

CITY OF EDEN, N.C.

The regular meeting of the City Council, City of Eden, was held on Tuesday, April 20, 2021 at 6 p.m. in the Council Chambers, 308 E. Stadium Drive. Those present for the meeting were as follows:

Mayor:	Neville Hall
Council Members:	Darryl Carter
	Gerald Ellis (absent)
	Jerry Epps
	Angela Hampton
	Phillip Hunnicutt
	Bernie Moore
	Bruce Nooe
City Manager:	Jon Mendenhall
City Clerk:	Deanna Hunt
City Attorney:	Erin Gilley
News Media:	Roy Sawyers, Rockingham Update
	Mike Moore, Mike Moore Media

MEETING CONVENED:

Mayor Hall called the regular meeting of the Eden City Council to order and welcomed those in attendance. Pastor Lem Hardison of North Spray Christian Church gave an invocation followed by the Pledge of Allegiance led by Interim Fire Chief Todd Harden.

PROCLAMATIONS AND PRESENTATIONS:

- a. Proclamation: Davis Montgomery, Duke Energy

Mayor Hall called on Director of Economic Development Mike Dougherty.

Mr. Dougherty asked Duke Energy's District Manager of Local Government and Community Relations Davis Montgomery to join him at the podium and said Mr. Davis had been a friend to Eden and would be retiring in December. The City wanted to recognize and thank him for everything he had done for Eden.

Mayor Hall read the proclamation and presented Mr. Davis with a plaque.

PROCLAMATION HONORING
Davis Montgomery

WHEREAS, Davis Montgomery started his Duke Energy career as a lineman and progressed to the position of District Manager, Local Government and Community Relations; and

WHEREAS, since he assumed his position, he and his company have been consistently supportive of the City of Eden in numerous ways, including continuing the annexation in lieu of agreement and investing in a more than \$700 million gas-powered Dan River facility; and

WHEREAS, in the aftermath of the 2014 coal ash spill, Davis, the Duke Energy Water Resources Fund and Rockingham Community Foundation provided more than \$500,000 in grant and other funding allocations to the City of Eden to fund the Matrimony Creek Nature Trail, Freedom Park Nature Trail, Klyce Street River Access Point, Grogan Park Nature Trail; and

WHEREAS, Davis and Duke Energy funded the Dan River Stakeholder Team for more than three years that resulted in the Rockingham Community College Trail Program and Dan River ST8 Crossings Regional Marketing Program; and

WHEREAS, Davis has always conducted himself with the utmost in professionalism and integrity in all interactions with the City of Eden and repeatedly sought opportunities to assist City projects;

NOW, THEREFORE, BE IT RESOLVED that the Eden City Council does hereby honor Davis Montgomery for his excellent work on behalf of Duke Energy and in support of the City of Eden and the Eden City Council and staff wish him and his family the very best in his well-deserved retirement.

This the 20th day of April 2021.

CITY OF EDEN

BY: Neville Hall, Mayor

ATTEST: Deanna Hunt, City Clerk

Mr. Montgomery thanked the Mayor, Council and staff that he had worked with over the years and added that he could not think of a single department within the City that he had not worked with. Together they had tackled some tough issues but were always able to resolve them while remaining friends, which was what he appreciated the most.

b. Recognition: Volunteer Income Tax Assistance

Mayor Hall called on Parks & Recreation Programs Supervisor Carla Huffman.

Ms. Huffman said in regards to Mr. Montgomery's statement about working with all of the City's departments, he had even worked with the Parks and Recreation Department when he came and spoke to the seniors at the Garden of Eden Senior Center in regards to energy efficiency. Income tax assistance and legal aid were two services offered at the senior center. She had feared the income tax assistance would not be offered that year due to COVID, but thankfully all of the annual volunteers participated again. In response to COVID, protocol was changed by not offering in-person tax assistance. Instead, participants dropped off their tax information and picked it up once it was completed. This year, the volunteers completed 468 tax returns, saving the taxpayers approximately \$94,000 in charges. The volunteers were trained through the VITA (Volunteer Income Tax Assistance) program throughout the year. Because of the grant received from VITA, the City was able to reimburse the volunteers for their mileage. She recognized the volunteers - John Tuschak, the site coordinator who headed up the program each year; George Page; Virginia Steele and Mary Staley, who were the greeters and ensured that all required paperwork was received from the participants; Luther Jackson; Jennifer Taylor, who also regularly assisted at the senior center and was the wife of the City's information technology director; Charlie Rice; and Doug McMillian, a longtime volunteer who would be moving away shortly.

c. Proclamation: Arbor Day

Mayor Hall read the proclamation.

