

CITY OF EDEN, N. C.

A special (retreat) meeting of the City Council, City of Eden was held on Friday, March 2, 2007 at 8:30 a.m., in the Council Chambers, 308 East Stadium Drive. Those present for the meeting were as follows:

Mayor:	John E. Grogan
Mayor Pro Tem:	Wayne Tuggle, Sr. Christine H. Myott
Council Members:	Donna Turner Darryl Carter Bruce Nooe Jerry Epps C. H. Gover, Sr.
City Manager:	Brad Corcoran
City Clerk:	Kim J. Scott
News Media:	John Barbour, Eden Daily News

MEETING CONVENED:

Mayor Grogan called the special meeting of the City Council to order and welcomed those in attendance. He then turned the meeting over to the City Manager, Brad Corcoran.

Review of City Council Goals for FY 2007-08 and Budget/Planning Retreat Notebooks: Brad Corcoran, City Manager.

City Manager Brad Corcoran explained that he had placed a notebook with a compilation of each item they would be discussing for each Council Member to review and he then briefly went over the Council's agenda items for discussion.

He also noted that he had included a list of Department Goals & Objectives as well as a report of FY 2006-07 Departmental Goals & Objectives for their review. *What the City Manager was referring to was "Goals & Objectives for FY 2007-08, Submitted by the Mayor & Members of Council, Top 25 Goals for FY 2007-08 as Presented by City Manager, Departmental Goals & Objectives for FY 2007-08 and remainder of 2006-07, and Report on Departmental Goals & Objectives for FY 2006-07. 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.*

He noted that in the Goals and Objectives for the Mayor and Members of Council 7 out of 8 people listed economic and business development, industrial park development and/or job recruitment and retention. Then the various comments that were submitted along with those have been listed under them. He noted that 6 people mentioned water and sewer infrastructure needs, 5 the development of the greenway system and so on.

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Water/Sewer Infrastructure Projects: Brad Corcoran, City Manager, Dennis Asbury, Director of Environmental Services, Bev O'Dell, Director of Engineering, Terry Shelton, Superintendent of Water Filtration, Charles Van Zandt, Superintendent of Wastewater Treatment.

Mr. Corcoran then turned the presentation over to the Director of Environmental Services, Mr. Dennis Asbury.

Mr. Asbury began with a PowerPoint presentation to Council. He explained that the presentation was outlined as follows: Special Order by Consent, Bio Solids, Water System Pressure Improvements, Substandard Waterline Replacement, Water Plant Filter Renewal, Kuder Pump Station Upgrade, and SSES Kuder & Bridge Subsystems. *A copy of this entire presentation is located in the office of the City Clerk.*

- **Special Order by Consent**

Mr. Asbury explained that they were all aware that they had a Special Order by Consent that they entered into and this was basically a report on what has happened with that. He pointed out to them several sections that were involved. He noted that the next several pages were summaries of where they stand with the Special Order by Consent and the schedule of compliance. *They are as follows:*

Compliance Schedule – Page 1

- Complete baseline flow monitoring by 12/31/04 – Met
- Submit permit applications for needed repairs by 1/31/05 – Met
- Begin outfall construction within 120 days of permit receipt – Met
- Complete outfall construction within 365 days - Met

Compliance Schedule – Page 2

- Complete cleaning needs/benefits analysis of force mains by 1/31/05 – Met
- Determined that force main cleaning would not be beneficial.
- Elimination of previously identified inflow sources by 6/30/05 – Met
- Submit permit applications for additional outfall work required by 3/9/07

Compliance Schedule – Page 3

- Complete construction of additional outfall repairs within 180 days of permit receipt
- Complete post construction flow monitoring within 45 days of acceptance of additional outfall repairs
- Submit permit applications for pump station improvements within 180 days of completion of gravity sewer line repairs and replacements.

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Compliance Schedule – Page 4

- Begin construction of pump station improvements within 120 days of permit receipt
- Complete pump station improvements construction within 365 days of contractor's receipt of "Notice to Proceed"
- Note: Total project days is 845. Total project time will be increased by uncontrollable regulatory reviews

Mr. Asbury explained that the reason that they see the dates was because it was measured from some other time frame that ends. He noted that there was a total of 845 days in the calendar for all those things to be accomplished. That could be or probably will be a little longer because that did not include the State's review periods.

Costs

- Construction to Date - \$4,013,822
- Engineering to Date - \$1,054,561
- New Inflow Abatement - \$553,000
- Pump Station Cost Projection - \$2,400,750

- Projected Total SOC Costs - \$8,022,133

- Note: These figures do not include property owner concessions, legal fees and land acquisition costs

Council Member Gover questioned why the new inflows were missed after all of the studies were missed.

Mr. Asbury explained that he thought that the simplest answer was that there was a lot of stuff out there, all buried under ground. You go through and do your tv evaluation, you do your flow studies, your flow isolation to determine which areas are the worst, you do smoke testing, but things do not reveal themselves. He added that he thought another area that was probably the most significant of all was the fact that they did not have people out there looking at every linear foot and every manhole every day of the year but during this construction process they had engineers and contractors and laborers out there who saw things that were not seen before. They saw areas where they did not really anticipate that those lines were going to be under water when it becomes a heavy rain.

He then continued to ask them to keep in mind that any time you were under a Special Order by Consent (SOC) by the government you are working at a time table that is set by others. When they do infrastructure repair work it was cheaper to do it at a time and place of their choosing. If they can do it over time without the time pressure of a State or Federal agency saying you have to do this and you have to do it by then, then they could probably do it less expensively. That was something to keep in mind for the future in order to avoid the exorbitant cost that

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comes with engineering and all the study work and then the forced labor schedules. They could do it a little bit at a time on their own and they would be better off and they should consider that in the future.

Mr. Asbury then presented them with a series of photographs showing what they were doing in the field. Those included: *Pipe Replacement Using Standard Open Trench Technique; Pipe Renewal Using Pipe Bursting Technique; Meadow Greens, Dan River & Covenant Branch Sewer Pump Stations; Meadow Greens Pump Station; Covenant Branch Pump Station; and Dan River Pump Station.*

In looking at the photograph of the pipes Mayor Grogan questioned what they were made of and the lifetime of it.

Mr. Asbury replied that a lot of the pipes were pvc but he thought most that went in were probably ductile iron. He asked the City's Engineer, Mr. Bev O'Dell, if he recalled.

Mr. O'Dell replied that there was quite a bit of pvc going in but if it was shallow depth it was all ductile iron.

Mr. Asbury added that he thought that it was about a 40 year life on some of the pipe out there but the ductile iron was considerably longer to which Mr. O'Dell added that it was about 75 to 120 years.

Mr. Asbury also explained the pipe bursting technique to the Council. Council Member Tuggle noted that on the photograph those pipes were much larger than the ones they were replacing. For clarification, he used as an example the pipe that was there, and you run this refractor through there and it burst those pipes then the pipe it pulls in to replace it, how much larger is that pipe than the other.

Mr. Asbury replied that it was generally not. Most of these areas they were working in here if you look at the map, they were mostly built up and the areas around the high school there and around the east end, there was not a lot more anticipated growth in those areas for those sewer lines that were coming in.

Council Member Tuggle stated that he just wondered if you could replace the smaller pipe with a larger pipe using that process.

Mr. O'Dell pointed out that actually a couple of lines that were north of Marshall Street behind (*inaudible*) Street and Mebane Street, they used that. It was 6" and this was an 8".

Council Member Gover added that by using that slip line that speeds the process up quite a bit to which Mr. Asbury agreed and it kept it from having to do the open trenching and all the erosion control that goes with that. One of the issues that they may hear is, "I never had water standing in my back yard until you guys did this," and one of the main reasons was that the sewer line was acting as a

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trench drain, it was broken and it was taking whatever water was standing in the backyard. The city sealed that pipe off and they were no longer accommodating them by taking their storm water off their property and pumping it to the sewer plant and treating it.

Council Member Gover stated that had been 80% of the complaints that he had been getting was standing water.

Council Member Myott asked what if they leave the terra cotta pipe in there.

Mr. Asbury replied yes, archaeologists will dig it up in 100,000 years and wonder what they were doing, as he did not think it would dissolve.

Mr. Asbury then continued with a photographic tour of the pump stations. After concluding with some brief information about each pump station, Mr. Asbury turned the presentation over to Mr. Charles Van Zandt, Superintendent of Wastewater Treatment.

Mr. Van Zandt presented a brief update on the Bio Solids project and where they were at right now. He explained that they went out for Request for Proposals (RFP) in August of 2006 and received two proposals. The Synagro team was selected as the project team. He pointed out that they had originally looked at a different location in the plant where they wanted to put this facility and in talking numbers and cost and they found a large area at the upper end of the plant that was not being used, so they had to do some soil borings and so far they had spent \$11,000.00 on that (*he covered the rest of the project as noted below*).

- **Bio-Solids**

Bio Solids Project

- The Bio Solids Project consists of the Design, Build and Operation of a permanent dewatering facility.
- Soil boring was completed in November, 2006 - \$11,040.00
- Site survey was completed in January, 2007 - \$6,250.00

- Expected to sign final contract in March, 2007 – Estimated cost <\$2,000,000.00
- Construction should begin in May, 2007
- Dewatering Facility should be in operation by November, 2007
- Operation & Maintenance contract will be determined based on the City's needs – typically 10 years

- Projected removal of 15-20 dry tons annually
- Estimated increase in O&M cost of approximately \$100,000/year
- This cost is kept low due to long term contract agreement

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- Other cost saving projects in the Division will help ease this cost

Wastewater Treatment

- Division Cost Savings Update
 - This Division will have been able to eliminate 2 full-time positions over the past two fiscal years
 - The 2 full-time positions have been eliminated through one attrition and one transfer
 - Laboratory work will be contracted to a commercial laboratory
 - Field testing, sample collections and sample preservations will be done in-house
- Division Cost Savings Update
 - The Lab Tech position will become a Pretreatment Tech/Relief Operator
 - This position will conduct routine inspections and enforcement of the Fats, Oils & Grease and the Industrial Pretreatment Programs
 - Also serve as a Relief Operator within the plant's operation
- Division Update
 - With the change over to the Brush Aerators, the Water Filtration & Wastewater Treatment Divisions has seen a savings of approximately \$106,000 in energy costs
 - Overall plant operations and performance has been improved
 - * One violation in January for solids due to 5" rain event

As there were no questions for Mr. Van Zandt, Council Member Gover complimented him on this report as he had waited seven years for this.

Mr. Terry Shelton, Superintendent of Water Filtration, proceeded to give his presentation.

- **Water System Pressure Improvements**
 - VFD Pump Drives
 - Terry Shelton
 - Oakland Heights Pressure Improvements
 - Beverly O'Dell
 - Carolina Heights Pressure Improvements
 - Beverly O'Dell
 - Freedom Park Water Storage Tank
 - Beverly O'Dell

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VFD Pump Drives

- The Variable Frequency Drive system for our distribution pumps is now in its sixth month of construction.
- The expected delivery of the drives will be in mid to late May. Construction is on schedule to be ready ahead of this delivery date.
- The VFD should be operational before July 1
- Currently, our pumping ranges between 88 and 120 pounds per square inch (psi) at the Water Plant. This causes our Elevated Water Storage Tanks to fill and drain many times throughout the day.
- Once the VFDs are operational, pumping should be nearly continuous with the Water Plant pressures staying between 100 to 115 psi.
- Our Elevated Water Storage Tanks should be more full most of the daytime hours in the future.
- We expect to have to stop pumping during the late night hours to allow the water in the tanks to drain or “turn over” and remain freshly chlorinated.
- This should translate into significantly better pressure at the customer’s tap most of the time.

Costs

- Projected Completion Date August 2007
- Electrical Contractor \$577,000
- Mechanical Contractor \$183,400
- Engineering Services \$300,200

- Total Cost \$1,060,600

Council Member Gover asked him to explain what you see when people actually see the water stops for a certain period of time. He added that he had been telling them that they were bypassing some valves to put these new lines in.

Mr. Shelton explained that what actually happens when you cut the pumps off the water was actually sloshing back and forth in the system and when it runs back toward the plant in that water hammer movement it almost produces a vacuum in a sense that the people’s homes that were in the higher elevation, particularly the Grand Oaks area, Creekridge...to which Council Member Gover asked what make of variable pump did they come up with.

Mr. Shelton replied that it was a Robacon.

Council Member Epps asked if there was any kind of valve that could be, that line once you shut it off and it keeps in, to keep the water from backing out.

Mr. Shelton replied that he did not think there was any way you can do that because that energy has to be dissipated somehow and unfortunately in that

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process when that pressure, actually when you cut a pump off, the water kind of runs back and forth in the system.

Mr. Asbury added that there was actually a valve that shuts off at the Water Plant so that the water did not run back to the water plant, what you have essentially is the water in that 30" or 20" main feeding the city was like a freight train, it was moving, and it was moving fast and it weighs a lot. So you have this pressure wave that goes out and comes back. It was not like you have an empty pipe and water was sloshing, it was more like the pressure was moving in that direction.

Council Member Gover stated that he hoped that was not involved in the torque converter to which Mr. Shelton replied that was one of the questions they asked when it was specked out and it was not going to be a concern.

Oakland Heights Pressure Improvements

Mr. O'Dell continued the presentation of Water System Pressure Improvements by moving to the Oakland Heights Pressure Improvements along with the priorities.

- The Water Pressure Stabilization Study submitted by ARCADIS in October 2005 and the Dunn Street Pressure Zone Study submitted by ARCADIS in October 2005 recommended several projects to increase the flow and pressure to customers within the Dunn Street High Pressure Zone and those outside the HPZ, primarily located north of the HPZ.

Dunn Street HPZ

- Ellett Avenue & Green Street upgrades
 - Recommend installation of 6" WL
 - Plans prepared by Engineering Department
 - Vintage Road submitted for this project (similar length)
 - Installation was completed in Spring 2006
 - Pressure improvements of 15 psi +/-
- Dunn Street Booster Pump Station
 - Recommended replacement of pumps
 - Yates Construction Co. should be replacing pumps and electrical connections within 4 weeks.
- Expansion of high pressure zone
 - Proposed tie-over at Second & Cedar Streets
 - Yates Construction Co. should be complete in early March 2007
 - Once tie-over valves opened, C&D crews will need to close and/or install valves to control limits of expanded high pressure zone.
 - Future tie-over lines may be needed.
 - DOT planning to resurface S. Hamilton Street

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Outside Dunn Street HPZ

- ARCADIS designed plans for replacement of substandard water lines serving customers on Vintage, Lane and Rhodes Roads and N. Oakland Avenue.
- Yates Construction Co. started installation in early January 2007
 - All have been pressure tested as of 2/27/07
 - Expect to start switching customers to new lines in early March
- October 2005 Pressure Stabilization Study by ARCADIS listed additional future projects. Here is a prioritized listing:
 - * Priority 1
 - 2,000 LF 16” WL proposed to connect existing 16’ WL in E. Meadow Road to the existing 24” WL located in Panther Lane
 - Water main would help provide water to northwest portion of distribution system
 - Fund in ’07 – ’08: \$391,000
 - *Priority 2
 - 1,200 LF 8” WL proposed to connect Hamilton Street tank to Cedar Street 10” water main.
 - Needed to assist filling of Hamilton St. water tank.
 - Funding for FY ’07 – ’08: \$98,000
 - *Priority 3
 - 7,000 LF 12” from King’s Hwy. to Church St.
 - Needed to strengthen the distribution network and help with the filling of the Dunn St. water tank.
 - Funding for FY ’08 – ’09: \$755,000
 - *Priority 4
 - 6,200 LF 16” from King’s Hwy. to Meadow Rd.
 - Needed to strengthen the distribution network.
 - Funding for FY ’09 – ’10: \$685,000
 - *Priority 5
 - 1,300 LF 12” WL in N. New Street from Fieldcrest Road to Stadium Drive
 - Original intent was to provide feed to the proposed 2 MG elevated water tank planned for N. New St.
 - Elevated tank location moved to N. Edgewood Rd.
 - Similar connection would strengthen the water distribution system
 - Funding for ’10 – ’11: \$150,000 +-

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Council Member Gover asked if they did not already have a 12 inch and a 16 inch line on Meadow Road.

Mr. O'Dell replied that there was a 16-inch on Meadow, now once you get on the other side past Miller, they have an easement there that comes from the Industrial Park Pump Station and it ties into the 16-inch in that pond at Miller and that was a 12-inch that was tied into the 16-inch. He added that he may be thinking of the 12-inch lines that were further down at Dry Creek.

Carolina Heights Pressure Improvements

- ARCADIS study using updated information
 - * Booster pump station to be located near elevated tank off Park Avenue
 - Two 7.5 HP and one 35 HP
 - HGL of zone 839' (resulting in pressures +/- 30 PSI higher)
 - * Isolation valves needed in Morgan Road and couple other locations
 - * New or replacement water lines proposed for: Flinchum, Osborne, Vinson, and Holland Streets, as well as Fraker Place (+/- 3,600 LF total)
 - * Kickoff meeting to be held March 1st.

- Survey and design \$60,400
 - * Complete by end of July 2007
- Plan approval and bidding
 - * August and September
- Construction
 - * October 2007 – March 2008
 - Pump Station Costs: \$235,000
 - WL improvements: \$200,000
 - Construction Observation: \$ 47,800
 - Estimated Total: \$543,200

Freedom Park Water Storage Tank

- Bid opening is set for March 29, 2007 for the proposed 2 MG elevated tank
- Additional elevated storage has been needed for a long time.
 - * Need for new tank more critical due to agreement about use of tank at Karastan Service Center set to expire.
- Once in service, plans to eliminate the Byrd Street tank can proceed

- Estimated overall cost: \$2.1 M, most of which will be needed in FY '07-'08

As there were no questions, Mr. O'Dell moved on to Substandard Waterline Replacements.

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- **Substandard Waterline Replacement**

Council Member Myott questioned why Dan River Water did not do Smith Acres.

Mr. O'Dell replied that for some reason the city already had the Smith Acres and Dan River had the Holly Hills area and they were side by side.

Council Member Gover commented that he had received a call from that area and did Dan River have a line on one side of Rhodes Road and Vintage Road and the city have one on the other.

