten years down the road [but] at least they have got in line, it was on the projection.

Council Member Tuggle stated that of course there were different levels that the Department of Transportation puts as priorities. He asked if he was saying this had been on there a long time or this was a very high priority as opposed to...to which Mayor Price replied that would be the best way he could describe it. They were going to make it a dream, plus it was down now to a reasonable priority. This was up to a reasonable priority and it was critical to Highway 68 and the widening of NC14.

Council Member Epps stated that he was at a meeting over there in Reidsville when they were discussing widening Highway 158 down towards Yanceyville and if that happened people would want to come to their town to take a short cut to Raleigh instead of going all the way to Greensboro. It would save a lot of transportation that way.

Council Member Gover noted that was one of the projects they moved. When they have a lot of projects in there they get to prioritize what they want and that was one of the things they moved up for Reidsville over there was Highway 158 and that was going south, that was not coming this way at all. Mayor Price added that it would be an expensive project because of the bridges.

Mrs. Stultz closed the conversation by stating that with the thoroughfare planning process the City Council would be heavily involved in discussions about the various roads.

- Nuisance Abatement Initiatives

Mrs. Stultz explained that the next thing up for discussion was nuisance abatement. She noted that over the last several years and with the help of City Council their ordinances have been

updated to the point that at this stage she and the City Attorney were not aware of any tool, ordinance-wise, that other communities were using that Eden did not have. She explained that she thought they all had upped them to the point that in order to continue to do due process, why they like to do things quicker than they do; there still was a matter of a person having the right to appeal. Just because she thought somebody's yard was junky did not mean that there were not some times that they were going to appeal that. That due process was necessary particularly when they were going to go in clean the particular property up and send them the bill for it. She explained that they needed to dot all the "i"s and cross all the "t"s".

Building Violation – Boulevard and Irving:

She explained that at this point the question was asked about increasing enforcement capabilities. Reality at this point, with all the things they were doing with code enforcement and collections, the only way to speed it up now was with a warm body added to the Planning Department and at this point she was unprepared to ask for that this year under the current circumstances. She explained that she did want to talk to them about the large revolving fund that they set up for them last year and at that time they talked about three big projects. The first one was The Boulevard and Irving. She explained that this was a building that had been pool hall with apartments above it and there had been a huge fire. The action in the current case was done beginning September 26, 2002. This was a condemnation that they had actually been dealing with for several years before the current action for which they had a demolition order. She noted that she was sure they were all familiar with this as many times as it had been on the agenda.

During the presentation she explained the basic steps of the condemnation. She explained that the Inspector may call such building to be repaired, closed, vacated or demolished as appears appropriate. At that point the Council had not ordered the building to be repaired. In an effort to try preserving the building not only for history but for the downtown and try to save some money, they would spend some effort to try to see if they could find a contractor who would be willing to repair it a little more cheaply than to have it demolished. Then they would have something to sell off to try to collect the money. The former owner has sold the property to someone who lives in Virginia. She explained the law and the way it works, for instance Council Member Turner had ten properties in Eden and three were derelict and the city had them demolished. Her principal residence could not be touched but anything else she owned within the city's jurisdiction could be attached to repay the city for the funds expended. She pointed out that the gentleman owned nothing else in the State of North Carolina, let alone this jurisdiction. She stated that they have tried to contact him to no avail, but the City Council adopted an ordinance for the Inspector to proceed with these actions. The amount of the cost of repair for alterations or improvements was leaned against the property upon the cost incurred. She stated that those were all the steps that they have gone through and a limited list of the number of trips they have made to the site. The order of demolition was dated February 28, 2003. They have received bids from D. H. Griffin [Wrecking Company] in the amount of \$106,330.00 to take it down. They have talked about this in the past and the Council was bit reluctant to spend those kinds of funds. At this point she was really not hopeful that they would find any other way to deal with the issues surrounding this building except to demolish it. The reason it was so expensive to demolish it was because they have to remove the power lines and there were a lot of issues in payment to Duke Power. She added that the County tax department had reappraised the report since they did the original order. It was now worth \$16,859 and the new owner purchased it in February of 2003.

Mayor Price stated that they have gone back and forth to this building for three or four years. She had indicated to him that she had hoped to get some quotes and according to the Inspectors, it would be approximately \$60,000 to repair the roof and put a [new] roof on it and in time the city could sell the property and receive the proceeds.

Mrs. Stultz replied that she had guessed that, but so far she had not been able to find anybody willing to give an estimate and take the job.

Mayor Price questioned that out of all those builders coming in there, no one had shown any interest.

Mrs. Stultz replied that he had helped her find one gentleman and so far she could not get a price

out of him. It was not that she would not keep trying that for another little while, but she did want their permission that within a reasonable period of time they should go ahead and demolish the building.

Council Member Turner asked if there was any way that there was any kind of law that could be asked about ownership changing hands to which Mrs. Stultz replied no it was a State law.

Council Member Epps asked if she meant that the roof repair was more expensive than the building to which Mrs. Stultz replied yes, but it was still going to cost \$106,000 to get it down and at that point the lot was not worth \$106,000.

Mayor Price questioned its worth with the roof repairs.

Mrs. Stultz replied that they would not know until they get them to reappraise it, but they would assume that it would certainly go up \$30,000 to \$40,000 with the roof repair. The problem was at this point was much more than just the roof. She explained that there had been a fire and there was a hole the size of her office in the ceiling. Rain had been pouring in there for years and the last time she was brave enough to walk in there she was with the Fire Inspector, Daryl Carter, Fire Chief, Ronnie Overby, and the Chief Inspector, Jimmy Bolden. She pointed out that upon entering the front door, it felt like being on a trampoline.

Council Member Myott asked if the buyer knew what he had bought.

Mrs. Stultz replied that to be honest, she had tried to call him several times and could not get any response so she had not had a conversation with him.

Council Member Myott questioned if she thought it was a scam to which Mrs. Stultz replied that the man did not move from North Carolina. When they started the action, the owner still lived here, but he sold it to someone who lived in Virginia. He did not own anything in Rockingham County that they could find and she could not get him on the phone or respond to letters they have sent. She added that she knew he received them because they did not come back.

Mayor Price commented that it had been a nice building, obviously not now, but if they took it down, he asked how much they would spend.