2021 ARBOR DAY PROCLAMATION

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

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

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

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

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products, and

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

WHEREAS, the City of Eden has been named a Tree City USA community by the National Arbor Day Foundation for the 25th year, and

NOW, THEREFORE, I, Neville Hall, Mayor of the City of Eden, do hereby proclaim Thursday, April 22, 2021 as Arbor Day in the City of Eden, and I urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, and to plant trees to promote the well-being of this and future generations.

Dated this 20th day of April, 2021

CITY OF EDEN

BY: Neville Hall, Mayor

ATTEST: Deanna Hunt, City Clerk

SET MEETING AGENDA:

Mayor Hall requested to remove item 12(g) “Approval to award a contract for CDBG-CV administrative services” from Consent Agenda as there were still some negotiations taking place between the agencies. A motion was made by Council Member Carter to set the meeting agenda as amended. Council Member Hampton seconded the motion. All members voted in favor. The motion carried.

PUBLIC HEARINGS:

a. (1) Consideration of a rezoning map amendment to rezone properties identified as 836 E. Stadium Drive, 816 E. Stadium Drive, vacant lot on E. Stadium Drive, 805 Jarrett Road, 814 E. Stadium Drive, 123 Gilley Road and portion of a lot on Gilley Road from Neighborhood Mixed Use to Heavy Industrial.

(2) Consideration of a resolution adopting a statement of consistency regarding the proposed map amendment to rezone the seven properties from Neighborhood Mixed Use to Heavy Industrial.

Mayor Hall declared the public hearing open and called on Director of Planning and Community Development Kelly Stultz.

Ms. Stultz said part of the Unified Development Ordinance (UDO) process the City went through last year involved amending nearly every land use regulation the City had and incorporating them all into one ordinance. It was expected that some amendments would need to be made to some of the 10,000 parcels that were involved. It had been intentional by staff to leave major auto repair and auto repair out of some districts; however, it had come to her attention that the community standard was a bit different than what she thought it might be. An emailed response expressing concerns was received earlier in the day from a property owner who was adjacent to the properties requested for rezoning to Heavy Industrial. The property owner had a business that the City was not aware of that happened to adjoin Heavy Industrial property on the other side. The rezoning would not impact the property owner any differently than it already had. Considering the businesses in that area, it made the most sense to Ms. Stultz to recommend rezoning those parcels to Heavy Industrial, which would allow them to continue operating as they had been, while making them conforming and providing for any additions for ordinance compliance. The request came from the Planning Board and Ms. Stultz and the Board recommended in favor.

Council Member Nooe asked if 123 Gilley Road was currently a single family residence.

Ms. Stultz replied yes and added that prior to the changes, it was zoned Industrial. She was aware that some of the property owners in the area had been buying pieces of property from him. There was nothing in the City's ordinance that would prevent him from building the house back if it ever burned down. It was the safest and cleanest classification for him without any risk to his residence. She had not heard from him that he was opposed to it.

Tim Biggs, of 110 Vaughn Street and owner of the property at 836 E. Stadium Drive, said he purchased the property from Pillowtex years ago and had been there a long time. He stated it was previously zoned Business General and he did not want it zoned residential as he still wanted to continue operating his business.

Trevor Hale, owner of 816 E. Stadium Drive, said the mass rezoning classified his property as mixed residential and he hoped it would be changed to heavy industry because that was what they needed to be.

Mayor Hall said it was important to point out the adjacent properties were already industrial or neighborhood mixed.

Ms. Stultz said the Neighborhood Mixed Use was not for strictly residential, but was to allow for commercial uses too.

Mayor Hall said while he understood the concerns expressed in the email received earlier in the day regarding being in close proximity to heavy industrial, the property already was.

As there was no further discussion, Mayor Hall declared the public hearing closed.

A motion was made by Council Member Carter to approve and adopt a rezoning map amendment to rezone properties identified as 836 E. Stadium Drive, 816 E. Stadium Drive, vacant lot on E. Stadium Drive, 805 Jarrett Road, 814 E. Stadium Drive, 123 Gilley Road and portion of a lot on Gilley Road from Neighborhood Mixed Use to Heavy Industrial and to adopt a resolution of a statement of consistency regarding the proposed map amendment to rezone the seven properties from Neighborhood Mixed Use to Heavy Industrial. Council Member Nooe seconded the motion. All members voted in favor of the motion. The motion carried.