Mr. O'Dell replied that the only one that they have one on was Rhodes Road. On that road they used to have most of the customers between Oakland and Long Street, but the pressure was so bad, a lot of the customers switched over to Dan River. He noted that the city's line was in first but it was put in by somebody else and was given to the city years ago.

Council Member Tuggle asked why the city would ever take on responsibility for waterlines outside the city knowing eventually they would have to pay for it and they were not annexing that area.

Mr. O'Dell replied that this was many years ago and nowadays they would have to at least put in a 6" line. Anything outside the city had to be a 6" line for the city to take over the line.

Council Member Tuggle stated, so essentially the city was responsible for anything associated with the water, replacement of pipe, water pressure, the whole deal, outside the city.

Council Member Nooe pointed out that they did pay an additional fee for being outside the city and Council Member Myott noted that they were not paying taxes.

Council Member Gover stated that he hoped they would enforce the ordinance that if anybody applied for water then they will have to annex.

Council Member Tuggle stated that in the past that was just a part of an agreement between the city and the developers just to do the pipes out in that area. He asked if that was correct.

Mr. O'Dell replied that he was asking questions that he really could not answer as it was before his time.

Mayor Grogan suggested that they could probably research the city minutes, but the best he could remember was that Jack Fleming developed that area and he assumed he had approached the city, and the city at that time accepted them and up off the Ridgeway Road and back up that way was when they did Vintage Yarn

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and built that building up there. He added that he thought that was Garland Edwards and some of the people who were originally involved with Dan River Water. The reason Dan River Water was done was because of developers and they came to the city and the city accepted them.

Council Member Gover asked them to go back to Priority 5. He stated that they were asking for funding in 2010-2011 and yet here they were on the Freedom Park water tank for 2007-2008 but the intent was to feed that tank.

Mr. O'Dell replied that the original intent was because they were planning on putting that on Stadium and New Street but now the tank was in a different location.

Council Member Gover asked where they were going to feed the tank.

Mr. Asbury commented that the tank was in a different location than it was when that plan was in place so you had to connect with a different tank.

Council Member Gover questioned why they were still looking for funding in 2010-2011 if they were already going somewhere else.

Mr. O'Dell replied that it was because he thought it would be a good connection to the system to strengthen the system, but it was not a higher priority because the tank was not going there right now. Once they get the improvements in they can remodel the system and get a better idea if it was behaving the way they thought it should and maybe at that time they might need it more than they thought they did.

After the discussion Mr. O'Dell continued on with the presentation.

Water Distribution System

- Total Miles = 166.54
 - 14"-30" diameter WL: 14.26 miles
 - 10"-12" diameter WL: 17.22 miles
 - 6"-8" diameter WL: 103.22 miles
 - <6" diameter WL: 31.84 miles
- Inside city limits: 151.99 miles
- Outside city limits: 14.55 miles

Rules Governing Public Water Systems

- North Carolina Administrative Code
- Title 15A DENR
- Subchapter 18C – Water Supplies
 - Section 0.0901 “water mains shall not be less than two-inch

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standard nominal diameter.”

- Section .0902 (b) “A two inch diameter main shall not exceed 1000 feet in length.”

Existing Substandard WL

- Estimated Length: 19.95 miles
 - Inside city limits: 15.78 miles
 - Outside city limits: 4.17 miles
- Being eliminated '06 – '07: 4.53 miles
- Inside city limits: 2.57 miles
- Outside city limits: 1.96 miles

Proposed WL projects '07-'08

- Inside City
 - Wilson Street 1,500 LF
 - Shannon Drive 960 LF
 - Glenn Street 750 LF
 - Truman Street 300 LF
 - Williams Street 825 LF
 - Matthews Street 725 LF
 - Harry Akers Street 595 LF
 - Bridge Street 370 LF
 - *Total length: 6,025 LF = 1.14 miles
 - *Estimated cost: \$714,000
- Outside City
 - Bradford Street 1,380 LF
 - Summit Loop 2,270 LF
 - Lisa Street 340 LF
 - Philip Street 800 LF
 - Eastern Street 375 LF
 - *Total length: 5,165 LF = 0.98 miles
 - *Estimated cost: \$424,000

Design Only '07-'08

- Loftus Street 970 LF
- Hampton Street 800 LF
- Central Avenue 600 LF
- Roberts Street 630 LF
- Lawson Street 450 LF
- Adams Street 1,280 LF
- Shamrock Road 870 LF
- *Total length: 5,600 LF = 1.06 miles
- *Estimated design cost: \$62,000

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Budget for '07 – '08

- Construct earlier designed \$168,000
- Design and construct \$730,000
- Design only \$62,000
- Smith River Bridge WL \$240,000
- Funding Total: \$1,200,000

Proposed WL projects '08 – '09

- Inside City
 - Loftus Street 970 LF
 - Hampton Street 800 LF
 - Central Avenue 600 LF
 - Roberts Street 630 LF
 - Lawson Street 450 LF
 - Adams Street 1,280 LF
 - Front Street 1,120 LF
 - Burgess Street 255 LF
 - French Street 345 LF
 - Ridge Avenue 760 LF
 - Henry Street 1,620 LF
 - *Total length: 8,830 LF = 1.67 miles
 - *Estimated cost: \$799,000

- Outside City
 - Shamrock Road 870 LF
 - E. Stadium Drive 1,280 LF
 - Dishmon Loop 960 LF
 - *Total length: 3,110 LF = 0.59 miles
 - *Estimated cost: \$257,000

Council Member Tuggle questioned this area outside the city and how many folks lived in those areas.

Mr. O'Dell replied that it was probably 8 or 9 houses on Bradford Street and quite a few on Dishmon Loop. (*Some of his reply was inaudible*).

Council Member Epps questioned Hunter Street (*but his comments were inaudible*).

Mr. O'Dell mentioned that there was a section of Hunter that did not have a line. That was just the replacement portion of Lisa Street, Philip Street and Eastern Street in response to a question by Council Member Myott.

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Design Only '08-'09

- Charlie Street	1,000 LF
- Gracie Street	1,000 LF
- Haled Street	1,280 LF
- Cox Street	335 LF
- N. Van Buren Road	340 LF
*Total length:	3,955 LF = 0.75 miles
*Estimated design cost:	\$36,000

Budget for '08 - '09

• Construct earlier designed	\$437,000
• Design and construct	\$583,000
• Design only	\$36,000
• Funding Total:	\$1,056,000

Proposed WL projects '09 - '10

• Inside City	
- Charlie Street	1,000 LF
- Gracie Street	1,000 LF
- Haled Street	1,280 LF
- Cox Street	335 LF
- N. Van Buren Road	340 LF
- Lynrock Street	175 LF
- Highland Drive	925 LF
- Fieldcrest Road	1,900 LF
- Danview Lane	360 LF
- Dodge Street	600 LF
- Shawn Street	600 LF
- Short Street	500 LF
- Dogwood Drive	750 LF
- Gilley Road	470 LF
- Fourth Avenue	550 LF
*Total length:	10,785 LF = 2.04 miles
*Estimated cost:	\$886,500
• Outside City	
- N. Hundley Drive	1,120 LF
*Total length:	1,120 LF = 0.24 miles
*Estimated cost:	\$99,000

Design Only '09 - '10

- Manning Street	820 LF
- Martin Street	565 LF

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- Stuart Street	820 LF
- Miles Street	900 LF
*Total length:	3,105 LF = 0.59 miles
*Estimated design cost:	\$35,500

Budget for '09 – '10

- Construct earlier designed \$280,000
- Design and construct \$705,500
- Design only \$35,000
- Funding Total: \$1,021,000

Council Member Gover asked Mr. O'Dell to back up just a second. He stated that in 07-08 he was projected 595 linear feet for Harry Akers Street. He asked if there was not more housing on Harry Akers as compared to the 800 feet he was going to put on Philip Street, because they did not have but about 3 or 4 houses there.

Mr. O'Dell explained that you have an 800 feet span what they have there was Philip Street and 800 feet was only part of it. That gets you from Meadow Road down to Eastern, and then there was another 400 or 500 feet of Philip. They were not planning on replacing that yet. Then turning left down on Eastern you get to a section to where what was left in the system was less than 1,000 feet.

Council Member Gover noted that was only just part of Harry Akers was it not, those 595 feet.

Mr. O'Dell replied that would get you down to the gate. He added that the line used to extend on into that green area but they have changed that in the last several months.

As there were no other questions, Mr. O'Dell turned the presentation over to Mr. Terry Shelton.

- **Water Plant Filter Renewal**
 - Bottom of Filter with Media removed
 - Filters 1,2,3 & 4 of the 1977 construction were 28 and 29 years old when we rebuilt them in 2005 and 2006.
 - The life expectancy of mix media filters like ours is 15 years.
 - Filters 5, 6, & 7 will have 15 years of age in 2009. They are in the Water Plant CIP to be rebuilt in 2010, 2011, and 2012 if their evaluation shows they need to be.

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- Lower limits on filtered water turbidities from the Stage 2 Enhanced Surface Water Treatment Rule make it imperative that our filters stay in tip top condition. This rule will take affect in 2012.

- Cost for Filters 1,2,3, & 4

- 05-06 Budget \$123,211
- 06-07 Budget \$121,293
- Total Cost \$244,504

- Future Costs for Filters 5,6, & 7 one per year

- 09-10 Budget \$66,000
- 10-11 Budget \$68,500
- 11-12 Budget \$71,000
- Total Future Cost \$205,500

- All costs are for media and contracted labor

As there were no questions, Mr. Shelton turned the presentation over to Mr. Asbury.

- **Kuder Pump Station Upgrade**

- Originally constructed by the Metropolitan Sewer District in the mid to late 1960's along with Valley Drive & Bridge Street Pump Stations and the Mebane Bridge Wastewater Treatment Plant.

- All other contemporary stations were upgraded in the 1990's.

Why Upgrade

- Autocon pump control systems although adequate for many years are now obsolete and replacement parts are no longer available.
- A catastrophic failure of the pump station would result in continuous sewer bypassing until emergency pumping could be configured.
- Emergency bypass pumping would have to continue for months while new pumps and control systems are manufactured and eventually installed.
- Emergency operations and fast tracking the upgrade would cost more than a proactive plan deliberately executed.

Operational Concerns

- Placement of check valves (vertical instead of horizontal) creating stoppages and sticking check valve
- Defective check valve exposing the pump to flow reversal

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- Leaking isolation valves causing problems when working on pumps and check valves
- No standby high flow pump
- Access concerns
- Long drive shafts on the pumps creating safety and housekeeping/maintenance issues
- No permanent backup power
- Outdated equipment including the wound-rotor induction motors and 1967 vintage switchgear
- Submerged approach pipe

Project Schedule

- Confirmation of Conceptual Design – March 30, 2007
- COE Review and Comment – April 13, 2007
- Completion of Preliminary Design (30% to 50% Plan and Specification Submittal) -May 18, 2007
- COE Review and Comment – May 31, 2007
- Completion of Final Design (90% Plan and Specification Submittal) – June 29, 2007
- Bidding & Construction Planned Concurrently with SOC Pump Station Upgrades

Project Cost

- \$650,000
- Includes:
 - Design
 - NC-DENR Review
 - Advertising, Bidding & Contract Award
 - Construction

Council Member Gover commented that they were putting in good equipment for the future quality and all so they were doing that good.

- **SSES Kuder & Bridge Subsystems**
 - SSES = Sanitary Sewer Evaluation Survey
 - Four subsystems designated for SSES
 - Bridge Street West
 - Bridge Street East
 - Kuder Street West
 - Kuder Street East

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SSES Purpose & Methods

- To examine the sewer collection system and inventory the various defects identified by type and location.
- Work includes:
 - Visual inspection of manholes inside and outside to determine defects that permit inflow
 - Smoke testing of sewer lines to reveal inflow sources such as illegally connected downspouts and cleanouts without caps.
- Work includes:
 - Television inspection of lines to identify various pipe defects such as:
 - Root intrusion
 - Cracked lines
 - Collapsed lines
 - Dropped joints
 - Defective taps
- SSES Report:
 - Summarizes findings and serves as basis for remediation planning.

Defects Identified

- The following slides show examples of defects found in Eden's sewer collection system.

SSES Project Schedule

- Completion of Kuder Street Basin and submittal of draft report – June 29, 2007
- COE Review and Submittal of Final Report – July 31, 2007
- Submittal of Northern Smith River Outfall PER (Draft) – April 20, 2007
- COE Review and Submittal Final PER – May 25, 2007
- Completion of East Bridge Street Basin and submittal of draft report – November 21, 2007
- COE Review and Submittal of Final Report – December 21, 2007

Dry Creek SSES Continuation

- Being cleaning out CCTV – March 12, 2007
- Complete cleaning and CCTV – May 4, 2007
- Submittal of Findings and Recommendations (Draft) – June 29, 2007
- COE Review and Submittal Final Report – July 31, 2007

Cost & Product

- The cost for the above described SSES activities is projected as \$350,000 through FY 07-08.

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- The final work product of the SSES will be a report identifying sources and locations of inflow and infiltration and a budgetary estimate of the costs to eliminate them.

BREAK:

Council Member Myott left the meeting during the break.

Economic and Business Development: Mike Dougherty, Director of Business Development.

To begin with Economic and Business Development, Mr. Dougherty pointed out that the unemployment rate has continued to drop in Rockingham County since 2003.

He then moved on to the growth opportunities experienced by the industrial development inside the city.

- **Industrial Development**
 1. Miller Brewing Company
 - a. Adding 200 jobs over the next 2 years
 - b. \$25/hour minimum wage
 2. Karastan Rug Mill
 - a. Expansion opportunities over next two years
 3. Weil-McLain
 - a. 93 jobs required by incentive agreement
 - b. 213 jobs reported
 4. Innofa
 - a. 10 jobs required by incentive agreement
 - b. 33 jobs reported
 5. Parkdale Mills
 - a. Loss of 72 jobs in November of 2006

Mr. Dougherty noted how A.C. Furniture was expanding below:

6. A.C. Furniture
 - a. 175 Eden employees in 2006
 - b. 90 Eden employees in 2005
 - i. +85
 - c. Taken over former Parkdale Facility
 - i. Moving operations from Meadow Road and Riverside
 - d. New poly-foam fabrication operation

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- e. Multi-million dollar increases over the last two years
- f. Meadow Road and Riverside facilities will be filled with other operations in next year.

- 7. NPC, Inc.
 - a. 8 jobs to be added
 - b. Investment for new contract

Mr. Dougherty noted that this was due to a contract with another brewery.

- 8. Tiger Tek
 - a. Expansion search over last 4 years.
 - i. Existing facility expansion likely
 - b. 35 current employees
 - c. 10-20 more in next year based on growth trends

- **Employment Concerns – Staffing Agencies**

- 1. Impediments to placing employees:
 - a. Employee backgrounds.
 - b. Lack of necessary job skills.
 - c. Some lack genuine desire to work

Example: Worker making \$42,000
Plant closed
Offered job at \$47,000
Choose unemployment benefits instead.

- **Employment Concerns**

- 1. Company A
 - a. Start at \$8.75 per hour
 - b. Can make up to \$14.00 per hour if hired by company
 - c. Forklift training begins in as short as 2 weeks after start
 - d. Impediments
 - i. Backgrounds
 - ii. Pre-employment tests
 - iii. Physical limitations
- 2. Industries
 - a. Younger employees lack work ethic of older workers
 - b. Backgrounds & Pre-employment tests
 - c. Concern over long-term stability of certain industries
 - i. Textiles
 - ii. Furniture

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- **Industrial Site Development/Selection**

1. Ready to Go Site completed
2. Industrial Site Process
 - a. 1/20/2005
Contract with Pyramid Environmental to develop selection criteria
 - b. 5/13/2005
Site selection criteria finalized
 - c. 9/1/2005
Contract executed with Pyramid for implementation of Selection Study
 - d. 2/17/2006
Presentation to City Council on status of site selection process
 - e. 7/10/2006
Site selection process to City Council
 - f. Current
Contracting prospective property owners to determine willingness to option/sell property for industrial site

- **Economic and Business Development**

1. Eden Main Street Program
2. 4 Point Main Street Approach
 - a. Organization
 - b. Economic Restructuring
 - c. Promotion
 - d. Design

- **Non-Profit Organization**

1. Twin Rivers Downtown Development Corporation
 - a. City Attorney completed bylaws and articles of incorporation in 4th quarter of 2006.
 - b. Application being processed by Washington DC attorney
 - c. Expect notification by spring of 2007

- **Eden Main Street Program – 05/06 (Reported August of 2006)**

- | | |
|-------------------------|-----------|
| 1. Facades redone | 9 |
| 2. Building renovations | 4 |
| 3. New jobs | 21 |
| 4. New businesses | 6 |
| 5. Business expansion | 3 |
| 6. Total new investment | \$816,230 |

Mr. Dougherty noted that a lot of progression with the Main Street was that a lot

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of communities have a Municipal Service Districts (*and that was described as follows:*)

- **Municipal Service District (s)**
 1. Property tax levied on property owners within a defined downtown area
 2. Revenue remains in the downtown area
 3. Used for acquiring property, downtown improvements, special events, etc.
 4. Way for merchants to assist in downtown improvements, as has the city with the streetscape program
 5. Presented by Rodney Swink in July of 2006
 6. Presentation before Main Street Advisory Board in October of 2006
 7. Plan to present to downtown merchants in early March
 8. MSD must have property owner support to be effective
 9. Olde Leaksville Downtown Area
 - a. 3 Main Street Advisory Board members in favor of the assessment
 - b. Former City Council member and property owner pledged support for an MSD
 - c. May service as pilot program before it is considered in other communities.

- **New Businesses – Washington Street**
 1. All-in-One Cellular
 2. G&D Recording Studio

Mr. Dougherty noted that one business (Lilibet's) has left.

- **New Businesses – Draper Village**
 1. Grannie Annie's Hats & More
 2. Dog Grooming

- **Promotion – Draper Memory Day**
 1. Goal: \$8,000 for new Draper Village Christmas Lights
 2. Event: 50 tables of Draper memorabilia, music and bake sales
 3. Result: \$20,000 raised – over twice the goal
 4. 2006 Best Downtown Fund Raising Event

- **Hale Park – Corner of Fieldcrest Road and Stadium Drive**

Mr. Dougherty noted that Clarence Hale owns this and this was where the Christmas Tree lighting ceremony was held.