Mrs. Stultz replied approximately \$106,000. Mayor Price stated that they were probably not going to get \$10,000 out of the lot, but they were going to have a gaping hole right there on the Boulevard. He stated that it seemed reasonable if she could get someone to become interested in saving a historic building in the Main Street program.

Mrs. Stultz replied that one would think so, but so far they had not.

Council Member Turner asked if it was on a historic register to which Mrs. Stultz replied no.

Council Member Gover questioned the cost of repairing the roof to which Council Member Nooe replied that even if they paid for the roof, that did not make them the owner of the property...

Mrs. Stultz stated that they could attach the property and they all might end up being the ultimate owners, then try to sell it from that point. She added that it could be auctioned and done like a tax foreclosure. There were ways to go back and get that money but at this point...to which Mayor Price asked if they were paying taxes on it and Mrs. Stultz replied in the affirmative.

Council Member Gover stated that if they repaired the roof for \$30,000, they only lose \$20,000, but if they tore it down they lose \$106,000.

Mrs. Stultz replied that did not solve all of the problems that made the thing condemnable.

Mayor Price stated that if they were going to do things and work through it, he hoped her staff would sit down and tell these builders and the interested parties what all had to be done and get their opinion. He asked that she be specific rather than saying something like, if you put a roof on it you might have to do something else.

Mrs. Stultz replied that they would never do that to which Mayor Price pointed out that it had gone on for about three or four years now. She replied that she was not flippant and she apologized to him if he thought she was.

Mayor Price acknowledged her reply and stated that he had not. He noted that they had people on staff that could do that to which Mrs. Stultz replied that they have done that, which was what they had to identify in order for the building to be condemned. They identified all the issues that were wrong with the building and at this point to bring it up to minimum standard would be more than the roof. She noted that one Inspector estimated about \$60,000 for the roof and at this point she could not get a contractor to even confirm that. She explained that she would really like to ask permission to try to work for a little while longer to find somebody and if they did not, at the end of another month or two, allow her to bring it to them and get permission to go ahead with the demolition.

Council Member Epps asked if she advertised in the paper for bids on that roof to which Mrs. Stultz replied that they could, but what they have done so far, was not just the roof but to repair the whole building.

Council Member Tuggle stated that if it had been raining that long inside of it, it must be terrible to which Mrs. Stultz agreed.

Zoning Violation – 113 Gillie Road.

Mrs. Stultz stated that the second violation she wanted to discuss had to do with Gillie Road. She explained that Bob Wilson, in 1996, originally rented a piece of property from the Shreve's on Gillie Road, which was right off Stadium Drive. Shortly thereafter he purchased it and he was sent a violation about a junk yard. She noted that the notice was sent by Mr. Lee Burnett, the former Planning Director.

Council Member Gover asked if this was in the ETJ and not inside the city to which Mrs. Stultz replied that it was inside.

She explained that the original violation was sent at that point and then a request was made to have junk yards allowed as a permitted use in the City of Eden zoning ordinance and that was a use by rights. At that time the City Council turned it down and subsequent to that Mr. Wilson applied for a special use process to be created so that he could have a junk yard assuming he was granted that special use permit. In the spring of 1998 Mr. Wilson was granted such a permit by the City of Eden's Board of Adjustment. In August of 1998 the permit was revoked because he failed to meet the requirements. Since that time a violation had been pursued to the court system in order to have this perfected. She noted that there was an ongoing court case right now and they should have another hearing in March, but she did not want to get into that too deeply. At the present time the judge has given Mr. Wilson until March 10th to meet certain criteria and then they would report back after next Wednesday at 5:00 pm. Right before the court date their staff would be out doing a detailed inventory of everything that was down there. The judge was fairly creative in his order and she expected the possibility of being at...and this was why it was on the list of expensive things they need to do. She stated that she assumed the city was going to be ordered quickly to clean it up. The Judge decided to make that order such that it would impact Mr. Wilson's ability to do business as such time as he was in compliance. She stated that she would tell them that since Christmas there had been a decided improvement but it was still not in compliance and if they sent her down there today for the very first time she would tell them that there was a violation there. She stated that she would keep them posted. She stated that she would tell them that she did think it was possible that the city may have to spend some funds in there before this current fiscal year was out. Originally there were over 500 vehicles down there and at last count there were less than 100, so there has been considerably improvement. There were more than 50 motors lying about on the ground and there were not nearly as many now so it was getting better. From the city's standpoint that was a good thing because first off, their community and the environment were being improved and second off that not too many public funds would be expended if they all end up having to spend any money to clean up.

Mayor Price questioned the other place where some of those have been taken to.

Mrs. Stultz replied that up on Morgan Road and across the street they were going to start new actions on those. The City Attorney did mention to the judge that there was a possibility that those things were being moved somewhere inappropriate and the judge seemed able to help in that respect too.

There were whole lists of requirements that he was required to meet. She added that she did not know that the Board of Adjustment would be all that welcome to another application for a junk yard since he did not meet the requirements the first time. That was the only special use permit their Board of Adjustments have ever revoked in the history of the City of Eden, but he was eligible in I-2 to do automobile repair towing and temporary storage and they have discussed that a lot. He would just have to meet all those requirements. She noted in the presentation some of the pictures that were taken fairly recently. There were significant amounts of violations down there. She explained that the definition of a motor vehicle salvage yard was any area, lot or portion thereof used for the storage, keeping, accumulation, dismantling, demolition or abandonment of junk motor vehicles that were parked and inoperable including manufactured mobile homes boats and trailers. The presence of two or more junk vehicles other than inoperable vehicles, mode of vehicles on any lot of land for the period of time exceeding thirty (30) days shall constitute a prima facia evidence of a motor vehicle salvage yard. Those things were straight out of the statute. She explained that their regulations dealing with car storage, what was junk and what was not, were not created in any way. They were straight out of the North Carolina statutes. When Mr. Charles Nooe was the City Attorney and then Mr. Medlin both of those gentlemen agreed that those things were issues that were high enough. Their regulations needed to be simple and straight to the point and what they know the court system would uphold. There have been numerous court cases using those same kinds of issues.

Council Member Gover pointed out that he was getting out of the car business and he had put the fence up...to which Mrs. Stultz replied that when she was there last, it was not on all four sides. He had pieces of two other fences that he had begun construction that were falling down now. He had a lot of stuff on the ground as well. She acknowledged that he had cleaned up all recycling and he had been taking crushed bottles from Miller. Sometimes it was bad because there were bee's everywhere and beer was running out on the ground. All of that was cleaned up so he had made some huge progress.