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF EDEN

BE IT ORDAINED BY THE CITY COUNCIL of the City of Eden, North Carolina, that, after having fully complied with all legal requirements, including publication of notice of a public hearing and the holding of a public hearing relative thereto, the Unified Development Ordinance of the City of Eden is hereby amended as follows:

Section 1 - Change from Neighborhood Mixed Use to Heavy Industrial the following properties:

PARCEL 1:

BEGINNING at an iron in the South line of East Stadium Driver (formerly Virginia Avenue) marking the common front corner between Lots 3 and 4, Section A, as shown by map of Shanks & Wilmarth, showing survey of Lots for Spray Water Power & Land Co. dated May 23, 1960, said beginning point being located North 72 deg. 00 min. East 300 feet from the Southeast corner of the intersection of East Stadium Drive by Gillie St, and said iron also marking the Northeast corner of Lot 3, Section A as per said map above referred to; thence with the South side of East Stadium Drive, North 72 deg. 00 min. East 600 feet to an iron, a common front corner between Lots 9 and 10, Section A; thence South 18 deg. 00 min. East with the west lines of Lots 10 and 20, 400 feet to an iron in the North line of Jarrett Street, a common front corner between Lots 19 and 20; thence with the North line of Jarrett Street and the front line of Lots 19, 18, 17, 16, 15 and 14, South 72 deg. 00 min. West 600 feet to an iron marking the Southeast corner of Lot 13 (the common front corner between Lots 13 and 14); thence leaving Jarrett Street with the line between Lots 13, 14, 3 and 4, North 18 deg. 00 min. West 400 feet to an iron marking a common front corner between Lots 3 and 4, Section A, the POINT OF BEGINNING. Containing 240,000 sq. ft. and being all of Lots 4, 5, 6, 7, 8, 9, 14, 15, 16, 17, 18 and

19, Section A as per above cited map. For further reference see Deed Book 663, page 171, and Book 656, page 158 in the office of the Register of Deeds for Rockingham County, N.C.
The above described property being commonly known as 836 E. Stadium Drive and identified by the Rockingham County Tax Dept. as PIN 7090-13-04-6878 and Parcel No. 112228.

PARCEL 2:

Beginning at an iron on the S. side of East Stadium Drive (formerly Virginia Ave.) said iron marking the S.E. corner of the intersection of Gillie St. by East Stadium Drive, and said iron, also, marking the N.W. corner of Lot 1, Section A, Draper, N.C. by Shanks & Wilmarth May 23rd, 1960; thence with the S. side of East Stadium Drive, N. 72 deg. 00 E. 200 ft. to an iron, said iron marking the N. W. corner of Lot 3, Section A; thence with the W. line of Lot 3 S. 18 deg. 00 min. E. 200 ft. to an iron, said iron marking the N. E. corner of Lot 12, Section A; thence with the N. lines of Lots 11 and 12, S. 72 deg. 00 min. W. 200 ft. to an iron, said iron being in the E. line of Gillie St., and, also, marking the N.W. corner of Lot 11, Section A; thence with the E. line of Gillie St. N. 18 deg. 00 min. W. 200 ft. to the POINT OF BEGINNING and containing 40,000 sq. ft., more or less, Same being Lots 1 and 2, Section A, Draper, N. C. as per map by Shanks & Wilmarth May 23rd, 1960.

For further reference see Deed from Spray Water Power & Land Company to Jesse W. Lemons, Jr. and wife, Ruth P. Lemons, recorded in Deed Book 649, page 807, Rockingham County Registry.

The above described property being commonly known as 816 E. Stadium Drive and identified by the Rockingham County Tax Dept. as PIN 7090-13-04-1787 and Parcel No. 112217.

