

CITY OF EDEN, N. C.

The regular meeting of the City Council, City of Eden, was held on Tuesday, March 21, 2006 at 7:30 p.m. in the Council Chambers, 308 E. Stadium Drive. Those present for the meeting were as follows:

Mayor:	John E. Grogan
Mayor Pro Tem:	Wayne Tuggle, Sr.
Council Members:	Donna Turner
	Darryl Carter
	Jerry Epps
	C.H. Gover, Sr.
	Bruce Nooe
	Christine Myott
	Wayne Tuggle, Sr.
City Manager:	Brad Corcoran
City Clerk:	Kim J. Scott
Deputy City Clerk:	Sheralene Thompson
City Attorney:	Tom Medlin
Representatives from Departments:	
Representatives from News Media:	Seth Stratton, <u>Eden Daily News</u>

MEETING CONVENED:

Mayor Grogan called the regular meeting of the Eden City Council to order and welcomed those in attendance. He explained that the Council meets the third Tuesday of each month at 7:30 p.m. and works from a prepared agenda; however, time would be set aside for business not on the printed agenda.

INVOCATION:

Mr. Paul Talley, Pastor, Hampton Heights Baptist Church, was present to give the invocation with Fire Chief Doug Cline leading in the Pledge of Allegiance.

ADDITIONS OR DELETIONS TO THE AGENDA:

Council Member Nooe requested that item 7(a) be removed.

A motion was made by Council Member Tuggle seconded by Council Member Myott to removed item 7(a) from the agenda at this time. All Council Members voted in favor of this motion. This motion carried.

A motion was made by Council Member Tuggle seconded by Council Member Myott to move forward with the agenda. All Council Members voted in favor of this motion. This motion carried.

March 21, 2006

City of Eden, N. C.

Minutes of the regular March 21, 2006, meeting of the City Council, City of Eden:

PROCLAMATION:

Mayor Grogan read the following proclamation in recognition of Arbor Day:

ARBOR DAY PROCLAMATION

WHEREAS, In 1872 J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees, and

WHEREAS, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and

WHEREAS, Arbor Day is now observed throughout the nation and the world, and

WHEREAS, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce life-giving oxygen, and provide habitat for wildlife, and

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires, and beautify our community, and

WHEREAS, trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community, and

WHEREAS, trees, wherever they are planted, are a source of joy and spiritual renewal.

NOW THEREFORE I, John E. Grogan, Mayor of the City of Eden, do hereby proclaim April 18th

Arbor Day

in the City of Eden, and I urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, and

Further, I urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

Dated this 21st day of March, 2006

s/ John E. Grogan
John E. Grogan
Mayor

ATTEST:

s/Kim J. Scott
Kim J. Scott, City Clerk

PUBLIC HEARINGS:

(a) Public Hearing and Presentation – CDBG Application for Elderly Housing Facility adjacent to First Presbyterian Church.

Minutes of the regular March 21, 2006, meeting of the City Council, City of Eden:

The memorandum explained that Transom Development a wholly owned subsidiary of Sun Trust Bank is in the process of gaining approval for an elderly housing facility adjacent to First Presbyterian Church. The structure will contain 56 units. It will also adjoin the golf course.

The public hearing at the meeting is a requirement due to a Community Development Block Grant application that she was asking to allow to be made in the name of the City of Eden. This grant is very similar to the one the City received for the Rhode Island Mill. A grant of \$250,000 will be applied for and if received, the funds will be awarded to the City. In turn, the City will be asked to loan the money to the developer for infrastructure improvements. At the end of the 20 years, the City will receive payment of these funds and will then be allowed to choose how to spend those funds within certain guidelines.

The City's involvement will be in overseeing the project and that will be done by Planning and Inspections staff with the assistance of a consultant. We are not being asked to pay any out of pocket expenses other than staff time. The value of the project is currently estimated at \$4,000,000. This increase in property value will add approximately \$22,800 in taxes. This amount does not include any personal property

Mayor Grogan asked Mrs. Kelly Stultz, Director of Planning & Inspections, to come forward with a report.