Council Member Gover stated that it reminded him of Mr. Harvey's comments from the morning when he said he was so busy that on these other things, fixing water and sewer lines, that he could not do the projects. Mr. Wilson was in the same boat. He said that he was so busy trying to make a living with eight employees that he could not stay on that project continually.

Mrs. Stultz pointed out that he had nine years. She stated that she thought Mr. Wilson was fairly serious about getting in compliance now but she did want to let them know that this was one of the top three she thought they had needed to spend money on and she thought the dollar figure on that had gone down. One thing she did want to say about the first one, the old building, if it would cost \$106,000 to take it down, if they spent \$115,000, if they were all to decide to repair it they would still have something to sell. So, what they could do would be to try again next month to find somebody and if not bring a report back to the Council at their regular meeting.

Building Violation – 1305 Carolina Avenue

Mrs. Stultz then continued to 1305 Carolina Avenue. She explained that this was a school building in the eastern part of their community that sits on Fieldcrest and Carolina and Hundley. They have been struggling with this one also for a number of years.

Council Member Gover questioned how many.

Mrs. Stultz replied at least 12 or 13 years. She noted that this was worse than the Wilson property but it had not been condemned quite as long. On April 2nd 2001 the old school building was condemned due to the following: unsafe wiring, walls, flooring, roof caved in and unsafe, and a myriad of other things. So they have been dealing with this since then. The condemnation of this particular property also says it had also been damaged by fire or other casualties and that had to do with a rainstorm when the roof caved in. The structural part of the system roof and the walls, a good portion of it had collapsed. Fire hazards were there and it did appear especially

dangerous to lives because of the bad conditions in the building. She added that she would say that the Inspectors, Mr. Vincent, Mr. Bolden and former Inspector, Gary Robertson have spent a lot of hours there and so had she.

Council Member Tuggle asked if it was beyond the point of doing anything with it.

Mrs. Stultz replied that she thought it was. They had recently had, with all the activity they have had on other historic buildings, the hotel, the mills, they have had two or three folks come in and take a look at it. She noted that a realtor from Madison had a company come look at it. They had done an old school building into apartments in Madison and everyone who had looked at it so far said that it was so bad that they were not willing to take it on.

Council Member Gover asked if the city was liable for that building to which Mrs. Stultz replied that they did not own the building. Council Member Gover asked that if they condemn, would they be liable.

Mrs. Stultz replied that at this point it was her understanding and surely that was a question for the City Attorney, but she did not think that if somebody went in there and gets hurt at this point it was the city's fault.

Council Member Gover pointed out that those boards were off and he stepped up on those steps and looked in and you could see where people have fallen through that wood floor. So those boards needed to be kept up.

Mrs. Stultz replied that they would try to do that and residents do call. She added that somebody on staff sees them down and the police check it. She stated that SGI Engineering did a review of the structural strength and stability as of April 2nd 2001 and that was right after the collapse. At that point they were even afraid to let people get back in and get their belongings out. Over the course of years what had happened was the city had continued to spend money to mow grass and pay somebody to keep boarding it up while they wait to get to the point of taking it down.

She explained that they had a matter of hearing on September 27th and the owner failed to appear. The city had the authority to demolish and remove the remains of the building or structure and the cost of abatement shall be set as a lien against the real property and may be enforced by execution sale. She added that there again they have an out of town owner who owned nothing else in their jurisdiction. The Fire Department and the city's Inspector have been working toward asbestos testing. They know there was some asbestos in there, but it was not as bad as it could be. Right now what appeared to have been located was asbestos floor tiling and those kinds of things. Before it could be burned or demolished the city would have to make sure that those things were removed.

Council Member Tuggle commented that it was amazing to him that people own this stuff and make all this money and then they pack up and get out of town and leave it all sitting. There was very little recourse then if they did not own something in the city.

Mrs. Stultz agreed and stated that she thought there ought to be a way and the only things they have left available to them at this point was to tax what else they owned here. She stated that they could not go out of State or their jurisdiction. They have been talking to the Fire Department for the last couple years and there had been some talk perhaps about having their Fire Department burn it. She noted that then they would have to pay to have the remains hauled away. As of late there have been some concerns expressed about the liability of the Fire Department should that happen. Mr. Vincent, the city's Inspector, had been talking to D. H. Griffin [Wrecking Company], who was a very large firm that does this kind of demolition and they were going to bid it two ways. The first way being for them to take the responsibility and hire the Fire Department to burn it and have the risk go under their liability insurance. The City Attorney would have to approve that before it was brought to the Council. Otherwise, she would have to call a price to demolish and haul it off. She pointed out that sometimes with older buildings there was some value in timbers, bricks and those kinds of things. At this point it did not appear to be a lot of value in this one for anything useful so it was going to be an expensive proposition.

Mayor Price questioned the number of building lots to which Mrs. Stultz guessed that if it was completely cleaned off and they find that spring that had been rolling water off the sidewalk for thirty years, among other things, if the city were to own and subdivide it, she would say they could get six to eight good lots there. She added that what they might try to do, she was going to guess that once it was demolished that the City Attorney's action would result in the city owning it and then they would try to sell it to someone else for redevelopment or the Council had the right to do those things themselves.

She stated that it was a blight to the neighborhood. They talk about these kinds of dollars, it was a lot of money but when you look at the negative impact that structures like this had on the community as a whole and that neighborhood in particular, it was really important and it was part of the good for all of them to get those things cared for. She also believed that in the last short period of time, or the last four years particularly, their City Council had made some really hard decisions upping their level of code enforcements. She stated that they had really turned the heat up on this kind of thing and they were beginning to see that they were taken seriously and were seeing more compliance. She noted that this was not just in Eden and it was a fight they need to do because; first they owe it to their citizens and second, for economic development and quality of life and that was extremely important.

Council Member Tuggle asked if they had prioritized those blights on their community and could they do one a year or something. They talk about some of those areas around town that have so many water problems. He stated that they needed to prioritize and try to do something. He stated that he would hate to think that he owned a house in that neighborhood down there where that old school was. It was not going to be worth anything and you could not get anybody to come in there. The sooner they do something about those type things the better chance they have of improving the whole outlook.