PARCEL 3:

BEGINNING at an iron on the South side of East Stadium Drive (formerly Virginia Avenue), said iron being located N. 72 deg. 00 min. East 200 feet from the iron marking the South East corner of the intersection of Gillie Street by East Stadium Drive, the POINT OF BEGINNING; thence from the POINT OF BEGINNING, North 72 deg. 00 min. East 100 feet to an iron which also marks the Northwest corner of Lot 4, Section A; thence with the west line of Lot 4, Section A, South 18 deg. 00 min. East 200 feet to an iron, said iron marking the Northeast corner of Lot 13, Section A; thence with the North lines of Lot 13, Section A, South 27 deg. 00 min. West 100 feet to an iron, said iron marking the southeast corner of Lot 2, Section A; thence with the East line of Lot 2, Section A, North 18 deg. 00 min. West 200 feet to an iron in the South side of Stadium Drive, the POINT AND PLACE OF BEGINNING and containing 20,000 square feet and being all of Lot 3, Section A, Draper, N.C. as per map by Shanks and Wilmarth, dated May 23, 1960.

For further reference see deed from Ruth P. Lemons, single, to Carolyn L. Ball recorded in Deed Book 656, page 158 and Deed Book 94, page 761, Rockingham County Registry.

For further reference see Estate of Jesse W. Lemons, Jr., 90E651 and 88CVD144, Office of Clerk of Superior Court of Rockingham County.

The above described property being a vacant lot on the south side of E. Stadium Drive and identified by the Rockingham County Tax Dept. as PIN 7090-13-04-3832 and Parcel No. 112221.

PARCEL 4:

TRACT ONE: Beginning at an iron, the Northeast corner of the intersection of Gillie Street by Jarrett Street; thence with the North line of Jarrett Street North 72 deg. East 100 ft. to an iron, the Southwest corner of Lot 12, Section A, as per map of Draper, N.C., Leaksville Township; thence with the West line of Lot 12, North 18 deg. West 200 ft. to an iron, the Northwest corner of Lot 12; thence with the South line of Lot 1, South 72 deg. West 100 ft. to an iron in the East line of Gillie Street, the Southwest corner of Lot 1; thence with the East line of Gillie Street, 18 deg. East 200 ft. to the point of beginning and containing 20,000 sq. ft., more or less.

Same being Lot 11, Section A, as per map of Draper, N.C., Leaksville Township, by E. L. Wilmarth, May 23, 1960.

For further reference in chain of title see Deed Book 551, Page 418 as recorded in the Office of Register of Deeds for Rockingham County, North Carolina.

TRACT TWO: Beginning at an iron on the North side of Jarrett St., said iron being with the North side of Jarrett St. North 72 deg. 00 min. West 100 ft. from the Northeast corner of the intersection of Jarrett St. by Gillie St., and said beginning point, also, being the Southeast corner of Lot 11, Section A, as per map of Draper, N.C., Leaksville Township, deeded to Dara E. Callahan & wife by Deed dated June 14th , 1960; thence with the North side of Jarrett St. North 72 deg. 00 min. East 100 ft. to an iron marking the Southwest corner of Lot 13, Section A; thence with the West line of Lot 13, Section A, North 18 deg. 00 min. West 200 ft. to an iron marking the Southeast corner of Lot 2, Section A; thence with the South line of Lot 2, Section A South 72 deg. 00 min. West 100 ft. to an iron marking the

Northeast corner of Lot 11, Section A as described above; thence with the East line of Lot 11, South 18 deg. 00 min. East 200 ft. to the point of beginning and containing 20,000 sq. ft., more or less. Same being Lot 12, Section A, as per map of Draper, N.C., Leaksville Township, by E. L. Wilmarth, May 23, 1960.
For further reference in chain of title see Deed Book 567, Page 89 as recorded in the Office of Register of Deeds for Rockingham County, North Carolina.

TRACT THREE: Beginning at an iron on the North side of Jarrett St., said iron being with the North side of Jarrett St. North 72 deg. 00 min. East 200 ft. from the Northeast corner of Jarrett St. and Gillie St., and said iron marking the Southeast corner of Lot 12, Section A as per map of Draper by Shanks & Wilmarth May 23, 1960; thence with the North side of Jarrett St. North 72 deg. 00 min. East 100 ft. to an iron, said iron marking the Southwest corner of Lot 14, Section A; thence with the west line of Lot 14, Section A, North 18 deg. 00 min. West 200 ft. to an iron, said iron marking the Southeast corner of Lot 3, Section A; thence with the South line of Lot 3, Section A, South 72 deg. 00 min. West 100 ft. to an iron, said iron marking the Northeast corner of Lot 12, Section A; thence with the East line of Lot 12, Section A, South 18 deg. 00 min. East 200 ft. to the point of beginning and containing 20,000 sq. ft., more or less. Same being Lot 13, Section A as per map of Draper, N.C. by Shanks & Wilmarth June 23, 1960. Same, also, being Lot 13, Block 1, Rockingham County Tax Map 327.
For further reference in chain of title see Deed Book 655. Page 656 as recorded in the Office of Register of Deeds for Rockingham County, North Carolina.