Mrs. Stultz explained that this was a request that the Council grant permission for them to make a Community Development Block Grant application for the Harris Pointe Elderly Facility. She explained that this would be a 56 unit elderly facility for low and moderate income elderly. It was an approximate \$4.5 million investment, fairly similar to the request made by the Rhode Island Mill renovation project in that the kinds of funds for infrastructure and environmental abatement can only be granted from the Community Development Block Grant Program to a local government. She explained that what would happen, a \$200,000 check would be written to the city for this grant and it would be administered and used for the streets and actually loaned by the city to the developer. At the end of 15 years that loan would be repaid in full at no interest and the City Council could use that \$200,000 to make some sort of investment in housing in the community. She noted that there would be another one due to them at about that time from the Rhode Island Mill so there would be a substantial amount of money coming to them during that time period. She also noted that there would be no out of pocket expense for them at all. She added that she had seen the market study about elderly apartments and the need they had for them.

Mayor Grogan noted that everyone had a copy of the proposal. He then declared a public hearing and asked if anyone was in favor or in opposition of this request. As no one came forward to speak he then declared the public hearing closed.

The City Attorney, Tom Medlin, asked what it was she was requesting.

Mrs. Stultz replied that the request was the right to go forward with the application and there would be a second public hearing on the application in April.

Mr. Medlin asked if this was just a resolution at this point in time to which she replied in the affirmative.

A motion was made by Council Member Epps seconded by Council Member Tuggle to approve this request.

Minutes of the regular March 21, 2006, meeting of the City Council, City of Eden:

Council Member Myott asked when the grant would be written.

Mrs. Stultz replied that the application was due the first part of May and they would have an answer at some point after that.

Action on the motion was as follows: All Council Members voted in favor of this motion. This motion carried.

MONTHLY FINANCIAL REPORT:

A motion was made by Council Member Tuggle seconded by Council Member Turner to accept the monthly financial report. All Council Members voted in favor of this motion.

REQUESTS AND PETITIONS OF CITIZENS:

No one came forward to speak at this time.

UNFINISHED BUSINESS:

(a) Consideration of Planning Organization Appointments and Reappointments – Planning Board, Ward 2.

This item was removed from the agenda.

NEW BUSINESS:

(a) Consideration of request for demolition of a house at 1006 West Avenue and adoption of ordinance.

The house located at 1006 West Avenue has been determined to be in violation of the City's Minimum Housing Code. After following the process set out in the ordinance, we are asking that the City Council adopt an ordinance for demolition of the structure.

We have received two bids for the demolition. The low bid is \$4,900.

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

CONSENT AGENDA:

(a) Approval and adoption of minutes – February 17, 21, 2006.

(b) Approval and adoption of a traffic study request in reference to decreasing the speed limit on SR 1747 (Stadium Drive) from Gilley Road to Pierce Street (SR1962) and adoption of ordinance.

On January 11, 2006, a traffic study request was received from Councilman Gover in reference to decreasing the

Minutes of the regular March 21, 2006, meeting of the City Council, City of Eden:

speed limit on SR 1747 (Stadium Drive) from Gilley Road to Pierce Street (SR 1962).

SR 1747 (Stadium Drive) is posted 35 MPH from the City Limits westbound until it reaches Gilley Road. At this point the speed limit increases to 45 MPH. Approximately four tenths of a mile from this point is a stoplight for the intersection of SR 1747 (Stadium Drive) and Edgewood Road. Approximately three tenths of a mile from this intersection a 30 MPH School Zone begins for Central Elementary School. After Passing Central Elementary School, the 30 MPH School Zone continues to Pierce Street (SR 1962). Entrances for Osborne Baptist Church and Eden City Hall exist in this area (see attached). Upon turning right (north) onto Pierce Street (SR 1962), you enter a 25 MPH School Zone for J M Morehead Senior High School and J E Holmes Middle School.

A visual survey of School Speed Zones in the City of Eden shows that all other School Speed Zones in the city are set at 25 MPH except for one. Given Street, the one-way street behind Douglass Elementary that is used for dropping off and picking up students, is set at 20 MPH.

The Police Department's recommendation would be to decrease the speed limit on SR 1 747 (Stadium Drive) from Gilley Road to Pierce Street (SR 1962) to 35 MPH. The Police Department also recommends that the Central Elementary School Zone Speed Limit be decreased to 25 MPH with times and locations of the School Zone signs to remain the same.

After speaking with Patti Eason, Division Operations Engineer for NCDOT, she advised that she could see no barrier to the above recommendation and requests a copy of this study after Council approval for pending NCDOT approval.

(c) Approval and adoption of traffic study request in reference to increasing the speed limit on NC700 (Fieldcrest Road) from Meadow Road (NC700) to New Street (SR 1953).

On January 11, 2006, a traffic study request was received from Councilman Gover in reference to increasing the speed limit on NC 700 (Fieldcrest Road) from Meadow Road (NC 770) to New Street (SR 1953).