Mrs. Stultz pointed out that with the revolving fund that the Council set up for them last year, she hoped to have all three of them cared for before the end of June of this year.

She stated that in a little while they were going to talk about comprehensive planning or what was known in some jurisdictions as a master plan and what she hoped that that would do if they decide that they need to pursue that was do just what Council Member Tuggle was talking about. They have a whole host of big issues that they need to deal with, from the whole spectrum of the city

Council Member Tuggle asked if she was talking about a master plan that would go more than one year or it would go several years in a row and takes care of this building and this water problem here and that type of thing.

Mrs. Stultz replied that it would give them an opportunity to do some planning like that, yes.

Mayor Price commented that they have funded those projects for this fiscal year with this in mind. He asked if she felt pretty confident about the end of June.

Mrs. Stultz replied that there was the money for that right now. That was one of her fondest hopes to get those three off her plate.

Council Member Gover questioned the one on Ridge Avenue that burned but not all the way down and had still been sitting there for about five months, right in between all those homes.

Mrs. Stultz replied that she was certain they had an action, but at this time she did not know where it was. She offered to find out, as it takes a little while. She explained that it was a due process and they could not burn it within the next two months.

As there was no more discussion, the City Council stopped for a short break.

BREAK:

- The Case for the Comprehensive Plan:

Mrs. Stultz explained that earlier, Mr. Dougherty mentioned to them about what was called a comp plan, master plan or various other things. She explained that the Comprehensive Plan was the one she basically liked the best and that was because a plan of this type was completely comprehensive and would cover everything the city does. A Comprehensive Plan was the guide to the planning and decision making process and a statement of what the community wanted their goals, desires and ambitions. She stated that if she were brave enough she would ask them to all write something on a piece of paper for her and then before they left, take another blank piece of paper and tell her, what their vision was and what they would like for Eden to be. Nothing elaborate but she bet they would find that they were very similar as she imagined each of them wanted to see similar things. She explained that she guessed there were things that all of them have, a wish and a dream and a hope for this community, [because] if they did not, they would have never run for office.

She noted that in the 1970's there was all this 701 money that the Federal Government gave away and every community in the United States were doing plans. But, they still had boxes full of the ones the City of Eden did. They brought this consultant in, in fact there was one or two still around that she had an interesting time talking to. They did all sorts of plans, land use plans, soil analysis plans, all of those things for the city. Then, in the late 70's the money all dried up. It got to be more expensive and harder for cities to do that. That was when there got to be more small cities with planning departments when the Federal Government stopped funding it. The elements of such a plan were a physical plan that included infrastructure issues, land use planning and all of those kinds of things and some of it was long range. When they talk about the transportation improvement plan and there were all these categories, there were twenty year projects, ten year projects and five year projects and she thought a Comprehensive Plan to truly be that. It needed to take all those things in. Then in a regular interval the Council would bring it back up and look at it again and see how their community had changed and its priorities. It would cover every aspect of the life in this community and every aspect of city government and it was a statement of the policy. It was sort of like the mission statement for this city would be established through this plan and by City Council and the citizens on the visioning committee.

She explained that this was a guide to the physical development of the city. The last land use plan was done in 1977. At this point in reality the plan they have according to State law was their zoning map, because they have no other current planning document. She explained that they were required to have one and if they did not have an up to date one then their zoning map was the document and theirs definitely needed to be redone. She noted that in looking at it, they could see there were still areas in their ETJ for the original R20 that was applied to it in 1979 when ETJ was created. So there were lots of areas where they need to look at land uses and how they were. The Water and Sewer Master Plan that they have already funded would certainly be a large element and it would be brought into this plan. Whenever there was a zoning case that comes before them, a new subdivision, the Water and Sewer department where the City Council had made decisions to put infrastructure to improve infrastructure and what was in place. All of their land use decisions should be made with those things in mind.

The long range portion of it was usually five to twenty years. These were immediate goals and long range goals and they express current policies that would shape the cities future. It was slightly utopian, when you have a plan you go out there and this was how you want everything to be. Then there were things they know they could do in the immediate future. It challenged their vision of what might be and told them how to get there. It would cover the entire city geographically and for land use reason and those kinds of things it would cover ETJ and included all city functions and the relationship to each other. She noted it was in the way sometimes they set up retreats. They see the different functions that the city has utilities, pump works, planning, and all those things as being separate and apart. Really they all were part of one single organization and organism and it would be a guide to planning and decision making process for the city. It would cover community desires such as quantity, care, location, and rate of growth and indicates how those were to be achieved and a statement of what the community wanted goals, desires, and ambitions.

She explained that those who make decisions about the city need to take into account what the plan says. If they had an active and up to date comprehensive plan and somebody comes in with a new subdivision proposal. One of the things they would do was say this was what their plans say they wanted for this particular piece of property that those people were asking to redevelop.

This was what their water and sewer plans say about it, this and everything they know about it and would help them make those decisions. It would also impact zoning, subdivisions, capital improvement programs and budgeting should all be based on the plan. As she said earlier a community such as Eden that did have limited resources, assume for a matter of conversation, they have \$50,000.00 that they want to allow to be spent on projects this year. They take that \$50,000.00 and look at the plan and they would all together, the staff and City Council, decide where that \$50,000.00 should go. Where was the place that they could achieve the most for the most people in this community this year and why was the plan needed.

It was a snapshot of present conditions. She explained that what that would do was establish a benchmark, this was where they were. It would show current trends and growth patterns statistical data and current land patterns. It was a strategy for future development overall development strategy including land use, provision of services for transportation community, facilities, social services, economic development, utilities, housing, natural resources and recreation.

She noted that areas of particular importance were various downtown corridors. She stated that she knew they all hear about the various corridor plans that the Greensboro Department of Transportation did all the time. They have to do with the all of the kinds of development that goes on around all of their corridors. Until recently they really did not have the kind of development pressure that would encourage them to be looking at that. But now, guess what, it was happening. Their industrial areas and the various residential neighborhoods, each of their neighborhoods was very different from one to another. They deserve different kinds of protections and different kinds of care. How do those plans for these areas fit into the larger scheme of their community's life? She stated that for the short term goals they need to address immediate needs and ask what could be done in the short term and what kind of costs were associated with that and where would this money come from.