The above described Parcel 4 consisting of Tracts One, Two and Three being commonly known as 805 Jarrett Road and identified by the Rockingham County Tax Dept. as PIN 7090-13-04-2598 and Parcel No. 112220.

PARCEL 5:

Tract 1: BEGINNING at an iron in the south margin of East Stadium Drive (formerly Virginia Ave.) where it is intersected by the west margin of Gillie Street, said iron being the northeast corner of Tract No. 2 as shown on a plat hereinafter referred to; thence with said west margin of Gillie Street South 18 degrees 00 minutes East, 300.00 feet to an iron; thence leaving Gillie Street, a new line across Tract No. 2, South 72 degrees, 00 minutes West, 140.00 feet to an iron in the west line of Tract No. 2; thence with the west Tract No. 2 North 18 degrees, 00 minutes West, 300.00 feet to an iron in the aforementioned south margin of East Stadium Drive; thence with said margin of East Stadium Drive North 72 degrees, 00 minutes East, 140.00 feet to the POINT OF BEGINNING, containing 42,000 square feet and being the north portion of Tract No. 2 as shown on plat of survey of Lots for Spray Water Power & Land Co. dated May 23, 1960 by Shanks & Wilmarth, Engineers-Surveyors. For further title reference see D.B. 551, P. 193, D.B. 685 P. 448, and D.B. 829, P. 1720, Rockingham County Registry.

Tract 2: BEGINNING at an iron stake marking the NE corner of the now or formerly Bessie W. Shumate property (Deed Book 731, Page 157, Rockingham County Register of Deeds); thence with the South line of E. Stadium Drive, N 69 deg. 44 min 39 sec E 200.00 feet to a point; thence with the West line of Clarence and Leonora Hale (Deed Book 919 Page 1099); S 20 deg. 15 min 21 sec E 300.32 feet to a 1.25" pinch-top iron; thence S 20 deg. 15 min 21 sec E 90.57 feet to a point; thence a new line S 72 deg. 33 min 19 sec W 300.28 feet to a 1/2" pinch-top iron; thence with the Bowers east property line (Deed Book 1035, Page 44) N 20 deg. 15 min 21 sec W 76.17 feet to an iron stake; thence N 69 deg. 44 min 39 sec E 100.00 feet to an iron; thence with the east line of Shumate N 20 deg. 15 min 21 sec W 300.00 feet to the POINT AND PLACE OF BEGINNING and containing 1.953 acres+/- as per Plat of Survey Showing Bobby Wayne Boone Property dated March 31, 2020 by C.E. Robertson & Associates, PLS said map being recorded in Map Book 85, page 63, and incorporated herein by reference for a more particular description of said property.

Tract 3: BEGINNING at an iron marking the SE corner of the Clarence and Lenora Hale property (Deed Book 919, Page 1099, Rockingham County Register of Deeds); thence with the Gilley Road, S 20 deg. 14 min 55 sec E 97.83 feet to an iron; thence S 72 deg. 33 min 19 sec W 140.22 feet to a point; thence N 20 deg. 15 min 21 sec W 90.57 feet to an 1.25" pinch-top iron; thence with the South line of the Hale property, N 69 deg. 35 min 25 sec E 140.07 feet to the POINT AND PLACE OF BEGINNING and being 0.303 acres+/- as per Plat of Survey Showing Bobby Wayne Boone Property dated March 31, 2020 by C.E. Robertson & Associates, PLS said map being recorded in Map Book 85, page 63, and incorporated herein by reference for a more particular description of said property.

The above described Parcel 5 consisting of Tracts 1, 2 and 3 being commonly known as 814 E. Stadium Drive and identified by the Rockingham County Tax Dept. as PIN 7080-16-94-9514 and Parcel No. 181874.