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- **Riverfest**

1. Goal: To celebrate Eden's river heritage and downtown revitalization
2. Event: 2-day festival of music artisans and historical/river events
3. Result: Best Downtown Event for 2006

- **Central Hotel-Renovation**

Mr. Dougherty noted that the windows came in last year and there was some questions as to if the person who owns it will continue with the process.

- **Preservation NC Assistance**

1. Central Hotel
2. Nantucket Mill

Mr. Dougherty noted that the Preservation NC Assistance had 7.8 million hits on their website this year. He also noted that the tax value benefit for preservation was substantial. He explained that the Nantucket Mill would have a huge amount of benefit for the community. He also stated that they were also looking for partners with the Central Hotel. Those two properties could have a dramatic effect on the city if they were taken under someone else's wings.

- **High Street Parking Lot**

Mr. Dougherty noted that they had done repaving and adding shrubbery along the side.

- **Henry Street Parking Lot**

He noted that islands have been added to encourage parking.

- **Directional Parking Signs**

He noted that parking was a chronic problem in downtowns. Unfortunately this project has been delayed.

- **Way-Finding Project**

1. Funding Requirements
2. 24 signs total
 - a. 3 year cycle
 - i. \$1,000 per sign (estimate)
 - ii. \$8,000 - \$10,000 per year (estimate)
 - b. 1 year cycle
 - i. \$25,000 for entire project (estimate)

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- **Streetscape Project – Washington Street**

Mr. Dougherty pointed out that this project was approved last year. He noted that the parking lot was completed last year.

- **Streetscape Project – Draper Village**

Mr. Dougherty explained the project chronology below:

- **Streetscape Project – Washington Street – Phase 1**

1. RFQ 7/10/2006
 2. RFQ Due Date 8/11/2006
 3. RFQ Circulated 7/10/2006

 4. RFQ Due 8/11/2006
 5. Haden Stanziale selected 9/8/2006
 6. Proposal Research 9/8-10/24/06

 7. Streetscape Proposal 10/24/2006
 8. Meeting with City Staff 10/31/2006

 9. Meeting with Duke 11/14/2006
Energy and NCDOT
 10. Revised Contract 11/30/2006
 11. Contract to City Attorney 11/30/2006
 12. Contract Approved and 1/9/2007
signed
 13. Haden Stanziale contract 1/19/2007
signed with Dewberry
 14. Surveyor review of 2/7/2007
project
 15. Meeting with Dewberry 2/21/2007
and NCDOT
- Construction Starts 10/1/2007
 - Construction Completed 2/2/2008

He noted that there may be a six month delay on this.

- **Streetscape Project – Draper Village Phase I**

1. Survey Complete 12/1/2007
2. Schematic Design 12/2-12/31
3. Public Meeting 1/5/2008
4. Construction Drawings 1/6-4/2/08
5. Approval Process 4/3-4/28/08

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6. Advertise for Bids to Bid Opening 5/1-5/31/08
7. Attorney Review 6/1-6/15/08
8. Spec. Council Meeting 6/16/2008
9. Notice to Proceed 6/20/2008
10. Construction Starts 7/1/2008
11. Construction Completed 9/15/2008

• **Streetscape Budgets/Schedule**

1. Previous
 - a. FY 2006/2007 \$509,900
 - b. FY 2007/2008 \$395,000
 - c. Total \$904,900

2. Revised
 - a. FY 2006/2007 \$40,000
 - b. FY 2007/2008 \$849,000
 - c. FY 2008/2009 \$94,000
 - Total \$983,000

3. Difference Mast Arm on Washington Street

He explained that as there were some revisions because of the time frame and the mast arm on Washington Street there was a little bit more cost involved.

• **Streetscape-Future Phases**

1. Washington Street
Henry to Patrick \$459,061

2. Draper Village
Mill Avenue to Meadow \$406,250

Mr. Dougherty pointed out that there were four (4) areas now in the Main Street Program. He noted that it did not look at this time if the Boulevard would be able to sustain itself in this program; however, a property owner purchased 2 major buildings there last week.

• **The Boulevard**

1. No merchant meetings for almost 6 months
2. No participation on Main Street Advisory Board for 6 months
3. Lack of interest in program among area merchants
4. Concern over ability to sustain area as a retail center in the future.

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- **The Cook Block**

1. Added to program in November of 2005
2. Kick-off meeting in February of 2006
3. Streetscape conceptual plan in process of completion
4. Need more concentrated effort in this area

He noted that the comments that people made about the program are listed below:

- **Eden Main Street Program**

1. 3rd Year Evaluation – July of 2006
 - a. “Enthusiasm, excitement and pride in what is occurring in Eden.”
 - b. “People complimentary of the Council and Mayor’s support for downtown development”
 - c. “People were looking forward to streetscape and way-finding programs”
 - d. “People need to continue to invest in their downtown properties”
 - e. “Municipal Service District is recommended”
 - f. “Special Events Coordinator is recommended”

- **Main Street 07-08 Objectives**

1. Establish TRDDC (Twin River Downtown Development Corp)
2. Complete Phase 1 of Olde Leaksville Streetscape program
3. Phase 1 of Draper Village Streetscape program proceeding as planned
4. Seek TEA-21 Transportation Enhancement grant-2008 (If applicable)
5. Establish MSD where it is supported
6. Encourage property owner investment
7. Encourage downtown housing
8. Pursue parking lot swap in Olde Leaksville
9. Conduct economic study to see what businesses we can support and recruit
10. Encourage “walkability” of downtown areas
11. Establish program in Cook Block
12. Assist in downtown promotions
 - a. Downtown at Dusk
 - b. Tri-City Day
 - c. Draper Car Show
 - d. Riverfest

- **NCDOT Signage**

1. Highway 29
 - a. Exit #153 established last year

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- b. Seeking
 - i. Sign direction Eden motorists to Hwy 14 exit to now read – Eden – Take Exit #153
 - ii. Additional sign directing Eden travelers to exit #153 at the north of first sign

3. Highway 220
 - a. Seeking exit number for Hwy 135 exit
 - b. Requires mile markers to do so
 - c. NCDOT recommended this project to coincide with Hwy 311 extension from Madison to Eden
 - d. Seeking assistance from State Representative with this project

- **Empty Buildings**
 1. Show lack of vitality in an area
 2. Are unsightly
 3. Detract from commercial development
 4. Result of Wal-Mart influence on
 - a. Mass Merchandisers
 - b. Grocery Retailers

Mr. Dougherty then showed some former empty buildings where businesses have located. They are as follows:

- **Former Candy Professional Building** (*Eden Cycle and Motorsports*)
- **Former Western Steer** (*The Krusty Krab*)
- **Former Southern Select Credit Union** (*Home Health Care*)
- **Former Bowling Alley** (*O'Reilly Auto Parts*)
- **Family Video Complex** (*National company negotiating lease*)
- **Former Golden Corral** (*Major project in process of filling available space*)
- **Former Bank of America** (*Sold to local person as investment – awaiting new owner information*)
- **Former Frank's 66** (*Renovated in 2006 – owner anticipates leasing in two to three months*)
- **Former Merita Bread Building** (*Owner recently placed on the market for sale after realtors recommended this decision – listed on city web site – high ceilings make it marketable*)
- **Former Roses Store** (*Florida regional retailer has been courted for 2 years – endorsement letters received from existing retailers – site visit expected in early 2007*)
- **Former Byrd's Store** (*Recently purchased by individual who specializes in distressed properties – guarantees lease by mid-2007*)
- **Former Wal-Mart** (*Working with California firm that buys vacant stores*)

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– *plans to subdivide property for three smaller retailers)*

- **Former Shoe Show/Cato** (*Cooperative effort with city and property owner to recruit retailers – two that have been considering Eden will be contacted at March ICSC conference in Charlotte, NC)*
- **Former Southern Family Markets** (*Lowe’s recruited, but did not pursue – independent chain is being recruited at this time – other options for property besides grocer also exist)*

- **Grocery Retailing**

1. Winn Dixie Company is no longer viable
2. Southern Family Markets Left North Carolina in 2006-not competitive
3. Bi-Lo Retreated to South Carolina-home base
4. Kroger Left NC market in 1990’s
5. Harris Teeter Require higher % of college graduates
6. Lowes Foods Not adequate market share potential
7. Food City Haven’t decided to enter NC market to date
8. Aldi Low price, low SKU company
 - a. Potential for Eden
9. The Fresh Market Requires 100K residents within 3 miles
 - a. Significant local support

- **Former Winn Dixie – Highway 770**

1. Recruited independent grocer related to shopping center owner
2. Refused to provide needed incentives to make project profitable
3. Another grocer is considering the west side of the City of Eden

- **Former Grogan’s Center**

1. Offered advice on how to sell business
2. Appears it will not be reopened as former business
3. Other Eden retailers are offering similar items

- **Former Eden Printing Solutions – Back to the Future**

Mr. Dougherty noted that they would be making that into individual store fronts.

- **Business Recruitment**

He also mentioned some businesses that he had a hand in bringing to Eden.

1. P-Census program for demographic information
2. Collaborate with shopping center owners
 - a. Rosen Group
 - b. Spectra Group
 - c. Venture Properties

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Council Member Tuggle questioned how Italy Grill was doing as he had eaten there for the last couple of months and they have good food and great prices.

Mr. Dougherty replied that they have a new owner and he has great customer service. He seems to be doing well and he is getting a good reputation in town.

Council Member Turner asked if he had received some good feedback from the businesses that have left the downtown areas as to why they were not successful in that area.

Mr. Dougherty replied that he thought that one of the things, especially on Washington Street; there was a problem with traffic. That was why they want to get these parking signs up. There were people, if they park on the side; they are just petrified to walk over. When they put in new signalization they want to make sure they put in the signals for walk and don't walk, and of course to let people know where the parking is. It was a whole educational process. Now, the Front Porch was doing great, but Shelly's Sweets who was on Washington Street was now in the drug store in Draper Village and they are doing very well there.

Council Member Tuggle asked if there were plans for any eating establishments in the downtown areas.

Mr. Dougherty replied that they were working on a couple. That was why they were trying to make the effort to encourage housing in the downtowns as the more people you have living there the better opportunity you have that people will locate restaurants.

- **Business Recruitment**

1. Current projects
 - a. 4 restaurants
 - b. 4 specialized retailers
 - c. 2 clothing retailers
 - d. Bookstore
 - e. 1 service organization
 - f. 1 non-profit organization

- **Small Business-Nationally**

1. 100 million people are involved in small business
2. #1 Economy in the world
 - a. USA Small Business \$6.2 billion
 - b. USA-other \$5.8 billion
 - c. Japan \$5.0 billion
3. 60-80% of all new jobs annually over last decade

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4. Majority of 2.2-2.3 million new jobs annually in U.S.

He then presented a chart and graph of the small businesses.

- **Rockingham County Small Business Coalition**

1. Initiated in Fall of 2006 to support small business
2. Create brochure of small business resources
3. Promote business planning – critical to success
4. Promote business-mentoring program – RBTDC/SCORE
5. Members
 - a. City of Eden
 - b. City of Reidsville
 - c. Eden Chamber of Commerce
 - d. Reidsville Chamber of Commerce
 - e. Western Rockingham Chamber of Commerce
 - f. Rockingham County Business and Technology Center

- **Eden Minority Business Association**

1. Assisted in obtaining funding from Miller Brewing Company for business mentoring program
2. Two grants have been received thus far
3. Assisting minority business owners with all critical elements of business ownership

- **Eden Tourism Board**

1. Members
 - a. City Staff
 - b. Chamber of Commerce
 - c. Local motel owners
 - d. Interested citizens
2. First year revenues: \$66,000
3. Supports
 - a. Special Events
 - i. Apple Festival/Riverfest/Rubber Duck Regatta/
Charlie Poole Music Festival
 - b. Recreational Tourism
 - i. Freedom Park Ball Tournaments
 - c. Marketing Plan
 - i. Promoting Eden's rivers, park and unique attributes –
Eden Drive In
 - ii. Support annual Canadian Golfers
4. Special projects
 - a. Paddling sports

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b. River advocates

- **River Development – Key to Eden’s Future**

Mr. Dougherty stated that the rivers were really the key to the future whether it is economic development or tourism. Mrs. Stultz was the chairman of the Eden River Development Committee which was started in the fall of 2006.

- **Quality of Life Initiatives**

1. Eden River Development Committee
 - a. Began in fall of 2006
 - b. Goals
 - i. Make Eden synonymous with river recreation
 - ii. Increase number of river access points
 - iii. Assist with greenway development
 - iv. Identify grant funding opportunities to expedite river development
2. Eden Access Point Completed in 2006
3. Joint function of
 - a. Planning Department
 - b. Public Works
 - c. Engineering
 - d. In-kind donations

- **Eden River Development Committee**

1. Grants being pursued
 - a. Annie Penn Community Trust
2. Three access points given priority
 - a. Draper Bridge – Fieldcrest Road
 - b. John B. Ray Bridge – Hwy 14
 - c. Spray Traffic Circle
 - i. Seeking to use Public Works or Prison Labor to reduce costs

Mr. Dougherty then presented photographs of the Draper Bridge Access Area, the John B. Ray Bridge Access Area, the Spray Traffic Circle and the City Gateways.

- **City Gateways**

1. Improve visibility of river
2. Research potential river walk
3. Helps convey city slogan

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- **Bricolage Mural Project Grant Application**
 1. Collaboration between Rockingham and Guilford County artists
 2. Mural of bateau
 3. Celebrate history of rivers
 4. Acknowledge first African American entrepreneurs – bateau captains

He explained that this was through the Piedmont Triad Partnership. He noted that they found out yesterday they received the grant.

- **Needed Initiatives**
 1. On-going Anti-Litter Campaign
 - a. Police and Public Works
 - b. Eden Chamber of Commerce
 - c. Middle and High Schools
 - d. Advocates for Eden
 - i. Can't promote Eden as a quality of life haven with dirty streets and parking lots
 - e. Must reach people who are littering
 - i. Ages 16-25

Council Member Tuggle stated that he noticed the empty lot at Walmart and how trashy it was to which Mrs. Stultz replied that they send constant notices to that place.

Council Member Turner asked what their ordinance was on fines for littering to which Mrs. Stultz replied that it was both State (statute) and city ordinances.

Council Member Nooe added that it was kind of unfair to the property owners because he noticed that the wind just blows all the trash and it collects on their lot and you send them a notice to clean it up and the trash was being generated from somewhere else.

Council Member Turner noted that they just have all these little signs that say "welcome to Eden" that are beginning to look dated and bent. They have the big entrance sign but if they are going to have all those commemorative signs they need to be either cleaned up or combined or taken down.

2. Skilled Workforce Education Campaign
 - a. Tradesmen are seeking workers
 - b. Skilled tradesmen enjoy high earnings
 - c. Miller Brewing Company will back such a campaign
 - d. Those not in college prep need a different career path
 - i. Alternative: Drop Out
 - ii. Not a viable option in coming economy

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Council Member Tuggle questioned if there was any dialog between the school system and the cities as far as workforce education and suggested that they could initiate some dialog.

Mayor Grogan replied that the Economic Development Partnership meets with the school administration.

- **McClatchy Newspaper Analysis 2005**

1. "The growth spurt in the severely poor in part reflects how hard it is for low-skilled workers to earn their way out of poverty in an unstable job market that favors skilled and educated workers."

- **A Look Back**

1. Prior to 2002

- a. No downtown revitalization program
- b. Industry and Small Business Support
 - i. Eden Chamber of Commerce
- c. No formal commercial business recruitment
- d. No formal river development – beyond access point grant pursuit from county/city planning departments
- e. No formal NCDOT assistance campaign

- **A Look Back**

1. No formal tourism efforts
2. No formal public relations efforts
3. Limited special events
 - a. Annual Chamber Golf Tournament
 - b. Eden Apple Festival

- **Current Efforts**

1. Partnership Assistance

- a. Tiger Tek
- b. Miller Workforce Recruitment
- c. Ready to Go Site
- d. Industrial Site Selection
- e. Other prospects
- f. Eden Marketing Campaign

2. Small Business Support

- a. Rock. County Small Business Coalition
- b. Refer prospective business owners to sources for business planning
- c. Eden Minority Business Association Bus. Mentoring
- d. Liaison between small business community and City of Eden

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- e. Publicize special promotions/products/new businesses
3. Downtown Revitalization
 - a. 4 areas vs. 1 in other Main Street communities
 - b. 3 Main Street awards in three years
 - c. Henry and High Street Parking Lots
 - d. Streetscape program
 - e. Way-finding project
 - f. Attend all merchant meetings
 - g. Assist in all downtown events
 4. Commercial Business Recruitment
 - a. Ruby Tuesday
 - b. Mrs. Winners
 - c. Dollar Tree
 - d. Wal-Mart Super Center
 - e. Shoe Show-New Location
 - f. Dollar General-Stadium Drive store
 - g. Hallmark-Convinced to remain in Eden
 - h. Second Hand Cash
 - i. Italy Grill
 5. Special Events – Facilitate or Assist
 - a. Eden Ribfest (4th annual)
 - b. Piedmont Pottery Festival (5th annual)
 - c. Business Expo (4th annual)
 - d. Eden Riverfest (4th annual)
 - e. Eden Apple Festival (17th annual)
 - f. Downtown at Dusk
 - g. Draper Memory Day/Tri-City Day
 6. River Development
 - a. Co-Chair of River Development Committee
 - b. Seeking grant funding for access points
 - c. Collaborating with Dan River Basin Association to promote Rivers
 - d. Facilitator of Riverfest
 - i. Goal: Make this the signature event for Eden
 7. NCDOT Assistance Campaign
 - a. Annual meeting to discuss Eden needs
 - b. Accomplishments
 - i. Exit number on Hwy 29 (Exit #153)
 - ii. Directional sign at county line directing motorists to Eden via Hwy 14.
 - iii. 9 directional signs to Eden throughout the county
 - iv. Joined Councilman Tudor in campaign for Pierce Street sidewalk

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v. Assisted in Pierce Street intersection efforts

8. Public Relations/Business Publicity Efforts
 - a. Weekly newspaper column – Daily News
 - b. Monthly column in Eden’s Own Journal
 - c. Community calendar listings
 - d. Monthly radio program
 - e. Pre-event appearances on Triad TV network affiliates and local TV station.
 - f. On-going efforts to dispense positive information about Eden initiatives
9. Triad Leaders Network
 - a. Steering Committee participation
 - b. Lead to “Economic Development Day” to be held in Rockingham County in 2006
10. Eden Tourism Board
 - a. Promoted institution of occupancy tax
 - b. Funds Eden events
 - c. Marketing Campaign
 - i. First formal campaign by the city to promote its rivers and recreational tourism destinations
 - ii. Promoting increased Canadian Golf Package participation

• **Current Responsibilities**

1. Downtown Manager
 - a. 4 vs. 1
2. Business Recruiter
3. Tourism Director
4. Special Events Coordinator

• **Rocky Mount, NC**

1. Business Recruiter
2. Main Street Manager
3. Special Events Coordinator
4. Convention and Visitors Bureau Director-Tourism

• **Consider...**

1. 53 NC Main Street Communities
 - a. 1 manager per downtown area
2. Rockingham County Tourism
 - a. Robin Yount – VP of Tourism
3. Equestrian Center
 - a. Special consultant hired to facilitate project

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b. River Development – of equal importance to Eden

- **Staffing Recommendations**

1. Special event/project coordinator
2. Duties
 - a. Oversee Eden Tourism efforts
 - i. Marketing
 - ii. Shopping Brochure
 - b. Assist in special events
 - i. Pottery Festival
 - ii. Tri-City Day
 - iii. Riverfest
 - iv. Apple Festival
 - v. Business Expo
 - vi. Downtown at Dusk
 - vii. Other future events
3. Assist in Streetscape project
 - a. Liaison between Haden Stanziale, Dewberry and City of Eden
 - b. On-site oversight of construction process
4. Main Street Program
 - a. Assist with Cook Block addition
 - b. Compiling of annual statistics
 - c. Merchant need assistance

- **Economic and Business Development**

1. Questions?
2. Concerns?
3. Recommendations?

Mayor Grogan suggested that they should find out what it would take to make the ready to go site on the industrial park certified by the State. All the utilities were there but it would be good to make sure it gets certified.