She explained that a plan was intended to accomplish goals and actions to achieve the goals short medium and long range action recommendations and how to finance those recommended actions. The plan developed included the development process and methods, reasons for actions, endorsements of the plan and a timetable for updating. They all knew that it was wise to look ahead. They do it in their family's finances, they do it in their everyday lives, and they do it in what they decide when having dinner. They were always planning for what was going to happen next. Many Federal and State funding programs require a Comprehensive Plan. They applied for money for the streetscape program in their downtown revitalization and the leading reason they did not get it was because Eden did not have a master plan. The Parks and Recreation Department have been turned down for grants because they did not have an overall plan.

She pointed out that they have not decided exactly how they intend to shape or community. She thought they all know that and she thought the decisions were made and she did not think they have done anything as a community that had been without forethought but without a document in hand they were falling far short and not scoring enough points with the State and Federal funding. The document itself did not do the job.

There have been communities over the years that have wonderful plans put in to place that have been adopted by City Councils and put on the shelf and never used. A plan of this type was like any other thing that they do, it was not intended to be static and if they discover that there was a goal that the community decided they wanted to achieve and for some circumstance it could not be achieved or for some reason it was not important anymore, those plans needed to be continually looked at. She noted that there was no need to assume that a single document would solve all the problems and as conditions change goals may change making it necessary to advise and update the plan. Planning must be a continuous process to try and produce the best possible decisions about the future of the city. She closed by stating that good ideas need to be linked together by a good plan. *(The tape ran out at this time but the indication was that she would try to have something ready for the Council to see.)*

Mayor Price asked if it would be by the end of this month or next month to which Mrs. Stultz replied that she would hope so because springtime was exactly when they begin to get a lot of extra complaints.

Discussions by Council:

Mayor Price commented about benchmarking which was something they had talked about just causally in terms of productivity measures and that type of thing. The cities have been doing this basically in larger North Carolina cities for a long time as it was tied into budgeting. He explained that benchmarking just takes a particular city job and takes a community's size and [compares] the community's size with activities [of a job] on average that people do. It helps them to see if their people, in terms of their activities, were higher than the norm or lower than the norm and then if there was something skewed it helps to make some kind of judgment call as to where they would go in a particular department, and it goes through all types of jobs, job descriptions and that type of thing.

Council Member Tuggle questioned if this went by the individual or by department.

Mayor Price replied that it was just the job and not individuals. That did not have anything to do with it. Of course individuals were in the jobs and they begin to see that, say it had been done with larger cities, it was a concept they hear about it in industries now that had begun in government for probably twenty years now. He noted that a man at the Institute of Government had been instrumental in this and it was a concept that makes some sense for regard to where they were. He stated that he thought they were all impressed today with some of the things the staff had in mind for them next year. They would like to see it accomplished but on the other hand they were sitting down and the City Manager was going to have to handle some budgetary figures and this was not something that could be done in a year but it seemed to him that with a budget of twenty-five to twenty-six million dollars it might be time for the city to at least expose itself to that and begin to look at it and to have some of those people to at least come up and give a presentation to see what they think.

Council Member Tuggle questioned who the cities were.

Mayor Price replied that where they were, the question he would have to ask was what good was done. He stated that it all sounded good and they do that a lot in all different types of jobs but the main thing, he was sure probably good managers make it work and some others did not have time to make anything work. He stated that they [Eden] was a pretty good size operation and they all knew that they were going to spend a lot of time looking at budgetary concerns. He stated that it seemed to him like it might be time to at least have a presentation by these people to see if it could be something they could use. That would be his question, where was it being used, where was it successful, could you give me names where we could call and ask and see what the feeling was among management staff. He stated that it had certainly helped according to what they say in the budgetary process as they go through staffing levels.

Council Member Turner commented that they had given them one handout [but] that was really hard material, right out of the textbook like that...to which Mayor Price replied that old but it was still current, still being discussed and so forth..

Council Member Turner stated that one of the things she had put down was the reprioritization of the employee pay grades and compensation. She asked if he felt that kind of went along with that, talking about person "x" doing these jobs under that description...

Mayor Price replied that they had the Council of Governments come over and do a study about four or five years ago and there was a lot of discussion about who and what and really compared what the job was to other communities of Eden's size and where they were pay scale wise. There was not a lot of discussion about what type of activities and the number of activities that different people did.

Council Member Turner stated that she was just real concerned about the competitive pay as people retire. There were a lot of retirements of key personnel coming up in the next year or year and a half and they were going to have to find competent people to replace them at those pay grades.

Mayor Price agreed and stated that they found going back to that pay study by the way that they were out of whack a lot.

Council Member Turner questioned if they were constantly doing that.

Mr. Corcoran replied that the pay had really not been looked at since 2000. They did do a lot of work last year in the budget, which revealed again from all across the board that they were falling far behind. One of the problems they have was department heads leaving and they were not getting any bites for the salary that they were paying the department head when they left. The other problem was the morale amongst the department heads that stay here. A department head that had been here for years and a new department head in this job starting new would make so much more that their margin was low and ridiculously low on the upper end. It was not even close.

Council Member Epps wondered if that was why some of their people to early retirement.

Mr. Corcoran replied that he did not think that as they had their thirty years in and wanted to leave. He did not think it had anything to do with it. But he did think that they had advertised for a Director of Finance and people call and ask about the salary and they laugh like he was crazy. They would find the same thing when the Fire Chief leaves and then they look at some of the Department Heads they still had and what they were earning and so to hire some of these other people whether it was a Fire Chief or Finance Director or an HR Director or whoever. They bring them in at "x" [dollars] way above the rest of the Department Heads that have been here for years then they have a horrible morale problem. The reality was if some of their Department Heads left today to find a competent qualified person they would have to pay significantly more than they were paying today. So if that was true then why wait until they leave.

Council Member Epps questioned promoting within.

Mr. Corcoran replied that he had tried to do that an awful lot to help out a little bit, but he could only do so much of that. Right now, that was exactly what he was trying to do in a couple of positions but he had to wait until he felt these people were qualified. For instance, he had been doing the Finance Director's job now for seven months. That would not change but there was no one else out there that wanted that job for what he had advertised. So, he was going to try to promote from within but he had to get them to where they were really seriously qualified to do the job and that was a real problem, it really was.