This section of roadway had been marked 45 MPH in the past and had been decreased to 35 MPH in 2002. According to Council Minutes, NCDOT had requested the change to 35 MPH with all Members present voting in favor of the change.

After speaking with Patti Eason, Division Operations Engineer for NCDOT, she advised that she could see no reason to revert, the speed limit at this location back to 45 MPH.

A Speed Survey at this location showed an average speed of 35.62 MPH with only one vehicle in one hundred traveling in excess of ten miles over the speed limit (49 MPH).

The distance of NC 700 (Fieldcrest Road) from Meadow Road (NC 770) to New Street (SR 1953) is approximately six tenths of a mile. There are three "Speed Limit 35 MPH" signs in this section for eastbound traffic.

The Police Department's recommendation would be to leave the speed limit as it is and to place orange flags on the first speed limit sign headed east from Meadow Road (NC 770).

(d) Approval and adoption of request for approval to proceed with Design Phases of Three Pressure Enhancement Projects.

City Council has seen two presentations regarding proposals to Enhancement Pressure in our water system around the City. In January, Mr. David Hamilton of Arcadis, made a presentation for their proposals to enhancement pressure throughout the City by the implementation of several different projects. These projects included (1) installing variable frequency drive for the large high service pumps at the Water Plant, (2) installation of larger pumps and expansion of the Dunn Street pressure zone, and (3) the installation of several larger water supply lines especially in the Oakwood Avenue area. A second presentation to the Council at the Budget Retreat briefly reviewed

Minutes of the regular March 21, 2006, meeting of the City Council, City of Eden:

these three projects.

Arcadis Engineering has submitted proposals to design, obtain State permits and prepare bid documents for the three pressure enhancing projects listed above. The cost of these proposals is listed below:

1) Harris WTP High Service Pumping Station VFD Improvements	\$104,200.00
2) Dunn St. Booster Pumping Station Upgrade and Water Main Imp.	\$ 21,700.00
3) Dunn St. & Oakland Ave. Area Water Main Improvements	<u>\$ 51,700.00</u>
Total Project Cost	\$177,600.00

There is currently \$186,515.45 in the Water Construction Fund account for Enhancement of High Service Pumping Pump Upgrades and Building. If Council grants approval to move forward with these proposals at this time, there is funding available to do the design and bid preparation phases of these three projects. All three of these proposals can be completed within four months. This timing is critical for us to possibly have construction far enough along for contractors to take full advantage of Christmas Holiday shutdowns of our industries to make electrical tie ins. If this holiday window is missed it might lead to a water plant shutdown at a much less desirable time.

The recent advent of the news that Dan River Water Company would not be participating in a joint project to establish a pressure zone in Carolina Heights has necessitated that City of Eden make immediate plans to address the pressure problems in that area. The City has previous studies of the pressure problems in the Carolina Heights area from two different engineering firms. The current need is to select the best solution from these studies and move forward with designing that solution. The staff plans to work with an engineering firm and bring a proposal to design and prepare bid documents for the best solution to alleviate the pressure, problems in the Carolina Heights area to the Council in the April meeting.

(e) Approval and adoption of Main Street Advisory Board.

Benny Sexton, Representative of the Cook Block Merchants; Tom Barbour, Representative of the Olde Leaksville Merchants Association; and Jeff Eanes, Representative of The Boulevard Merchants Association.

A motion was made by Council Member Tuggle seconded by Council Member Carter to approve the Consent Agenda (items a,b,c,d, and e). All Council Members voted in favor of this motion. This motion carried.

VOUCHERS:

Mayor Grogan noted that if they had any questions to see the City Manager.

CLOSED SESSION:

Closed Session in accordance with G.S. 143-318.11(a)(3) to consult with the city's attorney in order to preserve the attorney-client privilege.

A motion was made by Council Member Tuggle seconded by Council Member Myott to go into Closed Session in accordance with G.S. 143-318.11(a)(3) to consult with the city's attorney in order to preserve the attorney-client privilege. All Council Members voted in favor of this motion. This motion carried.

March 21, 2006

City of Eden, N. C.

Minutes of the regular March 21, 2006, meeting of the City Council, City of Eden:

OPEN SESSION:

A motion was made by Council Member Epps seconded by Council Member Myott to return to Open Session. All Council Members voted in favor of this motion. This motion carried.

ADJOURNMENT:

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

Respectfully submitted,

Kim J. Scott
City Clerk

ATTEST:

John E. Grogan
Mayor