Mr. Dougherty replied that he would check on it. As there were no questions, they moved onto the Greenway System.

Greenway System: Brad Corcoran, City Manager, Kelly Stultz, Director of Planning and Inspections.

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Eden Greenway Program

Mrs. Stultz began with a PowerPoint presentation of the city's history.

Eden Visionaries

Throughout Eden's history, there have been visionaries that shaped the future of the community, not just for their own personal gain, but for the good of the entire community. *In order to get where we're going, we need to understand where we've been...*

William Byrd

Described the area as the "Land of Eden" in 1728. Purchased 20,000 acres and became the area's first major land owner. Recognized the value of the area's healthy air, fertile soil and perfect climate. Planned to colonize the area, but plans failed.

John Leake

Established Rockingham County's first town (Leaksville) in 1795. Recognized the value of the rivers for trade and commerce.

James Barnett

Purchased tract of land along Smith River (now Spray) in 1813. Recognized the value of the Smith River for industry. Built area's first industry, a grist mill. Built a dam and canal to harness the power of the river.

John Motley Morehead

Bought Barnett's property in 1835. Recognized the untapped power potential of Barnett's canal. Built the area's first textile mill next to the grist mill. Started an industrial revolution in the area.

J. Turner Morehead

Expanded family's industrial ventures after the Civil War. Facilitated first railroad from Danville to Leaksville in 1883. Built first bridge across the Smith River in 1889 to further facilitate transportation. Founded Spray Water, Power & Land Co. in 1889.

B. Frank Mebane

Embarked on a program of building new mills from 1896 to 1906. Built the "model mill village" of Draper in 1906 (one of first planned communities in NC). Created the Spray Civic Association to "promote & encourage civic virtue." Aided development of "industrial, educational, religious, charitable, literary & social interests of the community." Provided community information; streets, sidewalks & sanitation; police; public health education & nursing service; parks & public amusements including picnics, athletics & a band. Started what would become the Spray YMCA.

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Marshall Field & Co.

Began buying textile mills in the south in 1911, including most of the Morehead Mills. Built new mills & added more jobs. Built new residential developments in Draper, Spray & “New Leaksville”. Expanded the Spray Civic Assoc. into the Dept. of Welfare & Health” to improve the intellectual, moral, physical & social conditions of the industry & the community without robbing the people of their resourcefulness, independence or initiative”.

Eden Visionaries – Mid 20th Century

The need for improved public amenities prompted the incorporation of Spray & Draper in 1949 & 1951. First consolidation efforts failed in 1959.

Eden Visionaries – Late 20th Century

The 1960’s brought increased development in the unincorporated Central Area.

Chamber of Commerce, Jaycees & other citizens with vision saw the need to consolidate. Consolidation approved September 12, 1967. Created Rockingham County’s largest city.

Eden Visionaries – 21st Century

This Council is to be commended for its visionary efforts:

Economic development initiatives, downtown revitalization efforts, water & sewer improvements, river development efforts, Greenway master plan, Freedom Park, and River access.

Greenway Facts

What is a greenway?

Corridor of open space managed for conservation, recreation & non-motorized transportation. Linear park connecting people & places together. Can be located along natural areas, such as rivers, or man made areas such as abandoned railroad beds or utility easements.

Who uses a greenway?

Walkers, hikers, bicyclists, joggers, skaters, horseback riders, strollers, wheelchair users.

What are the benefits of greenways?

Protection of natural habitats
Improved water quality
Reduced impact of flooding in floodplain areas

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Improved air quality
Alternative transportation
Improved community health
Improved quality of life
Improved economic viability

How do greenways benefit the economy?

Real property values – trails increase nearby property values, which translate into increased tax revenues

Tourism – greenways can be major tourist attractions which generate revenues from food, lodging and other related activities

Jobs – greenways are important contributors to local quality of life; businesses want to locate in communities their employees will like

Local Businesses – spending on greenway related activities helps support local businesses and often provide opportunities for new businesses.

Public Cost Reduction – greenways can help reduce costs from flooding & other natural hazards

Environmental Impact – greenways can help improve air and water quality by reducing costs associated with stormwater runoff, I & I issues, etc.

History of Greenways in NC

The Greenway movement in NC began in the 1970's. Began primarily in Raleigh and Charlotte in response to environmental, economic & social concerns. Flooding along Crabtree Creek in Raleigh prompted city, state & federal officials to examine land use & floodplain management issues. Capital Area Greenway System in Raleigh was one of the first community-wide greenway programs in the country. Since 1974, Raleigh's program has protected approximately 2000 acres of land and includes almost 50 miles of interconnected trails.

All larger cities in NC have successful greenway programs. Many mid-sized communities have greenway programs (including Salisbury, Chapel Hill, Cary, Greenville). Many small communities have greenway programs (including Mt. Airy, Edenton, Morganton, Huntersville, Reidsville). Several counties have established greenway programs (including Wake, Mecklenburg, Durham, Orange, Surry).

Eden Greenway Project History

2003 – Idea proposed for Smith River Walking Trail

Committee formed to begin initial process

Nature trail

Easements from private property owners

Volunteer labor/minimal cost to City of Eden

Would be inaccessible for most citizens

2004-2005 – Council budgeted \$51,000 for Greenway

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\$15,000 for matching grant request
\$31,000 for trail construction & associated costs
Grant request denied; matching funds not spent
\$15,000 spent on survey
Title work done by City Attorney (costs included in legal bill)
Remainder of budgeted funds (\$16,000) not spent
2006 – Need for comprehensive plan identified
\$86,700 funded for Greenway Master Plan
\$438,900 budgeted for Pilot Phase Smith River Greenway construction (only a portion of total costs needed)
W.K. Dickson began work on Master Plan
July 2006 – Design/Engineering began for Pilot Phase
August 2006 – Design charette
October 2006 – First public meeting

Eden Greenway Project Expenditures to Date

Total budgeted funds (to date)	<u>\$525,600.00</u>
Master Plan (\$86,700 budgeted)	65,691.65
Design (\$136,500 budgeted)	127,197.30
Engineering Services (\$23,100 budgeted)	600.00
Land Acquisition (\$25,000 budgeted)	24,677.00
Clearing & Grading (\$79,900 budgeted)	0.00
Building & Utility (\$117,300)	0.00
<u>Equipment & Machinery (\$58,100 budgeted)</u>	<u>0.00</u>
Total Expenditures to Date	\$218,165.95

Eden Greenway Master Plan Project Proposals & Projected Costs

Master Plan proposes Primary, Secondary & Spur Trails, including equestrian trails. Trails centered around the rivers and would (eventually) reach all major areas of town. Master Plan is a comprehensive 30-year plan.

Eden Greenway Program Possible Funding Sources - Local

Bond Referendums
Capital Improvements Plan
Greenway Trust Fund
Private Sector Funding
Adopt-a-Trail Programs
Greenway Sponsors
Volunteer Work & Programs
Estate Donations
“Buy-a-Foot” Programs

Eden Greenway Program Possible Funding Sources - State

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NCDOT Transportation Enhancement Funds
NCDOT Bicycle & Pedestrian Grants
Community Development Block Grants
NC Clean Water Management Trust Fund
NC Health & Wellness Trust Fund "Fit Community" Grants
NC Urban & Community Forestry Grants
NC Parks & Recreation Trust Fund (PARTF Grants)

Eden Greenway Program Possible Funding Sources - Federal

Congestion Mitigation & Air Quality Improvement
Nation Scenic Byways Program
National Recreational Trails Fund (applied)
Land & Water Conservation Fund
Conservation Reserve Program
Economic Development Grants
Design Arts Program
Wetland Reserve Program
Watershed Protection & Flood Prevention Grants
Small Business Administration Tree Planting Program

Eden Greenway Program Possible Funding Sources - Private

Annie Penn Memorial Trust Fund (applied)
REI Environmental Grants
Miller REACH Grants
Coors Pure Water 2000 Grants
World Wildlife Fund Innovative Grants Program
Bikes Belong Coalition Grants
Duke Energy Foundation Grants
Wal Mart Foundation Grants
American Greenways Eastment Kodak Awards

Mrs. Stultz noted that she was happy to inform them that they received a \$45,000 grant for a portion of the trailhead for the Smith River Greenway from the Annie Penn Trust.

Eden Greenway Program Why Do We Need A Greenway?

No other conservation initiative provides so many economic, ecological and quality of life benefits to communities.

Competition from nearby communities:
Danville, Martinsville & Henry County, VA already have active greenway programs
Mayo River State Park will draw visitors to Western Rockingham County
Equestrian Trail can tie in with Equestrian Center planned for Reidsville

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“Ecotourism is big business. It is the fastest growing, yet underutilized sector of tourism.”

\$38.4 billion was spent nationally on ecotourism in 2001.

Ecotourists tend to be educated, affluent & health conscious, looking for natural areas to escape the “rat race”

They like to go places and spend money. Tourists expect quality lodging and eating opportunities.

A community needs to find what makes it unique and build on that (branding). Comprehensive plan must include not only nature sites, but also amenities such as hotels, bed & breakfast inns, good restaurants, and historical & cultural sites.

After adoption of the new city logo, a citizen commented that Eden was a “Land of Two Rivers and no way to get on them”! Fortunately that is changing.

In the early 1800’s North Carolina was sometimes call the “Rip Van Winkle” state because of its lack of progress and forward thinking in comparison with other states Visionaries like Morehead, Mebane and others helped the area to progress.

Eden needs to move ahead of other area communities so we are not caught napping! A Greenway Program can help make that happen!

Eden Greenway Master Plan Smith River Greenway – Pilot Phase

2007 – Where are we today?

Design/Engineering Phase complete – Cost \$127,700

Feb. 9, 2007 – Master Plan Draft submitted to Council

Feb. 19, 2007 – Master Plan Public Meeting

Feb. 20, 2007 – Master Plan presented to Council

March 1, 2007 – Construction bids opened

March, 2007 – Construction contract to be awarded

Spring, 2007 – Construction to begin

Meadow Road to Kings Highway & YMCA (approx. 1.7 mile)

Follows existing sewer outfall

Centrally located

Accessible to shopping, YMCA, Leaksville-Spray Elementary School & Historic District

Protection of Smith River area

Amenities will include shelter, kiosks, restrooms & signage

Cost Saving Measures

Utilize existing sewer easements (minimal tree removal & clearing required)

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Divert trail to avoid wetlands & other obstacles which would require costly construction (bridges, etc.)

Eden Greenway Project 2007-2008 Budgetary Needs

2007-2008 Budgetary Needs

Smith River Pilot Phase Construction	\$621,416
<u>Matrimony Creek Greenway*</u>	<u>\$ 50,000</u>
TOTAL	\$671,416

*Preliminary work for Matrimony Creek Project, approx. 1.7 miles from Center Church Rd. to the Dan River along existing sewer easement and floodplain property already owned by City.

Mrs. Stultz noted that they opened bids yesterday and they were higher than both she and the engineers anticipated. From late yesterday afternoon until this morning they spent a lot of work in discussion with the low bidder. The engineers think that they have found some ways to cut this cost fairly dramatically and they would be getting that information to Council as quickly as they can.

Eden Greenway Project – How Do We Make This Happen?

Based on 1.4% annual growth in General Fund, our revenues alone will not support the Greenway System. Outside funding is the only way to get beyond the pilot phase. In the final analysis it comes down to how badly we want a Greenway System. We need to be VISIONARIES. We need to aggressively pursue grants and private funding options. This is the only way we will be successful. Based upon current demands, City Staff does not have the man hours or skill set available to accomplish this task.

Mrs. Stultz then presented a Staff Comparisons chart with approximately 15 other cities of Eden's size. She then noted the Planning & Inspections Department's current staff.

Staffing Needs - Solution

Properly researching grants & funding sources and preparing grant applications requires a full-time effort (takes time away from other important activities). Create a position for Grant Writer/Fundraiser (similar to the Hospital Foundation). Have this person pursue grant funds for Greenways and other projects, such as CDBG, Downtown Revitalization, Parks, Emergency Services & other projects. Make it clear that the position must be self-sustaining.

The Grant Writer/Fundraiser would work to create a non-profit 501C3 type organization (Friends of the Eden Greenway System) to help facilitate the acquisition of private donations.

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The Grant Writer/Fundraiser would implement a Capital Campaign geared at raising funds through foundations, businesses, industries and others.

Estimated cost \$40,000 - \$45,000 plus benefits.

Staffing Needs - Solution

Grant/Proposal Writer

Researches funding sources and writes proposals for a variety of projects.

Prepares contract proposals

May administer major contracts

Requires a bachelor's degree and 3 years +/- work experience

Typically reports to a department head

Would work on all types of grants for all departments, not just greenways

Grant/Proposal Writer Median Salary

Expected median salary for a typical grant writer in the US is \$42,859 (ranges from \$38,833 - \$51,502)

NC Median Grant Writer Salaries:

Charlotte	\$43,291	High Point	\$42,233
Raleigh/Durham	\$42,031	Gastonia	\$42,119
Winston-Salem	\$42,509	Wilmington	\$40,766
Greensboro	\$42,411	Asheville	\$40,063
Salisbury	\$42,378	Fayetteville	\$39,844

As there were no questions regarding the Greenway Project, Mrs. Stultz moved on to the next item which was Nuisance Abatement.

Nuisance Abatement: Brad Corcoran, City Manager, Kelly Stultz, Director of Planning & Inspections

Local Code Enforcement and Community Appearance

The Thing With Code Enforcement...

- Code Enforcement is a quality of life issue.
- It is of paramount importance to our citizens.
- It sometimes makes our department find itself in an adversarial role with citizens.
- It is very important that we do it well. It serves to protect property values, keep our neighborhoods safe and makes our city more marketable.

Department Methods

- We have established a system that determines the areas covered by each inspector to increase staff accountability of violations.

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- The office staff researches the public records for ownership and addresses for notice of violations. All notices are posted on the property in addition to being served by certified mail.
- A shared calendar enables staff to stay on top of deadlines and hearings.
- Staff preparation of documents and preliminary research of public records reduces the amount of information required from the City Attorney.
- Service on property owners by certified mail on building code violations has slowed the process in the past when the owners did not sign for their notices. Now when owners do not sign for the certified mail, we have them served by the Sheriff of Rockingham County. All future certified mail notices have been signed for immediately and has enabled us to move quicker on building code violations.
- Some of the properties that have high weed violations are repeat offenders. Staff has located several property owners that are out-of-state residents about the violations and terminated the required mowing of their properties.
- The following slide is one such property. We have been mowing 101 Hollingsworth Street since June 2, 2003. We did not mow this property at all in 2006.

Mrs. Stultz then presented two photographs of 101 Hollingsworth Street.

- With the more aggressive inspections and enforcement of the \$100.00 administrative fee for subsequent violations within 12 months, we hope to eliminate more of our repeat offenders.

She then presented photographs of 974 Burton Street, 733 Summit Circle, 429 Monroe Street, and 1441 Maryland Avenue.

What Else Can We Do?

- At the present time, the Planning and Inspections Department has 5 full time and one part time employees.
- We have 2 codes inspectors, 1 planner, 1 permit tech, 1 planning tech and 1 director.
- We would like to further change duties of existing staff and add 1 clerical position.
- The Council approved the request for Special Legislation which will provide clear authority for all local codes in the ETJ.
- We plan to review ordinances and recommend necessary changes.

Collections

- The current amount due for nuisance violations and demolition of housing code violations is \$86,214.74.
- We have separated the amount due by the amounts we believe are

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collectible in small claims court (\$12,570.30) and the amounts that need to be collected in District Court (\$73,644.44). District Court action will require that the City Attorney file all documents. None of these cases have been filed yet.