Mayor Price stated that he would talk to each of them individually about it, but to give them some idea of what it was about, he thought it was something to be worthwhile to listen to.

Council Member Epps pointed out that they had to spend money to make money and that was the same way with positions. They had to advertise to where they would accept it. He stated that he was thinking about when they were discussing the need for another man in Water & Sewer and it was mentioned about three more people to make another crew. He stated that at break, he had asked basically what the salary was and all the conversation they get making \$100,000 a year for another crew, he asked if there was any possibility anything like that could be looked into.

Mr. Corcoran replied that they could, but he and the City Clerk could tell them that he had already told the Department Heads that he would not personally ask for one more person this year. There was a need but it was more important to take care of the people they already had than to add additional people. If people needed to tighten their belts and maybe do two or three jobs then that was what they needed to do. He did not see a problem with contracting the work out that way and giving it to some of the local business people who were starving for work as long as it was not a ridiculous rate. He guaranteed them that he would not be adding people. They all may add them but the budget he presents to them would not show any new people. He had already made that very clear at a staff meeting with all the Department Heads.

Council Member Gover suggested that they go out to their local contractors and contract some of this work out because they put the picture on the wall if they saw the graphics and paid attention to what happens when they lose an industry. They better be prepared for it because that was going to be an impact they would not get over for a long time.

Council Member Vestal added that was not an "if" that was a "when".

Council Member Gover agreed and pointed out that it was right around the door. So that was going to be an impact and they would probably have to take some employees away.

Mr. Corcoran stated that he could give them two more things to take it in the opposite direction. He had already met with some people and told them that if the budget was bad enough he would be recommending the elimination of their positions. He had already had that meeting with people, put them on notice and told them that they have four months to look in case the budget was that bad. But the other thing he would ask them to just give some thought to, everybody asks what would you do if you lost that major industry. There really was not much they could do. They have done an analysis which he could show them in-house, receiving 3.2 million from one place, they could cut 400 and have 2.8 million left. What would they do. They really seriously needed to look at raising rates a little bit. They need to look at raising those rates incrementally if nothing else enough to keep pace with the rate of inflation over the last three years. They may all decide now was not the time but he would not be surprised if there was not some recommendation about that and he felt like that needed to be done.

Mayor Price stated that he would say that based on this and looking at it and looking at everything they have, nobody wanted it, but he really did think they ought to have about a ten year plan that ought to be implemented with a fixed increase every year for that ten year period of time. Now, he initially thought of half of a percent, but Mr. Asbury blew that right out of the water this morning when he proposed that. It was not even keeping up with where things were but, nobody liked the last time they did it. People were really upset but the biggest thing it seemed that they were upset about was the fact that they waited until the last minute and raised it so much that it became a burden to people. Nobody wanted to pay more money for anything but on the other hand they were all people running a household, businesses, governments, and people who understood budgets and they know that things were going to go up.

He noted that they needed to look at two things. One, they certainly want to have enough coming in and he thought there should be some increase. He did not know if they could keep up with three, four, five or six percent a year. He thought it ought to be lower but to get to the point wherethat Council Member Gover was talking about today. He noted that Charlotte and Winston-Salem have lower water rates and they have a big return and a whole lot more customers working off of that fixed overhead and they could go down on their cost per gallon or cost per customer. The city had gotten to a point where they could almost have a scale if they had more usage of water, but they would be remiss in his mind to not have enough money coming in to take care of the problems that all of them knew they had. He noted that they all knew that they had some big, major expenses for this water and sewer. He thought that again, they ought to implement something over a ten year period of time that could be some increase every year automatic that people could pretty well judge what their rates were going to be.

Council Member Gover commented that they had increased it last time that brought them in almost a million dollars a year. They could round it off to a million dollars a year. If he listened to the auditors wrong the other night, they were \$2 million to the good on the water and sewer. Was that not right, so they were not too far off.

Mayo Price replied that he was entirely correct, what they had with all the expense they had in front of them.

Council Member Gover stated that if they go along with 2 million a year they could pay off a whole lot. He questioned how fast they could work and he was not against borrowing a 2 or 3 million dollars, but how fast could they do the work. If they could put the money up at the time the work was being performed then they needed to look at that. The Comprehensive Plan that Mrs. Stultz was talking about, they could look at that. Could they take this \$2 million that they had over last year, what could they do with that and how far could they go on this consent order.

Mayor Price stated that he had raised an interesting point but by the same token he thought that they have more expense areas in place that had been presented today than they could possibly pay and if they did not accommodate themselves to keep the funds up to enough money coming to adequately fund into the future, it seemed to him that they would be remiss not to have something in place not to keep it up.

Council Member Gover replied that he was on the Water and Sewer Committee on these bio solids. They knew that down the road somewhere along the line they would have to treat that bio solids and dry it up somehow. That was \$600,000. They went to Statesville and they \$10 million to do this drying process. He explained that to keep up with doing the same thing they went and looked at it, so now they were looking to save that much more money. He asked why spend \$600,000 if they knew they were going to go to a drying process and just blow [the money]. He could see this impact if something happened to the industry. It would be a terrible impact so they needed to go into a holding pattern.

Mayor Price asked what they had, a \$60 million engineering cost for everything they did in the plan.

Council Member Gover replied that it was more than that; it was \$100 million in 20 years.

Mayor Price stated that the expenses in front of them, and they all knew what they were talking about, that was just his opinion and he thought they needed to have something in place to at least try to keep up with inflation [but] by the same token he wanted to keep up there and at least have some increase fixed so they did not have to get in this every year.

Council Member Vestal stated that before they moved on, he wanted to discuss a meeting that he had attended. The City Manager and Mr. Asbury were in the same meeting with DENR, a couple of lawyers and CEO's and everything. The DENR guy was really checking, he told them that their rates were on the low scale not the high scale, but their rates were on the low end of the scale. He questioned who was telling who that. He asked the City Manager if that was the man said.

Mr. Corcoran replied that their rates were on the low end of the scale.

Council Member Vestal pointed out, no he had said on the lower end of the scale as far as cost goes. They were not charging too much money... to which Mr. Corcoran agreed they were not.

Mayor Price stated that he thought he knew what he was talking about and he expected it was low compared with others. He asked if that was what he was saying.

Council Member Gover replied that they sit there between two rivers and was blessed with that. If they capitalized on that that was why he was thinking the water users were going to come.