PARCEL 6:

BEGINNING at an iron stake located on the west right of way line of Gilley Road, said beginning point being the southeast corner of the 0.303 acres tract (add on to Hale) as shown on the plat hereafter stated; thence from said beginning point leaving Gilley Road and along the south line of the said 0.303 acres tract and a 1.953 acres tract, South 72 deg. 33 min. 19' sec. West 440.50 ft. to the southwest corner of the said 1.953 acres tract; thence South 20° 15' 21" East 546.24 ft. to an iron stake; thence North 64 11' 22" East 472.23 ft. to a point within the right of way line of Gilley Road (this portion Gilley Road closed); thence within Gilley Road North 20 15' 07" West 231.20 ft. to a point still within Gilley Road; thence South 69° 44' 53" West 30.00 ft. to a point on the west line of Gilley Road; thence with the west line of Gilley Road North 20 14' 55" West 247.72 ft. to an iron stake, THE POINT OF BEGINNING, and being the 3.611 acres tract, 0.340 acres tract and 1.403 acres tract for a total of 5.354 acres as shown on Plat of Survey for Bobby Wayne Boone Property by C. E. Robertson & Associates, P.C., PLS, dated March 31, 2020, recorded in Map Book 85, page 63, Rockingham County Registry.

The above described Parcel 6 being commonly known as 123 Gilley Road and identified by the Rockingham County Tax Dept. as PIN 709013040131 and Parcel 181875.

PARCEL 7:

Tract 1: Being all of 1.246 acres, more or less, as shown on a plat entitled Bobby Wayne Boone Property, dated March 31, 2020 prepared by C. E. Robertson & Associates, P.C., as recorded in Plat Book 85, Page 63 on April 16, 2020 in the Rockingham County, North Carolina Registry. Reference to said Plat is hereby made for a further and more complete description.

Tract 2: Being all of 0.795 acres, more or less, as shown on a plat entitled Bobby Wayne Boone Property, dated March 31, 2020 prepared by C. E. Robertson & Associates, P.C., as recorded in Plat Book 85, Page 63 on April 16, 2020 in the Rockingham County, North Carolina Registry. Reference to said Plat is hereby made for a further and more complete description.

The above described Parcel 7 consisting of Tracts 1 and 2 being a portion of the property commonly known as 132 Gilley Road and identified by the Rockingham County Tax Dept. as PIN 7090-13-03-4759 and Parcel No. 181876.

Section 2 - The Official Zoning Map of the City of Eden is hereby amended to conform with this Ordinance.

APPROVED, ADOPTED AND EFFECTIVE, this 20th day of April, 2021.

CITY OF EDEN

BY: Neville Hall, Mayor

ATTEST: Deanna Hunt, City Clerk

A RESOLUTION ADOPTING A STATEMENT OF CONSISTENCY REGARDING
A PROPOSED AMENDMENT TO THE CITY OF EDEN ZONING ORDINANCE
CASE NUMBER Z-21-04 MAP AMENDMENT

WHEREAS, pursuant to North Carolina General Statutes Chapter 160D-605, prior to adoption or rejection of any zoning amendment, the Eden City Council is required to adopt a statement as to whether the amendment is consistent with the Land Development Plan and why the City Council considers the action taken to be reasonable and in the public interest;

WHEREAS, on August 21, 2007, the Eden City Council adopted the Land Development Plan. Plans such as the City of Eden Land Development Plan are not designed to be static but are meant to reflect the City of Eden's needs, plans for future development and to remain in compliance with North Carolina State Law and the City of Eden's ordinances;

WHEREAS, the City of Eden Planning Board initiated a request to rezone property located on E. Stadium Drive, Gilley Road and Jarrett Road from Neighborhood Mixed Use (NMX) to Heavy Industrial (HI).

WHEREAS, On March 30, 2021, the City of Eden Planning Board voted to recommend to the Eden City Council that the rezoning request be approved.

STATEMENT OF NEED:

This request was initiated to rezone seven parcels from NMX to HI. The NMX District is intended to provide pedestrian-scaled, higher density residential housing and opportunities for limited scaled commercial & office activities. Development in this district should encourage pedestrian activity through construction of mixed-use buildings and connections to adjacent neighborhoods. Buildings in this district are typically smaller in scale and detached. The HI District is established to accommodate those industrial, manufacturing, or large-scale utility operations that are known to pose levels of noise, vibration, odor, or truck traffic that are considered nuisances to surrounding development. This district is customarily located in proximity to railroad sidings and/or major thoroughfares. This amendment is necessary to accommodate the existing uses of the property. In addition, the subject property is located in an area of other industrial uses, which make it more suitable for this type of use.