- Out of the \$12,570.30, \$2,245.00 is due from property owners that are making regular payments. We will not file claims against them unless they stop making regular payments.
- 60 Collection letters were mailed on February 19, 2007, to property owners that owed a total of \$41,046.57 in fees
- Collections on code enforcement since 2002 total \$33,001.01. A breakdown is as follows:
 - 2002 until 8/17/04
 - when Planning Dept. took over collections: \$ 9,937.01
 - 8/14/04 – 3/13/06 \$12,506.00
 - 3/13/06 – 2/26/07 \$10,558.00
- Staff will file small claim actions, totaling \$10,325.30, in March, 2007.
- In an effort to speed up the process of collections, staff will prepare the Complaint and Civil Summons on the District Court actions and the City Attorney will review and file the documents.
- During the grass mowing months, the existing clerical staff spends as much as 5 hours a day researching property owners and preparing notices of violation. There is not sufficient time to do follow up on the collection of fees until winter when violations decrease. The other 3 hours are spent issuing permits, answering the telephone and assisting citizens and contractors, that come in to the office.

What Are We Doing to Improve Results

The inspectors have divided the City into 2 sections, separated by Highway 14, in an effort to make them responsible for their areas and the violations located within the respective boundaries.

Improvements Continued

- We are trying to shift duties among various existing staff members to provide more time for code enforcement and other activities.
- It is a way to use the strengths of staff more effectively and to improve efficiency.

Large Abatement Projects

- Last year the city dealt with 2 large abatement projects: (1) The building located at the corner of The Boulevard and Irving Avenue; and (2) 1305 Carolina Avenue (Hickory Square Apartments).
- The expenses for these projects and the status of the collections are as follows:
 - 1. The Boulevard and Irving Avenue

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*Repairs completed 3/16/06

- Associated Industrial Contractors, Inc., \$156,580.00

* Collection: The City Attorney filed an action in Superior Court on March 27, 2006 but had to dismiss the action on August 21, 2006 to research general statutes and City ordinances with respect to authority to repair. New action was filed on Wednesday, February 28, 2007. The next step will be an appearance in Court.

- 2. 1305 Carolina Avenue

*Demolition completed July 11, 2006:

- Sam W. Smith, Inc.: \$110,000.00

- Environmental Products & Services: \$ 79,031.00
(asbestos removal)

- Total \$189,031.00

*Collection: The City Attorney has assured us that the action for collection of the demolition will be filed the week of February 26, 2007. The owner has no other property in Rockingham County and it is likely that the City will end up with the real estate. The property can be subdivided and sold.

Junk Cars

- In 2006, we sent 16 notices of junk car violations as either a nuisance or a zoning violation.
- There are currently 7 vehicles in the lot on Klyce Street that were towed in violation of City ordinance.
- In 2006, we had to change our procedure in obtaining the name and address of the owner of vehicles. Pursuant to state law, we can no longer get the information from the EPD. We have to get the information by faxing a request to the NCDMV in Raleigh.

Trash, Trash, Trash

- What can we do about junk and debris on properties around the City?
- If the debris is onsite, usually a nuisance can be sent.
- The more insidious problem is littering on public rights-of-way.

Littering

- The Eden City Code addresses fines for littering.
- The Planning and Police Departments have discussed a littering campaign.
- We would create community appearance teams (CAT) consisting of city staff and temporary seasonal labor to help address the littering problem.
- Staff will encourage the Community Appearance Commission to increase their efforts to get citizens to participate in the Adopt-A-Street and Adopt-A-Spot programs.

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Mrs. Stultz said that she had several discussions with Chief Benthin and Captain Pyrtle about coming up with a littering campaign to not only encourage people to pick up trash but to try to do things such as having city employees when they are out and see trash, to pick it up, or write down a driver's license if they see someone littering. She then displayed the figures of the Code Enforcement Abatement as of 2/28/07.

Mrs. Stultz then asked if there were any questions.

Mayor Grogan asked that on the adopt a street program if most of those people only do that once a year. They should be encouraged to do it more.

She replied that in order to keep their sign up they were required to do it three (3) times a year and they police them as much as they can. Years ago when it got started they had billboards up and gave away t-shirts.

Council Member Carter stated that Council Member Nooe mentioned once about the Boulevard building leaking to which Council Member Nooe added that was what he had heard.

Mrs. Stultz replied that was what she heard and the inspector checked it and found no evidence.

Council Member Gover stated that there was something about the gutter in the back being down and making the building leak.

Mrs. Stultz stated that she had not heard that but she would make a note of it.

Council Member Turner asked if she was in charge of the new green banners or was that Mr. Dougherty.

Mr. Corcoran commented that was the program that they all decided to do and Sheralene (Deputy City Clerk) works with that company, CGI Communications.

Council Member Turner questioned if they were supposed to move those back after the Christmas banners were taken down as they were now down Kings Highway and there were different sizes on the same pole.

Mr. Corcoran replied that there were State regulations that prohibit them from being on Highway 14.

Council Member Turner pointed out that they probably need some attention.

Mrs. Stultz added that they have also received a complaint or two and they were reported to the company.

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Council Member Turner asked what kind of revenue was realized from that.

Mr. Corcoran explained that the city got the free video and in exchange they then went to the businesses and then the businesses had the option to contribute and the company kept that money, which was how they make their money.

Council Member Epps noted that it was an exposure for their businesses and Mr. Dougherty added that he had received calls in the last two days that people just want to get on the program.

Closed Session In Accordance With G.S. 143-318.11(a)(5) To Instruct Negotiating Agents Concerning Possible Acquisition of Real Property :

A motion was made by Council Member Tuggle seconded by Council Member Nooe to go into Closed Session in Accordance with GS 143-318.11(a) (5) to instruct negotiating agents concerning possible acquisition of real property. All Council Members present voted in favor of this motion. This motion carried.

Mayor Grogan left the meeting at this time.

Open Session:

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

LUNCH:

Transportation – Brad Corcoran, City Manager; Kelly Stultz, Director of Planning & Inspections and Tammy Amos, Engineering & Special Projects Coordinator/Supervisor.

Mayor Grogan returned to the meeting at this time.

Mrs. Stultz opened the second half of the meeting by presenting the Transportation Plans.

Transportation

- One of the top five decisions making factors for site selection of new businesses is transportation and access.
- The support of various transportation related initiatives is needed.
- The Eden Comprehensive Transportation Plan now underway will provide solutions and recommendations for the City's transportation needs.

Comprehensive Transportation Planning

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- In years past, the NCDOT provided planning assistance for Thoroughfare Plans for local governments.
- These plans focused solely on State Maintained Roads and typically the focus was on cross town traffic movement and how that traffic was moved through the jurisdictions for state traffic on the state maintained roads.
- Over the years, as the pressures on existing infrastructure increased as did awareness of the role transportation plays in economic development, the scope of the plans has increased.
- The last transportation plan done in Eden was in 1997 and it was done in the old style.
- During the time that the City was considering its last Transportation Plan, an effort was made by state and local staff to adopt plans in the County to make the transitions more seamless and to try to make similar goals for the jurisdictions.
- The County did not adopt a Thoroughfare plan.
- Many items in the 1997 plan have been listed in various plans since the early 1970's.
- Transportation Plans are used to promote projects getting on the NCDOT TIP list and are used to get improvements budgeted.

Purpose of Comprehensive Transportation Plans

- To identify existing and future deficiencies in the transportation system.
- To identify multi-modal elements.
- To develop feasible solutions to address problems.
- To provide information and data to help guide future transportation decisions.

Comprehensive Transportation Plans are Long Range Plans

- This type plan provides:
 1. Integration with land use planning and the development process.
 2. Minimum Disruption for Citizens
 3. Cost Savings.
 4. Reduction in traffic congestion
 5. Improvement to Safety.

Comprehensive Transportation Plan

- Multimodal
 - Highway
 - Public Transportation and Rail
 - Bicycle
 - Pedestrian

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Requirements

- With the changes in focus of these plans, the State now requires that jurisdictions have Comprehensive Plans.
- We were able to get our plan underway because of the City's Commitment to the Land Use Plan being prepared.
- The research is being done and data is being gathered. The meetings with the committee are set to begin in the Summer of 2007.
- This plan is being done at no expense to the City and is scheduled to be completed by January 2008.

Road Improvements

Highway 14

- Widening Highway 14 to four lanes from Meadow Road to the Virginia Line.
- This is an item that has been on various plans for 30 years. It is not likely to happen until Virginia widens its portion.

Southern Connector East Harrington Loop Extension

- East Harrington Loop Extension from Highway 14 (south of the Dan River Bridge) to Highway 700 East.
- This project has been on the City's Thoroughfare Plan for many years and, if completed, would have definite implications for improving development in the eastern part of the community and would serve to improve the movement of goods and services across Eden.
- The route for this connector runs through several wetlands and the rule have changed since it was designed in the 1970's.

Southern Connector Current Thoroughfare Plan Recommendations

- New Street and Edgewood Road Extensions from the proposed Harrington Loop Extensions to Stadium Drive.
- This would connect new industries, commercial and residential developments and aid in moving traffic in all directions around the community.

Southern Connector

- The developer of property on East Harris Place has proposed that East Harris Place be extended to New Street to act as an east/west connector in the southern portion of the community and would serve to connect existing and proposed development as we move traffic across Eden.
- The proposed route extending East Harris Place has not been endorsed by

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the NCDOT.

- The only way to get funding would be for this to be the chosen route in the new Comprehensive Transportation Plan.
- After that we can begin to lobby to have it put on the TIP. It is likely that it will be 10 years before anything happens on this connector.

Mrs. Stultz noted that at this point, based on the information that she received from the NCDOT and from experiences with the TIP, she did not think that was going to happen for a decade.

Council Member Gover asked her to repeat that statement. He questioned that she did not think it would happen.

Mrs. Stultz explained that she did not think it would happen, although she would love to see it happen and she certainly thought it was an extremely important project, but in light of the financial constraints that the NCDOT has and all the things that have been on the TIP in front of it, unless a miracle happens that they could prove some sort of bigger need than they have at this point, for example, if that H3 Project had decided to go in there and they needed another route, they might have been able to get State money to do that.

Meadow Road (NC 770)

- Four lane Meadow Road (NC 770) from Miller Brewing Co. to Gant Road.
- This is a road improvement that would serve the east/west traffic pattern of the community and would greatly assist industrial property to the east.
- This project is unfunded and because of right of way acquisition, it is unlikely to be funded in the near future.

Mrs. Stultz then presented some slides of Meadow Road.

Intersection Improvements/Safety Issues

E. Kings Highway & Pierce Street

- Intersection of East Kings Highway, Pierce Street and South Pierce Street.
- Improvements to this intersection are vital for safety reasons and to provide connectivity for development now underway to the south of the intersection as well as provide needed traffic movement for Morehead Hospital. Morehead Memorial Hospital and Pete Osborne paid \$4,000 for the initial traffic study. The Hospital has paid \$40,000 for design work on this project. The design work should be complete by the middle of March 2007.
- The improvements to Pierce Street are being studied by the North Carolina Department of Transportation. According to Dawn McPherson, who is the Deputy Division Engineer, they are waiting on the design work to be sent

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to them. The cost for this improvement is estimated to be \$750,000 to \$1,000,000. Once NCDOT receives the plans, it will be 3 to 4 months before their review is finished.

- The Mayor and City Manager have been working diligently on the project and hope to enlist the assistance of our elected representatives in Raleigh in order to shorten the NCDOT review process.
1. Financing of the Kings Highway/Pierce Street intersection improvements is still up in the air. According to NCDOT, there will be right of way issues.
 2. The City recently submitted a federal appropriation application to Senator Burr, Senator Dole and Congressman Miller seeking federal assistance with this initiative.
 3. The Mayor, Mr. Bob Enders, President of Morehead Memorial Hospital, and the City Manager have met previously with Mr. Doug Galyon, Chairman of the Board of Transportation, to seek an allocation of funds under his control. During that meeting, Mr. Galyon gave his assurance that he would provide some level of financial support.
 4. Representative Nelson Cole has made arrangements for \$250,000 to be set aside for this project. According to NCDOT staff, none of these funds can be used to acquire right of way.

Highway 14 & Arbor Lane

- This intersection has experience increased traffic volume due to the new developments that have taken place in the area.
- According to NCDOT, they are now studying accidents in the area. The budget situation for NCDOT is tight. The funding they have will be put toward those intersections with the highest accident ratings.
- The completion of the Pierce Street Extension Project will help to alleviate some of the congestion at this intersection.

Highway 14 & E. Harris Place

- Intersection of Highway 14 and East Harris Place – improvements to handle increased traffic volume.
- This intersection is being considered in the same way as the others. Funding will depend on safety issues.
- The completion of the Pierce Street extension project will help to alleviate some of the congestion at this intersection.

Improvements to New Street

- Improvements to New Street between Stadium Drive and MGM

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Transport.

- This is a narrow street that traverses an historic mill village.
- NCDOT is considering the intersection for safety concerns.
- The most likely way for improvements to this street to become a reality is if it becomes a City Street and the City takes care of the rehab project.

Transportation Improvement Plan Projects

- For the 2007-2013 TIP, the City has three projects mentioned.
- They are the NC-14/87 widening, the 770/Gant Road to Miller Brewing widening, and the Eden Southern Connector.
- None of these projects are currently funded.
- According to NCDOT, all funded projects are being pushed back due to budget woes.

Island Ford Bridge Replacement

- According to Randy McKinney with NCDOT, the current project is on schedule and 14% complete.
- Currently, they are working on a temporary work bridge, water lines, sewer lines, and storm drain work. The entire project will be complete by November 15, 2008.

State Maintained Roads in the City Limits

- The State has approximately 33.55 miles of roads in the Eden city limits that they maintain.
- Recently, our Engineering staff evaluated the condition of those roads and determined that approximately 11.47 miles are in poor to very poor condition.
- Roads in Very Poor Condition: Summit Circle (both sections from Summit Road to the city limit line) and Third Avenue (Fieldcrest to the city limit line).
- Roads in Poor Condition: Fieldcrest Road (Meadow Road to Main Street), Washington Street (Bridge Street to the city limits), Meadow Road (Smith River Bridge to Hundley Drive), Boone Road (Bridge Street to Church Street), Bridge Street (Washington Street to Hamilton Street), Philip Street (Meadow Road to the city limits), Main Street (Meadow Road to Fieldcrest Road) and Pierce Street (Meadow Road to Stadium Drive).
- These roads have moderate to severe cracking and areas of pavement failure. Several of the roads have edge failure, rutting and corrugations where the pavement has pushed out from the tire paths.
- On September 25, 2006, Engineering staff met with Mr. Mike Mills and Mr. Herbert McDowell with NCDOT in reference to the condition of Washington Street, Fieldcrest Road and the Hwy. 14/Meadow Road off ramp. After looking at the roads, Mr. Mills stated that they would mill out

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the worst areas and relay the asphalt in those areas sometime before the end of the year.

- Mr. Herbert McDowell requested their Material Department to come out and core samples to determine why the roads had failed in such a short period of time.
- In November, NCDOT had a milling crew come out and mill the areas of pavement that were high on all three roads.
- On December 6, 2006, we received an email from Herbert McDowell stating that the core samples showed that all three roads were in need of extensive repair. Mr. McDowell also stated that he did not know when the repairs could be made due to funding issues.
- All of the roads listed above are in need of repair and resurfacing.
- On February 12, 2007, Mr. McDowell was notified and informed of the condition of the roads that were determined to be in poor and very poor condition.
- It was also requested that he please consider these roads on a first priority basis when he prepares his resurfacing schedule next year.

Past Resurfacing of State Maintained Roads

- 2006 – Cascade Avenue (Meadow Road to the city limits), Friendly Road (Summit Road to the city limits), Main Street (Meadow Road to the city limits north) and Meadow Road (Hundley Drive to the city limits east).
- 2005 – Pierce Street (Van Buren to Stadium Drive) and Van Buren Road/Hwy 14 (Kings Highway to the city limits north).
- 2004 – No record of any resurfacing.
- 2003 – Aiken Road (Van Buren Road to Friendly Road), Fieldcrest Road (Stadium Drive to the city limits south), Summit Road (Friendly Road to Meadow Road) and Pierce Street (Van Buren Road to Stadium Drive).
- 2002 – Lincoln Street (Virginia Street to the city limits)
- 2001 – Fieldcrest Road (Burgess Street to Stadium Drive) and Meadow Road (Harry Akers to Fieldcrest).
- 2000 – Bridge Street (Kings Highway to Washington Street), Kings Highway (Van Buren to Bridge Street), Washington Street (Bridge Street to the city limits) and Van Buren Road/Hwy. 14 (Meadow Road to the city limits north).

Resurfacing of State Maintained Roads in 2007

- Van Buren Road (The Dan River to Kings Highway) and Hamilton Street (Washington Street to Tuttle Street) are scheduled to be resurfaced in the Spring of this year.

Mrs. Stultz then closed the presentation by displaying slides of Boone Road, Bridge Street, Fieldcrest Road, Main Street, Meadow Road, Philip Street, Pierce Street, Summit Circle, Third Avenue and Washington Street.

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Mayor Grogan stated that she had mentioned several things today about South Hamilton Street. He asked her to define from where to where.

Mrs. Tammy Amos, Engineering, explained that the NCDOT has on their schedule for this year to go in and do some patching, milling, structuring and then resurfacing from Washington Street all the way to Oakland then from Oakland to Church and then from Church to Philip which will be the entire section except for Bridge on 87 up to Washington. So it was actually 1.36 miles. They right now have it scheduled for around starting April or May. The other section is Highway 14 which is where they will pick up at the Red Cross Building where they left off last year and come all the way into Kings Highway which only a mile of that from the bridge up to Kings Highway is actually the city's.

Council Member Nooe asked if they were looking at any city streets.

Mrs. Amos replied yes, she had not completed the schedule for city streets this year but that she would like to inform them all that thanks to the additional funding over the last three or four years they have been able to catch up on most of the streets that have gone 15 to 20 years of not being paid and as of this year they were back on schedule. She added that she had also calculated that what they need to do now was to pave 6.87 miles per year to stay on a 15 year rotation to get everything every 15 years, which means that if 6.87 of miles resurfacing would cost them \$300,000 a year then they should budget \$300,000 and if it would cost \$600,000 then they have to come up with some extra money or they would get behind again. She added that they did receive bids last week and they were going to come in without having to request any additional funding.