Mayor Price stated that they have and they had some visionary people years ago. They have a wonderful ability to treat water for drinking and use and even better abilities to treat sewage. Their collection and distribution system was poor. They had to step up and they had a modest bill to pay in front of them.

Council Member Gover pointed out that they were doing that; they were paying that and still had the \$2 million.

Council Member Epps commented that he believed that Mr. Asbury's recommendation was 5% a year to take it back up with what the rate should be. He did not know how much that would affect people. He did not like taxes and he did not like increases in anything but when they had pressure and they had to spend all this money to get quality and the stuff to all the people that want it, they have to realize that they have to pay a little bit more for it. So, they had a surplus right now but in a few months they were going to have a deficit because they have things facing them.

Mayor Price stated that in his opinion, his cost was low because they spent the money for infrastructure. That was the reason they have low cost. If they had not funded that... to which Mr. Corcoran stated that if it was \$2 million that was exactly why they had it last year. The detailed analysis of the audit would reveal that, the only reason they had that surplus was because they put on hold several major projects.

Mayor Price stated that it had to go to which Council Member Myott added that if the industry left, they were talking about really two industries were they not.

Mr. Corcoran replied in the affirmative.

Council Member Myott stated that then that 2 million was going to be gone like that with nothing to replace it.

Mr. Corcoran stated that they had already obligated three of their six million in savings on the special order of consent, so half of their savings was gone already.

Council Member Epps questioned what kind of proposal he was going to put forth.

Mr. Corcoran replied that he did not know. They were not that far but he was sure that, they have discussed and the staff seriously believed that the rates needed to be increased so they were going to make that recommendation as a staff. That would be included in the budget.

Council Member Vestal questioned how much tax revenue.

Mr. Corcoran replied that he made a great point right there, because all they have talked about was water and sewer. He asked them to remember the conversation this morning; they were doing this scope of work with this site selection study. There was zero money out there to develop industrial sites. If they look at the general fund it was in a much worse condition. They have been stagnant right at the \$10 million figure for years. No, the intent was not right now to ask for anything on the taxes, but he did not know honestly how they were going to develop industrial property without borrowing or raising rates. He could tell them the money was not there to develop an industrial park or industrial sites without borrowing or raising the tax rate.

Council Member Epps commented that the County had automatically agreed to give the fire districts that were districts, they were automatically talking about 8 cents so that taxation there was going to be a little rough for them to follow suit and follow in with something themselves.

Mr. Corcoran replied that he was sure exactly about all that. The only thing he knew was maybe there was additional information out there. All he knew was the fire tax service districts were created. He knew that they agreed to make a loan to the Leaksville Rural Department and he heard that contracts have been signed. As far as for sure what was happening in Spray and Draper Departments, he had not received anything. He had not received any formal notification from the County on any of this, but it was public information about the fact that they gave the loan to the Leaksville Rural. He added that he had not heard about 8 cent being the tax rate. He stated that he did not think they had set the tax rate yet and he did not think they had officially awarded it.

Mayor Price asked if they were caught up with him on that as apparently he was not hearing a lot...to which Mr. Corcoran replied no, the way he read it, they saw it in one of his reports. The Fire Chief and he had met with the County Manager, the County Attorney, the Fire Marshal and the Director of Emergency Services, prior to him going to Illinois. They saw a memorandum from the County Manager to the Board of Commissioners basically stating that he thought that it was prudent to consider the city's options and that was on a Friday. On the following Monday the Commissioners voted to extend the \$100,000 loan to the Leaksville Rural Fire Department, so clearly the decision had been made. He questioned why in the world they would have given a \$100,000 loan to a rural fire department if they were thinking about going through the city. The decision had obviously been made and that was why they were not getting any communication.

Council Member Epps stated that was what he was afraid of.

Mr. Corcoran stated that if they were still interested in talking to them they would have had heard from them, but to him the loudest sounds was when they voted on that Monday night 2-3 days after the County Manager said maybe they would want to wait and consider this they went right to that vote anyway.

Council Member Tuggle stated that he had even asked this person he had talked to why they would not at least take a look at the proposal from Eden and then listen to what the others have to say and then make a decision and they said "well, I don't know" and did not even give a reason. Eden was not even considered nor was there a proposal to even listen to Eden, that was just done

and that was it.

Mr. Corcoran stated that in the end, one of the big things that they were claiming was that the rural districts were going to offer services that they did not offer. They were going to add a first responder type service; of course they failed to even ask if there was anything they could do, for example, they could have contracted with the Eden Rescue Squad. They could have taken that tax and could have given a portion to the Rescue Squad and still had a first responder. But the bottom line was they had already made up their mind in his opinion and the meeting with the city was just because they had been asking and asking which was sad, because the citizens out there, and it was a fact, were going to be paying more going the direction they chose that they had contracted with the City of Eden and that was indisputable.

Council Member Gover stated that he did not think they realized either, taking on medical, what they were really getting into. Training was tremendous if they did not already have the EMT paramedic then they were in trouble. They have 30 in the rescue squad and it was a job all the time to continue training to keep up with the changes that the State required and to take on even if the city went medical without coming to the rescue squad it was tremendous cost and long time training. It was not like what they thought and it did not come over night.

Council Member Tuggle questioned how many volunteer departments actually have 24 hour service.

Mr. Corcoran replied that there were two things. The first thing he said that day was just because a body says they were going to do something did not mean they were going to do something.

He asked if they had looked at the roster to see how many of those people were really certified and qualified to serve as first responders. That was the first question. The second question, the serious impact it would have on their industries just outside their boundaries. What was this fire service tax going to do to Miller, National Textiles, or Parkdale, or to any company that may locate to the Nova Yarns building. When Miller had a fire rating right now through the city of a 4 and if this was implemented, the possibility of going to a 9S, and hundreds of thousands of dollars increase just for that tax. Those were the type of things that have not been considered and dealt with. Yet right in this very meeting they told, as was in his report, that the Fire Chief, the Attorney and the Manager did not feel there should be any special treatment for any of the industries. So, that was one of the things they need to be concerned about the most, here they were fighting to keep their industries and yet, who was going to fight it in Spray and Draper.

In Spray, he thought the tax of 8% was like \$19,000. They could not operate a fire department on that. He noted that not a whole lot of thought was going into this process, in his opinion.