Council Member Nooe asked if they had looked at all the streets where all the sewer replacements been as he knew that some of those were in rough shape.

Mrs. Amos replied that she was very unhappy with the way that the roads have been left from the sewer rehab project.

Council Member Nooe commented that something needed to be done about it.

Mrs. Amos replied that she had discussed it with the City Manager and he knew that she was very dissatisfied with it. She explained that she thought that Mr. Hodge hired a subcontractor to do the patchwork and to repair the pavement as a part of the sewer rehab project. The problem was the contractor that they hired was not a contractor that she would have work for the city and of course she had no idea who was doing the pavement work and that may be something in the future that they need to check on, but the patchwork has been unsatisfactory. She added that a lot of the streets were very poor and the sad thing about it was that most of those streets they were talking about had just been paved within the last five (5) years.

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Council Member Gover asked if that contractor was still liable for that.

Mr. Corcoran replied that they needed to contact W.K. Dickson through Ralph Hodge to do something about it.

Mrs. Amos suggested that in the future they needed to budget funds to patch, but also to do an overlay on projects at the beginning to the end of the project, if it was 300' to go ahead and pave the whole section and put a thin overlay, which they did not budget to do that but they have never had that type of problem either.

Mr. Corcoran asked Mr. Asbury what recourse they would have through W.K. Dickson and Ralph Hodge on that subcontractor.

Mr. Asbury replied that they still have a warranty period and they have discussed with them on a couple of items (1) they were doing additional work with Ralph Hodge and they were letting him know that they really do not want that contractor back in town and (2) for the roads that were in bad condition now, just waiting until the temperature gets back to a point where they could actually go out and get them to actually do some work on it to try and bring them back into a reasonable condition.

As there was no other discussion, Mrs. Stultz began with a presentation on Sidewalks.

Sidewalks – Brad Corcoran, City Manager; Kelly Stultz, Director of Planning & Inspections and Dennis Asbury, Director of Environmental Services.

Sidewalks Connect People to Places

- How many of you walked to school?
- How many people in this room had a sidewalk in front of their house when they were growing up?
- Who was able to walk to the store, to church, etc?
- Why was that important?

Sidewalks vs. Streets

- The City of Eden has approximately 104 linear miles of streets.
- The State of North Carolina has approximately 34 miles of roads in Eden.
- We have approximately 25 miles of sidewalk.
- More than 80% of our streets and roads have no adjoining pedestrian way. (Some existing streets have sidewalks on both sides)

Mrs. Stultz then showed the Council photographs of a few sidewalks in Eden such as Patrick Street near Washington, Boone Road, Fieldcrest Road at the Veteran's Park, Fieldcrest Road at Walker Pharmacy, Fieldcrest Road at Draper Village, Fieldcrest Road and Maryland Avenue, Stadium Drive and High Street, Kennedy

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Street, Glovenia Street, Boone Road at Glovenia Street, Washington Street, Jay and Henry Streets.

What Have We Been Doing With Sidewalks in Eden

- The City of Eden has not built a new sidewalk on an existing street for more than 30 years.
- We have only maintained the sidewalks that we have.
- New sidewalks have been built by the State on Pierce and Kennedy.
- The City Council purchased equipment for sidewalk maintenance in the current budget.
- The City has maintained its existing sidewalks.

Sidewalk Inventory

- The Piedmont Triad Council of Governments conducted an inventory of Eden Sidewalks in July and September of 2006.
- This document puts the various sidewalks into categories relating to the condition or state of repair of the sidewalks, and to ADA compliance.
- All sidewalks in the City were assessed as to the condition of ramps and obstructions of sidewalks.

Sidewalk Master Plan

- Sidewalks will be a part of the City's pedestrian transportation system.
- They play a role in the livability of our community.
- They are a component of the Greenway Master Plan and the Comprehensive Transportation Plan.
- The city has applied for a grant with the North Carolina Department of Transportation for a Sidewalk Master Plan.
- The total estimated cost of this plan is \$35,000. The grant request is for \$24,500 with a city match of \$10,500.
- Should the grant be approved, we would need to budget the \$10,500 match in the 2007/2008 Budget.
- The City Council can choose to fund a Sidewalk Master Plan if the grant is not funded.
- Another option would be to create a staff committee to make recommendations to Council about possible new sidewalks.
- The Master Planning Process would begin in July 2007 and should be completed in 7 to 8 months once the consultant is hired.
- This document would aid the City Council as it makes decisions about its sidewalk program.

Kings Highway Sidewalk

- Kings Highway – from Highway 14 west to the Highland Drive bridge is

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125 feet wide with 65 feet of pavement leaving approximately 30 feet on each side.

- Kings Highway – from the Highland Drive bridge to its intersection with Bridge Street is 100 feet wide with 65 feet of pavement leaving approximately 17.5 feet on each side.

Mrs. Stultz then presented a view of the Kings Highway Sidewalk.

Kings Highway Sidewalk

- Kings Highway is approximately 6100 linear feet from Highway 14 to Bridge Street.
- Based on conversations with NCDOT and their specifications and methods for estimating the sidewalk costs, it would cost \$429,668.90 to install a 5 foot sidewalk from Highway 14 to Bridge Street.
- We have made contacts with NCDOT about potential cost sharing programs.

She then presented several views of Kings Highway (south side) and (north side).

Mayor Grogan stated that he thought the hospital, it was in their design, that they were asking for a sidewalk to go in front of the hospital to cross over on each side and go down from the Wright building.

Mrs. Stultz replied that was correct.

Mrs. Amos added that the price probably did not include any of the costs made in having to relocate the utility poles.

Mrs. Stultz also added that they were looking at doing it on this side of the road...pointing to the slide as there was already some sidewalk on that side.

Street Division's Sidewalk Replacement Program

Sidewalk Survey

- At this time the City has approximately 130,650 linear feet of sidewalk.
- Of this total, 25,491 feet of sidewalk currently needs to be replaced.
- The Street Division's goal is to replace approximately 3,300 feet per year.
- At this rate it will take nearly 8 years to complete all of the currently needed replacements.
- If we contract with an outside company to complete the needed repairs, it would cost approximately \$765,000 to do all of the repairs in one year.

Costs

- At current prices, the concrete to replace 100 linear feet of sidewalk 4 feet

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- wide and 4 inches deep costs \$550.
- The concrete cost to replace the projected 3,300 linear feet per year is \$18,150. The crush and run for the same number of linear feet will be approximately \$600.
- Labor will be provided by the Street Division's three person Concrete Crew.

Examples of Sidewalk Defects

Mrs. Stultz then provided examples of sidewalk defects along Fieldcrest Road Stadium Drive, Moore Street and Warehouse Street with broken and uneven sidewalks.

Council Member Nooe pointed out that if the city was aware of substandard sidewalks and somebody gets hurt on them then the city was liable and Council Member Tuggle added that he thought that was typical of any kind of tort liability whatever it was, if you know it was there and you do not do anything about it then you are responsible for it.

Street Department's Curb & Gutter and Sidewalk Forms

Mrs. Stultz then provided examples the curb and gutter forms and then the sidewalk forms.

How Do We Pay for New Sidewalks?

- The City Council can make the policy decision through ordinance amendments to require new developments to put in sidewalks or to put funds in an account toward sidewalks in the area of development.
- The City of Eden Assessment Policy can be used in a cost sharing program for sidewalk installation in existing neighborhoods. This policy was adopted in January of 2003.
- Grants can be pursued.
- The City Council can budget funds for construction of sidewalks.

Conclusion

- Sidewalks provide connectivity and interaction between neighbors.
- They provide a healthy way to travel and to access services.
- Sidewalks are a vital part of our Downtown Revitalization Program as presented by Mike Dougherty at another time in this retreat.
- As we continue our efforts toward making Eden the best small city it can be, sidewalks are one tool that can be used to make our city more livable.

Council Member Tuggle suggested that there coming out of Draper on Stadium Drive where Hill Street starts, that was where the sidewalk stops [and] since Dollar General was building on that location, there were a couple of blocks there

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that would really serve the neighbor[hood] well if they had sidewalks. You would open up two blocks [to where] people could walk down those sidewalks going down to Dollar General and stay off the road. He stated that he would hope they would consider prioritizing a sidewalk in that area.

Mrs. Stultz replied that yesterday she had used the same model that they did for Kings Highway. They looked at that and it was an astronomical number, \$173,000 if they used the DOT's model. Then they took a look at what they could do to make that happen and do it a little more cheaply. She noted that if they took the sidewalk where it stops at Hale and put a crosswalk across it, and then started the sidewalk in front of the Dollar General and went down to the corner and then up to Maryland Avenue, that same distance, they could do it way less than that and could get it down to close to \$100,000 at a minimum. For one thing, they could make it a foot narrower; they did not have to have all of the green space that they might have to have. So at this point from a cost standpoint, she would recommend that they run it in front of the store and down through the neighborhood on a city street rather than a State street.

Council Member Tuggle stated that he just thought that would be a good area to improve the property.

Mrs. Stultz added that there were already some foot paths and sidewalks in some of the other residential areas around there...

Ms. Debra Madison, Planning Department, also added that when they looked at Maryland Avenue this morning there were actually more houses [there], because if you think about Stadium from Hale to New, there was only a few houses and that church on Stadium, most of the residential was behind there so Maryland Avenue would serve [better] than Stadium.

Council Member Gover asked that they back up to Transportation. They mentioned 311 coming from Madison to Eden and he asked why they had not discussed it.

Mrs. Stultz replied that it was supposed to happen. She explained that she had talked to DOT and they said at this point it was the money for the signage. It will be over \$100,000 to do what they have to do over [Highway] 220 but they were planning on doing that this year.

Mayor Grogan stated that they have not said anything to DOT about the signage. He was told 2 or 3 years ago that if they could get it done, the same fellow said the signs would cost \$85,000 to \$90,000. He added that he could come up with that, but with Pierce Street, because they have their hand out on Pierce Street, [he suggested they] get that done first and then go back to the signage.

Council Member Turner noted that the signage on 220 was not bad for Eden, not like it was on 14.

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As there were no other questions or discussion, Mrs. Stultz turned the presentation over to the Director of Parks and Recreation, Mr. Johnny Farmer.

Freedom Park – Brad Corcoran, City Manager and Johnny Farmer, Director of Parks, Recreation & Facility Maintenance.

Parks, Recreation & Facility

Parks, Recreation & Facility Maintenance Staff

Mr. Farmer began his presentation by mentioning the 13 people in his department of whom he was very proud of and the list of Parks & Recreation Facilities.

Freedom Park Update

- Amphitheater completed – 8 concerts booked from March – October 2007. A donation of \$25,000 came from the Eden Kiwanis for this project.
- Skate Park Complete – averaging 30-40 participants daily.
- Trails – 90% complete, Prison Labor is completing the installation of granite dust.

Mr. Farmer presented slide photographs of the amphitheater and skate park.

Council Member Tuggle in questioning the skate park asked if there was anybody else around that has anything like this.

Mr. Farmer replied that Eden had the only facility in Rockingham County that has a skateboard park. There was one in Danville, but Eden has a lot of folks from all over the county and just outside the state such as Ridgeway.

- Paving/Striping – All complete, but one small parking area. This will be completed in the spring.
- Restroom/Picnic Shelter – This is scheduled to be completed in the spring.
- Wright Property – Clearing and stump removal to be completed in March, and stone to be placed for parking lot afterwards. This will be completed by the end of April.
- Sidewalks (To Skate Park, Amphitheater & Restrooms/Shelter) – To be completed by the end of April.
- Electrical Enclosure – Completed with a \$7,000 donation from Gildan.
- Trees to screen homes on south side of park – to be installed in the Spring.
- Exercise Equipment – purchased and installed with \$8500 donation from the Eden Rotary Club.
- Staff has applied for a \$500,000 matching PARTF Grant for an Aquatic Complex to be built at Freedom Park. We should know by the end of March if we are going to get funded. As discussed in the past, the total

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cost of the Aquatic Complex is \$1.3 million.

- Construction of children's aquatic play area and 8 lane municipal pool
- Cost of Aquatic Area & Pool \$1,150,000
- Architectural & Engineering Fees \$150,000
- Total Cost \$1,300,000
- Funding Sources – Loans and possible \$500,000 PARTF Grant
- Please note – Cost estimates to renovate Mill Avenue Pool is approximately \$750,000

Regarding the picnic shelter mentioned above, Council Member Tuggle asked if there would be cement under there to which Mr. Farmer replied it would.

Council Member Turner asked in regard to the total cost of the Aquatic Complex if that was covered or uncovered to which Mr. Farmer replied that was uncovered.

Mr. Farmer then presented some photos of an aquatic complex.

Freedom Park Activities for 2007

- 48 Weekend Events
- 17 USSSA Baseball
- 13 NSA Softball
- 5 BPA Baseball
- 9 Concert in the Parks
- 3 City Wide Festivals
- 1 Dixie Youth State Tournament

Council Member Tuggle questioned if all these events were on the city's website.

Mr. Farmer replied that he was not sure, there was a link on the website that goes to Freedom Park, if they were not on there, he would make sure they would be.

Parks & Recreation Staffing Needs

As indicated in the last slide, there are 48 weekend events scheduled for Freedom Park from March 2 – November 24, 2007. Mr. Farmer wanted to ensure there was staff present at all times. With the opening of the Skate Park and daily activities happening at the Park, as well as the weekend Events, Mr. Farmer believed that they needed a supervisor at this facility. He also wanted to have the Bridge Street Center Director to also supervise Freedom Park during the 9 months the park is open and to also hire a part time employee at 25 hours per week without benefits to help out at Bridge Street, when the Center Director is at Freedom Park. Mr. Farmer noted that he intended to submit this request as a component of his budget request to the City Manager.

Freedom Park Advisory Committee

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As you are aware, the Freedom Park Advisory Committee members asked the City Council to dissolve this Committee, due to them fulfilling their mission. Mr. Farmer asked for the Mayor and City Council to establish a new Parks and Recreation Advisory Committee, and this Committee would provide input on all parks, recreation and cultural programs and facilities offered or being planned by the City. He noted that he would submit a formal [request] concerning the matter at a future meeting of the Council.

Parks & Recreation Facilities

Bridge Street Recreation Center
Mill Avenue Recreation Center
Draper Ball Field and Park
Mill Avenue Pool
Draper Community Center
Garden of Eden Center
Morgan Road Park
Boone Road Community Center (CB Hut)
Dehart Park
Peter Hill Park
Freedom Park
City Hall Complex

Parks & Recreation Programs

Fall Men's Softball	Fall Coed Softball
Women's Church Softball	Youth Coed Softball
Men's Open Softball	Women's Open Softball
Coed Open Volleyball	Men's Church B Softball
Men's Church Basketball	Fall Women's Volleyball
Girls Basketball	Youth Basketball
Youth Flag Football	Cheerleading
Saturday Soccer	Adult Flag Football
Youth Indoor Soccer	Easter Egg Hunt
Kid's Fishing Derby	Horseshoe Tournament
National Night Out	Fall Festival
Pet Show	Punt, Pass & Kick
Pitch, Hit & Run	

Parks & Recreation Facilities Yearly Participation Visits

- Bridge Street 162,359
- Mill Avenue 31,460
- Freedom Park 254,774
- Garden of Eden Ctr 20,102
- Mill Avenue Pool 10,920

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- Facility Rentals 26,449
- Total Yearly 506,064
- Monthly Total 42,172
- Weekly Total 9,732

Parks & Recreation Facilities

In order for the Parks and Recreation Department to continue to provide a wide variety of programs and services to meet the needs of the City, the City will have to establish a Facilities Renovation Program, and make necessary repairs and renovations to existing facilities to keep them as a viable component of the City Parks and Recreation Program. Staff has done a great job keeping facilities safe and in good working order, but due to the age of some of the facilities it will be necessary to begin making needed repairs and renovations. These include items such as playground equipment replacement, resurfacing tennis and basketball courts, painting, fencing replacement, and others, that will be included in future Capital Outlay Budgets.

Parks & Recreation Senior Citizens Programs & Activities

- | | |
|---------------------------|-----------------------------|
| Knitting Classes | Crochet Classes |
| Watercolor Classes | One Stroke Painting Classes |
| Beginner Computer Classes | Advance Computer Classes |
| Bingo | Legal Aide Meetings |
| Hearing Tests | Arts & Craft Program |
| Rook Card Game | Friends Club Meeting |
| Exercise Classes | Blood Pressure Checks |
| Red Hat Society Club | Quilter's Guild |
| Senior Games | Silver Arts |
| Draper Nutrition Site | Leaksville Nutrition Site |
| Trips | Senior Crafts Fair |

During the past year, the Senior Citizens program has received \$5,123 from the Piedmont Triad Council of Governments Area agency on Aging to help fund programs, and received a \$3,000 grant from Be Active North Carolina for a new exercise program being offered for the Seniors.

Staff believes that the location of the present Garden of Eden Center keeps some Seniors from participating in the programs and services offered by the City. A more centralized location for this facility would result in more participation, due to easier access.

At one time it was discussed that this facility might be a component of Freedom Park, but this has not been discussed recently.

The present program is doing well but if they want to expand then they need to look for another location.

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Parks & Recreation & Facility Maintenance Department

Parks and Recreation plays a major role in helping enhance the quality of life of the citizens of Eden, and also plays a role in helping the local economy through the programs and services offered at Freedom Park and other recreational facilities located throughout the city.

Staff was very proud of the programs, services and facilities that the City makes available to our citizens. Staff was also very happy and excited about working with the Mayor and City Council in providing quality programs, services and facilities that help enhance the quality of life of our citizens.

Council Member Turner asked if he had investigated any space at the Eden Mall.

Mr. Farmer replied that he was not sure what they were doing. He thought that some of the things that they tried there like some of the sporting things, he still thought that someday somebody would [have success] there. He thought that if they could find some organization or business that would allow the city to have some of its programs in a centralized location, he would be more than open to discussions about doing that.

Council Member Carter stated that he thought that Mr. Farmer and his staff had done a good job. On the pool, he asked what it would take to make it a 12-month equivalent instead of 3-months.

Mr. Farmer replied that he had discussed it with the City Manager and they would just like to get a pool to start with and if they could get the \$1.3 they would have it designed so that they could add a dome or something to make it a 12-month thing [later]. If they did it right of way they were probably looking at another \$400,000 just to cover it or probably \$1.7 or \$1.8 million dollars to have an enclosed pool. It would be a bubble and one of the most expensive things about an indoor pool was the humidification system that you have to put in. You have to put in a large system because the outdoor air affects the indoor air to keep the room from fogging up or staying cloudy.

Council Member Tuggle noted that it was a money making proposition, such as hosting swim teams, etc., that was one thing that doing something like a swimming pool even though there was a lot of money involved, once you get it involved it was just like Freedom Park, there were plenty of people who have children that follow these events.

Mr. Farmer explained that pools will never make a lot of money but they can make enough money to sustain your operational costs. He stated that he would not tell them that he could make money off a pool but he would tell them that they could build a pool and if they used the money that they made from fees and all, they could pay off the debt but they would also have to look at the staffing numbers that they would have to use to keep it open.

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Council Member Turner asked about the renovation of the Mill Avenue Pool and if adding a cover was a viable option, or was it just going to be really easier to go from scratch...that they all just felt that the Freedom Park location was a better location.

Mr. Farmer replied that if they were looking at hosting State swim meets, transportation and getting them in and out of places was very important. Freedom Park was very easily accessible. That would work out much better and when you do these type of events they look at how easy it is to get in Freedom Park and then get to a motel...he thought that the Freedom Park site would be better and if you are going to spend \$750,000 to renovate an old pool, then find another \$400,000 or \$500,000 to get something that they will have for the next 30 years because renovations did not last as long as something new.

Council Member Tuggle added that they would also provide possible points for transportation throughout the city.

Mr. Farmer replied yes and right now the kids who live in the Bridge Street area, they were transported to the Mill Avenue Pool and those folks at Mill Avenue would still get the same ability to go to the pool just like they do now.

Council Member Tuggle stated that he just felt that the more programs that the city could provide and the more adult supervision, the more kids can get involved in, the less chance you have of them being out on the street causing problems and getting in trouble.

Mr. Farmer agreed and mentioned that a lot of times Parks & Recreation had a valuable impact in the community.

Council Member Gover questioned plans for a large building at Freedom Park.

Mr. Farmer replied that for the Senior Center, they just needed something about 5,000 square feet.

Council Member Gover asked what he had in mind about indoor activities, such as basketball....

Mr. Farmer replied that he would love to have something like that but it was not cheap. The last indoor facility that he built was about 36,000 square feet and it included a pool, basketball and racquet ball courts, meeting rooms, and that was about 7 years ago and back then that was about \$2.1 million so he figured they were looking at about \$3 million dollars if they went that route.

Council Member Gover stated that what he had in mind was consolidation, if they had all of this and a lot more activities.

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Mr. Farmer replied that they could centralize all of that and probably move the staff to that site but unless they sold all those other buildings it would be property that the city would have to maintain, and he would keep something going on in all the buildings because if the building was being utilized it will last a lot longer. If it was empty it will deteriorate a lot quicker than if you have something going on there.

As there were no more questions the presentation continued on to the Capital Projects and Prioritizations.

Paying For Capital Projects & Prioritization of Capital Projects? Brad Corcoran, City Manager, Tammie McMichael, Director of Finance & Personnel.

Mrs. Tammie McMichael gave the presentation.

Existing Conditions

- Limited financial resources
- Minimal revenue growth from one year to the next
- Normal cost increases associated with inflation for personnel, utilities, supplies, materials, fuel, etc.
- Desire to maintain current tax rate and to keep increases in service rates at an acceptable level.
- Significant infrastructure projects requiring a substantial amount of money.
 - General Fund
 - Economic Development
 - Water and Sewer

(A Very Problematic Situation)

Capital Projects 06-07

- Allocations within the FY 2006-07 General Fund include:
 - Downtown Improvements \$509,900
 - Greenway Program \$475,600
 - Parks & Recreation Program \$477,700

Capital Projects – Financing Source 06-07

- General Fund
 - Fund Balance: A total of \$2,000,000 from the General Fund fund balance was appropriated to cover the various capital outlay initiatives included in the FY 2006-07 budget.

Capital Projects 07-08

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- General Fund - Anticipated
 - Downtown Improvements – Leaksville \$379,100
 - Greenway Program \$621,416
 - Aquatic Complex (if awarded grant) \$800,000
(repairs to existing pool would be \$750,000 +/-)
 - New Sidewalk Along Kings Highway \$429,669
 - Potential Contribution For Pierce Street Extension Project \$???????
 - Development/Acquisition of Future Industrial Development Sites \$???????
 - Requests From Other Department Such As Police, Fire & Streets to name a few \$???????

General Fund Revenues

- General Fund Revenues not including the use of Fund Balance and/or Loan Proceeds

FY 2000-01 Actual	\$10,583,295
FY 2001-02 Actual	\$ 9,874,249
FY 2002-03 Actual	\$ 9,887,234
FY 2003-04 Actual	\$10,585,953(1)
FY 2004-05 Actual	\$11,131,267
FY 2005-06 Actual	\$11,306,131
FY 2006-07 Anticipated	\$11,483,000

- General Fund Revenues have only increased by \$899,705 from FY 2000-01 Actual compared to FY 2006-07 Anticipated. This is only an increase of 8.50% over six years or approximately 1.42% per year.

(1) Re-assessment Year & Tax Rate Remained Unchanged at \$0.57.

Fund Balance

- General Fund 6-30-06 \$8,222,745
 - Of this total \$3,647,594 was undesignated as of June 30, 2006
- The City Council voted back in FY 1998-99 to keep a fund balance, undesignated, equal to at least three months operating expenses. As such, three months operating expenses would be \$2,993,649. The amount undesignated at June 30, 2006 was \$653,945 above the three months operating expenses.

Financing Options 07-08

- General Fund

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- Fund Balance – only \$653,945 undesignated and available for use as of June 30, 2006.
- Increase taxes – each \$0.01 increase generates \$71,203 in new revenue.
- Increase service fees – example: A 10% increase in residential solid waste fees would generate approximately \$65,800 in new revenue.
- Long-term borrowing – how long do we pay the debt service?
- Grants (not a reliable option)
- Municipal Service Districts – Special tax districts for designated improvements in a specific area.

Mayor Grogan questioned the dollar amounts in the service fees and what would a 10% increase be.

Mr. Corcoran replied that it would depend as they have four different solid waste fees now. They have the red, the orange, the blue and the yellow sticker. If you are a senior citizen using a third of your can then you are at the lowest level which is something like \$6 a month. If you are at the highest rate, the red, you are not a senior citizen and you are using the full can, then that is about \$13 a month or about \$1.30. So, it would vary depending upon the classification.

Capital Projects – Grants 07-08

- Downtown Improvements
 - TEA-21 Grant \$500,000
 - 1. Phase II Washington Street – An additional \$459,061 (grant to be applied for in March, 2008 if this grant is actually offered)
This would be for an additional phase and would not be available for use in paying the anticipated costs previously outlined in this presentation.
 - Staff will research the availability of other grants but is not in a position to predict the probability of receiving any grant funds for this initiative.

Capital Projects – Grants 07-08

- Greenway Program
 - Annie Penn Trust Grant \$45,000
(application APPROVED)
 - NC Recreational Trails Grant \$56,000
(application submitted)
 - Staff will research the availability of other grants but is not in a position to predict the probability of receiving any grant funds for this initiative.
 - An additional full-time employee designated to focus on the acquisition of grants and other funding sources would be needed to pursue development of the greenway system beyond the initial 1.7 mile pilot

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phase due to the lack of General Fund revenues.

Capital Projects – Grants 07-08

- Parks & Recreation
 - Parks and Recreation Trust Fund (PARTF) Matching Grant \$500,000
 - 1. Aquatic Complex – Grant to be confirmed in March, 2007.
 - Staff will research the availability of other grants but is not in a position to predict the probability of receiving any grant funds for this initiative.

Capital Projects – Grants 07-08

- Parks & Recreation
 - Be Active North Carolina \$3,000
 - Foundation Grants \$200,000
 - Piedmont Triad Council \$ 5,123
 - Staff will research the availability of other grants but is not in a position to predict the probability of receiving any grant funds for this initiative.

Capital Projects – 06-07

- Allocation within the FY 2006-07 Annual Budget related to Water & Sewer Projects include:
 - Bio Solids \$1,920,000
 - Waterline Upgrades \$1,561,500
 - Water Pressure Improvements \$3,035,700
 - Sewer Rehabilitation \$1,050,000
 - Debt Service Payment & Holding Account for 1990 Water & Sewer Bonds \$1,491,300
 - Debt Service Payments for 2006-07 \$7.5 million loan \$ 800,000

Council Member Tuggle asked when their debt service stopped to which Mrs. McMichael replied in 2008-09.

Capital Projects – Financing Sources 06-07

- Water & Sewer Fund
 - Private Installment Purchase - \$7.5 Million Dollar Loan
 - 1. Loan Application Submitted March, 2007
 - 2. Public Hearing and Findings Resolution Scheduled for Consideration & Adoption on March 20, 2007.
 - 3. Local Government Commission Approval Anticipated on May 1, 2007.
 - 4. Funds available no later than May 14, 2007.
 - Private Installment Purchase

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1. \$7,500,000
2. Interest rate estimated at 4% based upon information provided by local bank.
3. Terms of repayment will equal 15 years.
4. Annual debt service payment is expected to be approximately \$800,000.
5. Bank qualified – the loan is under \$10 million dollars: therefore, is tax exempt.
6. Prepayment Options Negotiated – will there be a penalty for paying the loan off early.

Capital Projects – 07-08

• Water & Sewer Fund – Anticipated	
- Bio Solids	\$0
- Waterline Upgrades	\$1,200,000
- Water Pressure Improvements	\$3,017,540
- Sewer Rehabilitation	<u>\$2,565,172</u>
Total	\$6,782,712

Mrs. McMichael stated what she had learned since she had been here, the water and sewer infrastructure has a long duration as far as life expectancy, however if it is not being maintained, it too will collapse. So when you are looking at these large dollars, you have to consider that it is a lot of work that has to initially be done and then maintained.

Council Member Gover noted that on the long run they have been doing good as they were \$2 million over and above according to their audit.

Fund Balance

- Water & Sewer Fund 6-30-06
 - The unrestricted fund balance of the Water & Sewer Fund for the period ending June 30, 2006, was \$4,638,710. This is significantly lower than the June 30, 2005 total of \$6,120,250 due to the use of fund balance to help pay for FY 2004-05 costs associated with the Comprehensive Sewer Improvements Project that is being completed as a result of the Consent Order from NC-DENR.
- Although the City Council (unlike the General Fund) did not vote previously to keep a fund balance, undesignated equal to at least three months operating expenses it is still a good financial practice. As such, three months operating expenses would be \$1,766,315. The amount undesignated at June 30, 2006 was \$2,872,395 above the three months operating expenses. Due to the potential volatility associated with large water & sewer uses we feel a minimum of six months operating expenses or \$3,532,630 should be preserved leaving a total of \$1,106,080 available

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for use as needed.

Financing Options 07-08

- Water & Sewer Fund 6-30-06
 - Fund Balance – Although there is some existing undesignated fund balance available for use as needed, it is our recommendation that we refrain from using a significant amount of these funds. We need to maintain these funds as a precautionary measure to the extent we can in the event a large water and/or sewer customer leaves the area or we have some type of an emergency situation.
 - Increase Water & Sewer Rates – Example: A 5% increase in water & sewer service rates would generate approximately \$211,627 in new revenue.
 - Long-term Borrowing – How do we pay the debt service?
 - Grants – Not a reliable option due to the average water & sewer charge being paid by Eden residents – Among the lowest in North Carolina and Virginia.

Capital Projects Grants 07-08

- Water & Sewer Infrastructure Grants/Loans Possibilities
 - Rural Center Water & Sewer Programs
 - NCDENR Water Funding Programs
 - NCDENR Wastewater Funding Programs
 - Clean Water Management Trust Fund
 - USDA Rural Development Water & Sewer Programs
 - Requirements
 - a-New Job Creation – Rural Center Water & Sewer Programs
 - b-Elimination of Public Health Crisis
 - c-Average Residential W/S Rate of \$46.12/month – the current average residential W/S Rate in Eden is \$26.18/month.

Capital Projects Financing Options Summary

- Fund Balance and/or Transfers – No longer a plausible option for significant funding.
- Increase Rates and/or Taxes
- Increase Service Fees
- Long-term Borrowings (e.g. bonds, installment purchase/private placement, and Certificates of Participation)
- Grants (not a reliable option)

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Outstanding Debt

- The City of Eden is currently making debt service payments on the 1990 \$23,000,000 revenue bond referendum for water and sewer improvements. The total amount of bonds sold was \$19,605,744. This bond will be paid in full in FY 2008-09.
- The total long-term principal debt at June 30, 2006 was:

General Obligation Bonds	\$3,315,000
Installment Purchases	<u>\$ 741,700</u>
Total	\$4,056,700

- The total long-term principal debt at June 30, 2007 will be:

General Obligation Bonds	\$2,070,000
Installment Purchases	\$ 835,697
FY 2006-07 Installment Loan	<u>\$7,500,000</u>
Total	\$10,405,697

- Legal Debt Margin as of 6/30/06 is \$64,556,778.

Plan of Action

- Identified needs are much greater than available financial resources.
- Needs and Wants must be prioritized.
- Do not ignore one area (General Fund, Economic Development, Water & Sewer) in lieu of another.
- Develop both a short-term and long-term strategy and immediately proceed with implementation.

Prioritization – Water & Sewer Related Projects for 07-08

- There is no need to prioritize the \$6,782,712 in identified water and sewer related projects for FY 2007-08 due to the Special Order of Consent and urgency/necessity associated with each item set forth.

Prioritization – General Fund Related Projects for 07-08

- In order to know what projects are most important to each of you we would like to ask that you complete this “Prioritization Survey” at the conclusion of this presentation.
- This information will then serve as a guide for the upcoming budget process.

Prioritization – Survey

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- Rank in order of importance to you with 1 being the most important:
 - Complete Pilot Phase of Greenway System (\$621,416)
 - Complete Phase 1 Downtown Revitalization Improvement Projects for Ole Leaksville (\$379,100)
 - Aquatic Complex at Freedom Park (\$800,000 if awarded grant)
 - Allocation of Funds to help facilitate construction of Pierce Street Extension Project (Potentially up to \$150,000 - \$200,000 +/-)
 - Construction of new sidewalk along Kings Highway (\$429,669)
 - Funds for Acquisition/Development of Industrial Sites (anywhere from \$100,000 to \$1,500,000 for 50% of total cost depending on site & option vs. purchase)
 - Construction of two additional river access points (potentially up to \$90,000).

Financing Recommendations 07-08

- Financing Strategy
 - General Fund Related Projects
 - a. Rank various projects pursuant to prioritization survey.
 - b. Develop revenue/expenditure estimates for FY 2007-08.
 - c. Assess what money is available and/or needed to do prioritized projects.
 - d. Develop a set of recommendations in the proposed FY 2007-08 budget outlining what we would propose to borrow and how we would generate the revenues to pay for the associated debt service.
 - Water & Sewer Related Projects
 - a. Installment Purchase/Private Placement Loan
 - 1. Approximately \$6.8 million – January, 2008
 - 2. Modest interest rates – est. @ approx. 4%
 - 3. Flexible payment options
 - 4. Estimated annual debt service - \$725,000
 - 5. Only \$362,500 will be needed for FY 2007-08 since we are not borrowing until January, 2008.
- Increase W&S Rates 5.0% - Increase of \$1.31 per month for average residential user inside corporate limits who currently pays \$26.18 per month.
 - Estimating new revenues of \$211,627
 - To generate the full debt service amount of \$362,500 we would need to increase W&S rates by approximately 8.5%.

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- Utilize limited amount of existing fund balance.
 - Approximately \$150,873 to raise the difference needed to cover the \$362,500 debt service payment in FY 2007-08.

As there were no questions of Mrs. McMichael, she then turned the meeting over to the City Manager for discussions.

Discussion:

Mr. Corcoran asked the Council to keep in the back of their minds the water and sewer. Using the presentations, he explained that right now they were already generating \$1.491 and if they recall, a couple of years ago, it says that as the debt service payment went down, so they would not start absorbing some of that operating expenses, three years ago they started a holding account. So, their actual debt service this year was only a little over \$1 million. He explained that they were taking the difference here and putting it in a holding account for the last three years, but if at the end of 08-09 they will have \$1.491 million preserved, given that all of their industries stay where they were, to use for future debt service. So in 09-10, whatever they have on the horizon in terms of water and sewer needs from that moment forward, they would be able to do a bond issue or possibly take this loan and the loan they would need next year, and consolidate them. So, the problem was, they were just in an interim, this was the \$800,000 that would be needed next year on the \$7.5 they were getting ready to borrow.

Mr. Corcoran pointed out that what they did this year was to delay borrowing that money as long as they could until they absolutely needed it. There was no sense borrowing it until it was needed, but what they estimate was that some of these projects that have already started will have significant amounts of money approaching that will be needed in May and June. Then if they recall, back in September they adopted a reimbursement resolution. So the reason they did that was to delay borrowing this money and what they have been doing was using the fund balance and whittling that fund balance down. When they get this, they will replenish what they spent in September, they will also have enough money to finish paying for what they budgeted this year out of this money, then as they head into July and August of next year they will start using the fund balance again much like they did this year and work it down, thereby delaying the need for that next \$6 million loan until the first part of January next year.

He explained that what that does, it uses and makes the money they have on hand work for them without fully depleting it which then instead of \$725,000 for debt service next year, they would only need the \$362,000 and this was exactly right, it was over \$2 million, their \$2.2 million working for them. What happened, again it was \$1.491 and up until this year and they were generating another \$500,000 or \$600,000 a year and spending that a sort of pay as you go type of thing. So here was that \$2.2 million they have, [but] the problem was next year if they continue with what they have to do in these areas, they will need that \$6 million loan and by late January they were going to need to create another \$300,000 in revenue.