Council Member Tuggle asked if they were given no consideration.

Mr. Corcoran replied that they would tell them they were. They would tell them that they came and met but he was just telling them they were placated. They handed out a very detailed attachment and contacted the same insurance companies. They showed the advantages for the County taxpayer going from a 9S to a 4 the savings that would be realized. They showed what the savings would be on a million dollar commercial businesses. They even talked about the fact that all they would need was 3 additional people and a tanker that could be pro-rated based on the number of calls that were inside the city and outside the city. They had a very well thought out logical plan and all they got was that one meeting and in less than a week later they voted to give the money to Leaksville.

Mr. Corcoran stated that the next question that could be raised was now, once they create those service districts, those same rural departments, except Leaksville, were now going to come back and want to be in the same fire station. Now, all of a sudden if they give it to Spray and Draper they were going to be receiving tax dollars from out there, but their still going to want to stay in their station. He had already been approached by representatives in Spray.

Council Member Tuggle commented that he thought it was too much of a liability issue.

Council Member Gover questioned that he thought Spray merged with Leaksville.

Mr. Corcoran replied no; if they had he had not been told. He was approached by one of the officers who said they were prepared to do that, but he asked them not to vote so he could come and see if Eden would allow them to stay. He stated that he told him that it was not his decision and they would need to appear before the Public Safety Commission and the City Council.

Council Member Tuggle commented that the last he had heard was that some of the Spray guys had approached Leaksville and each said they would do their own thing.

Mr. Corcoran replied that Spray was in bad shape, in terms of potential tax dollars that could be created by this fire service district. The board member he had spoken with and he had not verified his numbers, but even if they went with the maximum tax rate, the maximum amount they would earn would be \$19,000 a year. Of course, he added that he had told him that the County should have worked with Eden. Draper would be the same, when Draper rural had their inspection recently, they did not even pass.

Council Member Gover pointed out that they had to remember they had just been getting \$2,500 a year...to which Council Member Vestal added they were not willing to turn that over to the city.

Mr. Corcoran added that the big thing was that it was all just proportional because, if there was no special consideration to Miller and the other industries, and if they did contract with Draper Rural, they would get a huge sum of money. So, they would be in a position, if they want to, to go buy a van, build a building and then instead of three fire stations, they might have five.

Council Member Vestal stated that if he was the board member that talked with him from Spray, and if they loaned Leaksville \$100,000, then he would asked where his was at.

Mr. Corcoran replied that he was sure, as they all knew; the answer to that question was the Board of Commissioners. They were probably looking at the return on the tax that they were going to implement and Leaksville had a lot of tax dollars that was going to be created. Well, you, as a Board of Commissioner, will look at the fact that only \$19,000 would be created in Spray and you probably would not be eager to run out and give them \$100,000.

Council Member Gover pointed out that what was so sad about the whole thing, they saw the graph. Their kind of plan puts it with two of the major industries that they needed so bad. That was not good, the image was not good and they needed to be thinking about those industries. They should not be fooling around with such an impact that it would be on this city for those two industries because anything could cause an industry to pull out.

Council Member Tuggle commented that the attitude was all or none, but they were talking about jobs and major industries to which Council Member Gover added that the image was getting much further out than he would like to see it.

Mr. Corcoran noted that the other thing to remember was they were talking about the major impact on the existing industries, but it was also an impact to be factored into on their future industries that may be locating just outside the corporate limits. Here was another tax that they would have to factor in to their equation if they were to choose this as a location.

Council Member Epps commented that they talk about that new governmental center that they need, talking about another tax and the County was going to get so high....it was something else.

Mr. Corcoran replied that to be honest, he just worried about Eden to which Council Member Epps questioned what they were going to do.

Mayor Price stated that he wanted to bring up something that sounded real tricky, that leads up to something that he thought everybody had a complaint about. That was Mr. Van Zandt's idea of the city giving away grease things in the kitchen which was just real trivial, but could be a real inexpensive way to take care of a problem they have and he hoped they would follow through with that.

Another one, he went to a national convention and believe it or not they were talking about

leaves. They use the highest leaf routes they had. Leaf collection was a big problem and they went to one of these places that makes boxes and they got corrugated carton like that and they gave them away at the water department and told people “you take this and put your leaves in it and it becomes compost”, they said they took their highest traveling route in and turned it into the least traveled route, the collection of leaves because they gave to those people, they put them in their back yard they put their leaves in it composted it. It fell down but it was a very inexpensive creative way to do something. He noted that was a pretty good idea.

He added that lastly, a couple years ago he and his wife went to Paris and that was a trip of a lifetime. All over Paris were these tacky little things that looked like they were made out of rebar, the steel things you put in concrete. It was turned and pushed in the ground about every 25 feet particularly downtown. They were just circling and they had a tacky plastic bag in them with a tie string. The purpose of it was for people to put their paper and all that trash that littered up and down the street. It looked terrible but it worked and you did not see any trash in the streets. He pointed out that he was saying that because he thought it was time for them to be doing something creative. He had never had so many calls about dirt and litter on their streets ever since he had been involved in city government here. He knew that it was winter and he knew that a lot of it blows out of trucks but there had to be some people using all the trashcans they have. He hoped that perhaps the solid waste, when they talk about some of the uses, putting some trash cans, or something creative along the roadsides. He stated that he had told Mr. Adams [Solid Waste Superintendent], that in Oregon they have these 55 gallon barrels that were sideways and cars pull up and throw their junk in it. He questioned why they could not have something like that. They could work with some land owners to let them use some spots to throw their trash. He pointed out that it was not getting any better. Every place that there was a street where there was no house, it was a grown up vacant lot, they would see a pile of trash because people that was a good spot to put things. They could do better and could be a lot cleaner.

Council Member Tuggle stated that he thought at the merchant’s meeting the other night, they discussed the fact that there was so much trash, people just throw it everywhere.

Mayor Price concluded the discussion by asking if there any more questions or discussion. As there were no other items, Mayor Price thanked everyone for attending the special retreat meeting.

ADJOURNMENT:

A motion was made by Council Member Tuggle seconded by Council Member Turner to adjourn. All Council Members voted in favor of this motion. This motion carried.

Respectfully submitted,

Kim J. Scott
City Clerk

ATTEST:

Philip K. Price
Mayor