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He stated that he guessed that what they [staff] were saying, their opinion right now was to continue to practice with an incremental rate increase and then use some of that fund balance to pay for that difference rather than taking that increase up by 8 ½ %. So again, remember it was two pots of money. They have their General Fund costs and their Water and Sewer Fund costs. The Water and Sewer Fund pot was in much better shape. Other than what they need to do for 07-08, and then if there was anything they need to do in 08-09, then after that they should be in fantastic shape because then this money becomes free for whatever capital needs they need from them, as far as the General Fund was considered, this was the most troubling spot. In 2000-01 the actual revenues were \$10.15 million and then they actually went down a little bit and then about 98 and then a nice little spike there in 03-04 when they had the reassessment and the tax rate remains unchanged which means in reality those people saw a tax increase even though they did not change the rate, because they did not lower it down to revenue neutral, but if they had not done that, that was where they would be today. So leaving that rate created that and then if they wanted to know what really happened, September 11th happened, their interest revenue dove in 00-01, what they were earning in interest revenue then versus after 2001 was basically nothing. What they see was really interest income, which was because their fund balance was going up. The interest rates were slowly coming up. Of course, now, they were getting ready to use \$2 million this year to fund those 06-07 projects, so what he thought would happen, when they look at 07-08's budget, as far as interest income they would see a decline because there was less money in the bank to earn interest on [and] that was not so when they were at 1.42% a year which he thought was consistent with what the County was facing, and then they consider their personnel, their materials and supplies have gone up, it was a wonder that they have been able to keep their head above water, but as they know they have eliminated several positions in the General Fund and combined several positions and they have basically cut to the bone, so while they have enough money to meet the operating expenses, there was not enough money in the General Fund to do anything capital related which was why this year they thought they would use \$2 million out of their General Fund fund balance to do things such as police cars, dump trucks, not just the Greenway, so they used a quarter of a million to buy a bunch of police cars.

The key was, and this was in the front pocket of their packet, this was everything they have heard about today in the General Fund, and associated with each one of the items was a large sum of money, and as much as they would like to, it was impossible to do all of these things.

He explained that what they needed was some guidance from them as a Council as to if they were able to try to address some of these items in the budget, what was more important to them, so they [staff] can keep that in mind as they were preparing the budget.

Council Member Gover stated that was why he had said they could not compare

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themselves with Reidsville or any other city because their tax rate was 57 and Reidsville carries a 67 (tax rate) and carried a million more dollars with the same tax base that Eden had so, they could not compete with something like that, so they need to stay with what they could do on 57 cents or either go to 67.

Mr. Corcoran added that the other thing to keep in mind, for every million dollars they borrow, they were looking at a 4% rate, it was \$106,666. So, for instance if they did that, raised it to 67, that would generate \$710,000 so basically they could do a little less than \$7 million worth of work on the General Fund, which \$7 million was not a lot of money.

Council Member Gover pointed out that time was on their side on the water and sewer anyway because they could not spend all that money in one year to start with.

Mr. Corcoran stated that they would spend that \$6 million. He explained that they did not want to bog them down today, they have something from the engineers and department heads as to what they will need in 2008-09 and 2009-10 and really Council Member Gover was right, sometimes these projects, what they want to focus on today was what they needed for next year.

He used as an example; they put \$6.8 million in the budget. That did not mean that was what they were going to borrow, if they get to next spring and things have delayed and they did not need the full amount then they would not borrow the full amount.

Council Member Tuggle asked if they could do a streamline version initially and it not cost as much.

Mr. Corcoran replied that there were some different things in there, they had to get them a number, they opened bids yesterday, there was some concern, the grading number did not seem right and he wanted to go ahead and put the number in there so they would know what it was. He noted that in that number was a shelter with bathrooms, asphalt, but if they did not want like a shelter along the greenways with the bathrooms, or the asphalt or the kiosk, they can cut a couple of hundred thousand dollars on what was submitted. He explained that in talking with the contractors, they thought the construction time frame was 150 days and in talking with them this morning they felt that was pretty compressed and did not allow for sufficient bad weather and they felt that if 60 days was added that would lower the cost. So, those were things they could not do by this morning with the bid opening held yesterday, but there were things that could be done to lower this figure.

He explained that he thought the biggest thing with the greenways, if they want greenways past 1.7 miles it was not going to happen with local tax revenue. So if they still want it, the only way it was going to happen was if they get grants or private funding. He stated that they did not have anybody with the skills set to go

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get those grants or private funding so if they want greenways they will need to bring on somebody to write grants and go after huge monies, work with private individuals and things of that nature.

Council Member Tuggle suggested that there could be some type of stipulation that if they were not carrying their weight then the job ends.

Mr. Corcoran replied that was how they would have to do it. Just like the Morehead Hospital Foundation's Director. [Or] if they were to do that, there were other things this person could do. They would need it for the greenways, and then there were community development block grant funds or homeland security money that was available for emergency services. He thought that there were other sources of money that would help in a lot of different areas. So there were other opportunities out there but they have to be realistic about it.

As an example, he used the County's equestrian center. Rockingham County liked the idea, but they were not going to fund tax dollars for the center. It would have to come from grants and private money, but they will use tax dollars along with the City of Reidsville and the Partnership to hire a grants writer, a fundraiser. They will pay for him and his task will be to go raise money for the equestrian center. Either he will be successful or not, if he is not successful, his position would not be around long and there would not be an equestrian center, [but] if he is successful, people would not worry about what he was paid because the center would become a reality. He stressed that the money was not there to do a comprehensive greenway with tax dollars. They probably do have enough money if you felt it was worth a shot to hire someone and see what happens.

Council Member Tuggle noted, for example, Freedom Park, where they had people who were really involved. If there was a greenway, they would find people who would volunteer and love to be a part of it and they would get a lot done for not very much because they were networked and connected and could call on industries.

Mr. Corcoran replied that they could, but the only thing to remember was that they were all knocking on the same door. There were a lot of people out there that have the means and the ways to help.

Council Member Tuggle pointed out that there were schools and kids and Eagle Scouts to build things for them and they could get a lot of these things for practically nothing.

Mr. Corcoran explained that his goal today was to bring this down to realization on a lot of these projects and again not to lead them all on to thinking that the greenways were going to get done unless there was somebody out there raising money.

Council Member Gover stated that he was glad he pointed that out.

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Mr. Corcoran stated that he also thought with the things like the downtown revitalization efforts, in the end, give themselves a good protection and a good pad just in case. So, that was why they said that even though they have that \$4 million, in 2004-05 they went from a 6 to a 4, they used \$2 million so they did not have to borrow in 2004-05. But they really thought they need to keep most of that intact, because if something were to happen and they were to lose a large user, they would not want to instantly go out and raise everybody's rates, so by having it in a fund balance it will allow them to transition into moving from having this ... (inaudible).

Council Member Tuggle stated that if they did not incrementally make some little moves along the way and if this thing ever comes up to a future Council... (inaudible).

Mr. Corcoran replied that he honestly believed that the incremental rate increases was the way to go. When they raised the rates last year 4.8%, he did not receive a single letter or phone call from anyone asking, why did you raise my water and sewer rate. He added he knew everybody's budget was tough, but that was why they showed them that on an average customer, a 5% increase would be \$1.30 a month or \$2.60 per billing, and at a 5% increase they would still be one of the lowest in the State, but what it does, it puts \$200,000 more there towards that \$362,000 they will need in debt service. He added that he thought that the Water & Sewer stuff was easy, it was the General Fund.

Council Member Gover also added that they get Water & Sewer and General Fund sort of mixed up, so they did not need to be looking at the both of them as one.

Mr. Corcoran then moved on to the sheets that he had passed out to Council and asked if they could all get those sheets out and give them some guidance on what to do with "1" as being the most important and "7" being the least important.

The Council then took a few minutes to fill out their forms.

Mayor Grogan stated that he had been so impressed with the department heads and their presentations and how professional it was done.

In conclusion Mr. Corcoran stated that dealing with the funding requests that he had previously received from the Eden Kiwanis. He explained that they had requested their annual contribution be increased for the Fourth of July celebration from \$3,000 to \$10,000 a year. The responses he had received were really varied. The one unanimous sentiment was that there did not seem to be anybody who was interested in using any of the transient occupancy money for this purpose; however, there seems to be a split to either (1) leave the contribution at \$3,000 a year with a caveat that if something were to happen, such as bad weather or any other extenuating circumstances that they could come back after the event and ask

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for additional allocation or (2) to increase the contribution from \$3,000 to \$5,000 a year. Again, he had not responded to the letter and he wanted to be able to receive some guidance as to how to handle that in the budget.

Council Member Tuggle stated that he did not have a problem with \$5,000 and if something were to come and they could prove if they really did need some help then he could see possibly doing better.

Council Member Turner asked if she was correct in understanding the letter, that they could not have saved any of that \$25,000 because they raised it earmarked for the park as they fundraised. That there was not any way to move money around because they had specific monies for specific projects.

Mr. Corcoran replied that may be, as he could not recall.

Mayor Grogan stated that the biggest thing was that it had been really successful and had been kept alive now by the Kiwanis. The Jaycees were doing it, they went "kaplunk" and the Kiwanis club picked it up.

Council Member Turner questioned how many years had the overall celebration been held.

Mr. Corcoran replied that in the letter, it began in 1969 by the Jaycees and then the Kiwanis took it over when the Jaycees disbanded 4 years ago.

Council Member Gover stated that he was reluctant because the city helps the Rescue Squad, but they give a service to the city and that was worth 10,000 times more than that. Generally when a civic club was asking for an increase, they would have financial difficulties and they were willing to share that with you. He questioned if that was the case here.

Council Member Nooe suggested that they could ask for an account of the cost...

Mayor Grogan noted that the cost of the fireworks was \$8,000.

Council Member Nooe stated that they have rides and those rides make a certain amount of money, and he knew that they wanted to try to make money for other community projects too, but it would be nice, if the city was going to give them money that they would have some account of it.

Mayor Grogan replied that he thought the accounting was fine. He stated that he would hate to think that they could move to Freedom Park, you all know what would happen then. It would be the city's.

Council Member Gover pointed out that they (Rescue Squad) have an operation cost and they were 100% United Way, but they started cutting them back. So, that was why they have to come to a municipality to ask for operational money.

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Council Member Tuggle noted that there were actually seven groups that the city contributes to. They contribute like \$8,000 to the Chamber and \$3,000 for something else; he knew there were several different groups in there that they contribute to. He asked if they had someone accounting for all of them. He thought that whatever they do, they should treat them all the same.

Mr. Corcoran stated that he had been in a community before where the city did July 4th, and the only time, once they get this thing done, he did this 8 years in a row, where he was the chairman of the July 4th Celebration. Once you get it going it was pretty much self-fulfilling year after year. The only extenuating circumstances you really had was weather, and they would all know that. If the Kiwanis would walk in here in August and they all knew it was a sunny day (July 4th) that day, then there was a problem. But, on the other hand if they walked in here in August and it was a rainy day that day and it poured down rain that day, then they were already out of their money, they did all of that stuff and people did not come in. He added that they could certainly say that obviously they would have to wait and see what was in the final budget but it seems that the sentiment of the Council at this time is that they were willing to increase it to \$5,000 subject to each year's request be accompanied by a report on revenues and expenditures from the previous year. For instance, as they head into this budget in March or April they would give them a reporting as to how they did last July 4th.

The consensus of Council was for the City Manager to send them a letter stating that there may be support to go to \$5,000 as long as the city received a revenue and expenditure report from the previous year.

Mr. Corcoran explained that the next item he had was Eden's 40th Anniversary. As each of them was aware, on September 12th and 13th of this year, Eden will be celebrating its 40th anniversary. He noted that it was very confusing looking back in the records obviously the vote was on September 12th, but for some reason it was not certified until September 13th at 11:00 a.m. He explained that they could use either one of those dates. He noted that he had a file on each of the past anniversaries and what they have done and obviously the 20th anniversary was the biggest one. The 30th anniversary was celebrated in conjunction with the Apple Festival. There was a huge birthday cake and a lot of the publicity in the newspaper tied in the fact that it was Eden's 30th anniversary. He asked for guidance as to if there was anything special they wanted to see done.

He noted that it would be celebrated in April with the Tri-City Memory Day, so they would be commemorating it then as well, but they could do something such as they did on the 30th anniversary and maybe have something at the Apple Festival.

Council Member Turner questioned when the Riverfest would be to which Mr. Corcoran replied that he could look at the different festivals to see what the dates were.

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Council Member Gover questioned what they could combine it with at Freedom Park to which Mr. Corcoran replied it could be combined with Ribfest or the fall outing but if they would like to tie it into one of these events...

Council Member Tuggle asked if former council members could be participants to which Mr. Corcoran replied that was what they did during the 30th celebration. Council Member Tuggle asked if they had any of the schools participate to which Mr. Corcoran replied that he did not think so as it was part of the Apple Festival.

Council Member Turner stated that someone had said to her, "you mean you are going to have the 40th anniversary of your city and people are still talking about Leaksville, Spray and Draper after 40 years."

Council Member Tuggle compared it to one of the boroughs in New York City.

Mr. Corcoran stated that another item for them to be thinking about was entitled "Healthy Lifestyle Campaign and Disease Management Program". As each of them know, health insurance costs and efforts to banish those costs are important considerations when one was charged with managing an organization. They spend well over \$1.5 million a year on that. One of the new and exciting strategies that was being implemented by more and more plan administrators is a formal program centered around a healthy lifestyle campaign and disease management. However, as you look at these programs the key to them is mandatory participation and that was really where the Council eventually have to get in and support him. There was not really a whole lot to it. What it would involve, everyone would fill out a health assessment form, then they would give a small "prick" of blood in the thumb, and then that would lead to a patient profile which would give all sorts of information about this person, which would then lead to a disease management identification report. The point being, if every employee, their spouses (if covered by the city) and the retirees were encouraged to participate, and how do you do that, "we provide health insurance to employees and retirees who qualify at no cost, as long as you participate in the wellness and disease management program. In the event that you opt not to participate then you have to pay "x" amount of dollars a month for your coverage", so what it does is it still allows that person, who was absolutely head strong and did not want to participate, but more and more places are doing that. He noted that in fact there were some places that if you did not participate, you pay every penny.

He explained that what that does, was through these blood draws, they can identify from high cholesterol, hypertension problems, diabetics, etc., and then the third party administrator, who the city was paying a good amount of money to administer its program, they bring in their nurses and the people from their health and wellness side, to call you with some suggestions with what you could do to help out. He noted that it was like the retirees, the retirees did not cost the city \$550 a month. What they do, the city has a price, \$1.5 million, they have "x hundred" people so they take that \$1.5 and divide it by the 250 and that tells them

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what they have to charge a month. What those retirees cost them, was their claims. Right now, 20% of all of their people being covered, whether employees or retirees, was more than 80% of their claims.

He asked them to think about it, they were contributing \$550 a month toward an employee, so that was \$6,000 they were putting towards that to employee, but what they were really costing him, because the city was self-insured, was whatever that employees claims were. If that employee went out today and had a heart attack, or became diabetic, and see a lot of times by disease management, you could get them on things to help them from becoming a bigger problem. If he had a heart attack, he might cost them \$30,000 a year, because they had a cut-off at \$30,000 that is the most he could cost the city any one year, then the reinsurance carrier kicks in at \$30,000 and covers anything above that. So, he really thought if they want to control costs, they need to implement a program like that, so he wanted to mention this to see if there were any thoughts against having this in the upcoming budget. He explained that the minute they do this, obviously from all the employees or retirees that they have there would be someone out there that said, "I don't want to give a sample of my blood". And, in the end, that employee will call the Council, but again, they have a fiduciary responsibility to the citizens to try to control health insurance costs and make sure it remains affordable for everyone and if they could do that through a disease management and healthy lifestyle campaign and all they need for them to do is once year have their thumb pricked...or the other thing if they have an annual physical, all they have to do is sign a release and they could get the blood (results).

Council Member Tuggle asked if he was saying that if someone chose not to be a part of this, then they end up paying more...

Mr. Corcoran replied no; right now they were not paying a dime.

Council Member Tuggle replied that what he was saying was, they would end up having to pay part of their insurance, and all this was doing was ensuring that actually they all get healthier than they probably already were.

Mr. Corcoran agreed and if he hated to get his thumb pricked then why in the world would he do it. But, if he did not go do it, then he would have to start paying for his own health insurance.

Council Member Epps pointed out that was a requirement for most of your health insurance companies anyway because they want to save money too.

Mr. Corcoran agreed but pointed out that the city's health insurance company was "the city". They were "self-insured".

Council Members Tuggle and Epps stated that was a good idea.

Mr. Corcoran noted that this was very confidential and the third party

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administrators that they have been meeting with have nurses and doctors on staff. It benefits them too because the longer they can make the city's claims as small as possible, the longer the city would be happy with them and be more likely to stay with them.

Council Member Epps added that it may save a life to which Council Member Gover also pointed out that the employees were saved by being in a municipality as if they were out there in the "real world" in the private sector, the world ends when you are sixty-five. You do not get all of that, it was over...

Mr. Corcoran stated that the last thing he had, yesterday the Managers met for their monthly meeting and the County Manager, Tom Robinson, announced that he had met with each member of the Board of Commissioners and the majority of the members were receptive and wanting to move forward with considering with an ETJ extensions with the City of Reidsville and Eden and the Town of Madison so earlier this month the Board of Commissioners will be meeting and considering those extensions and they would be getting back with them in terms of what was needed.

He added that the key was that they all could agree and if the county disagreed then it did not happen. The county is the key; it has to agree to it. No one can do a thing without the Commissioners.

Council Member Epps questioned if the State oversees that to which Mr. Corcoran replied, no once the county acts that was it.

Council Member Tuggle stated that he was just curious about ETJ. Wentworth was just about into Eden. He asked how they control "stuff" like that.

Mr. Corcoran replied that first of all they could only go so far. They could not extend their ETJ out 5 to 10 miles. But, the other thing was their Board of Commissioners, there would have to be Public Hearings held by the municipalities and the county.

Mr. Corcoran closed by stating that was all the items that he had to bring forward and Council Member Tuggle asked him to pass on to the staff, what a good job they have done.

ADJOURNMENT:

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

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motion carried.

Respectfully submitted,

Kim J. Scott
City Clerk

ATTEST:

John E. Grogan, Mayor