STATEMENT OF CONSISTENCY:

The goals of the 2007 City of Eden Land Development Plan, as amended, are to make smart growth decisions by carefully managing growth to:

- A. Strategically locate new land development in the most appropriate places.
- B. Maintain and enhance Eden's community character and heritage.
- C. Use infrastructure investments as effectively as possible.
- D. Attract new jobs and a more diverse tax base.
- E. Protect natural, cultural and historic resources and open space as we grow.

WHEREAS, The Eden City Council has considered the written recommendation of the City of Eden Planning Board and has held a public hearing on the proposed amendment, and the Council desires to adopt a statement describing why the adoption of the proposed amendment, although inconsistent with the City of Eden Land Development Plan, as amended, is reasonable and in the public's best interest;

NOW THEREFORE, BE IT RESOLVED BY THE EDEN CITY COUNCIL THAT:

- 1. The Eden City Council finds that the proposed amendment to the City of Eden Zoning Ordinance is inconsistent with the goals and recommendations of the 2007 City of Eden Land Development Plan, as amended. However, the proposed amendment is consistent with current development pressure in the area. Therefore, the Land Development Plan is amended as such.
- 2. At no time are land use regulations or plans of the City of Eden or any jurisdiction in the State of North Carolina permitted to be in violation of the North Carolina General Statutes.
- 3. Therefore, based upon the foregoing information, the amendment to the Zoning Ordinance is reasonable and in the public's best interest.

Approved and adopted and effective this 20th day of April, 2021.

CITY OF EDEN

BY: Neville Hall, Mayor

ATTEST: Deanna Hunt, City Clerk

b. (1) Consideration of a zoning text amendment to amend Article 5.06 of the UDO to allow Automobile/Vehicle Sales, Rental, Service & Minor Repair to be permitted with standards in the Business Central and Neighborhood Mixed Use districts.

(2) Consideration of a resolution adopting a statement of consistency regarding the proposed text amendment to amend Article 5.06 of the UDO.

Mayor Hall declared the public hearing open and called on Ms. Stultz.

Ms. Stultz stated she had been in communication with several property owners who wanted to be sure that they could work on automobiles and sell cars in these districts. It was intentional on hers and the UDO

consultant's part to limit that sort of business from the traditional downtown areas which were zoned to Business Central. However, their opinions had differed from the community standards. Council Member Carter had previously suggested to Ms. Stultz removing the words minor repair in Business Central and just say repair. There was concern with that type of business on small lots whether they would take up public parking spaces and those kinds of things, but she believed it was in the best interest of many people and the City to make the change and to include Council Member Carter's suggestion.

Mr. Hale spoke in favor of the amendment. He said he had properties with minor auto repair businesses on them that were affected by the zoning.

Council Member Hunnicutt asked how the difference between minor repair and major repair was distinguished.

Ms. Stultz said due to the concern of people interpreting the difference between minor repair and major repair differently, it was desired to be specified simply as car repair. She still had her own professional concerns about car businesses in the downtowns but all land use regulations were supposed to reflect the community's standards. Based on how many people the City had heard from regarding the zoning classification, she was aware it was an issue. There were definitions for them but no matter what she said, it was not satisfactory so they may as well deal with it this way.

Council Member Hunnicutt said in Mr. Hale's case, he had an existing business that had been there a long time. They needed to recognize that and try to work with it. At the same time, it looked like if they completely eliminated that, they were opening the door for people to use properties that today were not used for that. They had certain minor repair locations where cars had been sitting there untouched for months, if not years. There was one in the middle of downtown Leaksville right now.

Ms. Stultz said if she was thinking of the same vehicle, it had a tag on it that her department checked monthly.

Council Member Hunnicutt said he understood Mr. Hale's situation and felt the City needed to honor it. At the same time in terms of just throwing the barn doors open and allowing anything looked like they were not applying adequate controls where there needed to be some controls. On the other side, there were people who enjoyed not having abandoned cars next door or across the street and if not careful, the City could be creating that problem for those owners. He was trying to find the middle ground on it, to honor the ones who were and had been operating like that. Removing the text completely may create somewhat of an issue for those properties that were not being used like that today.

Ms. Stultz agreed and said cases like that were designated as permitted non-conforming uses, which allowed the business owners to continue them. There was another property located in a traditional downtown area that would be presented to the Planning Board the following week for a rezoning request to Heavy Industrial. While the property owner wanted the same thing as Mr. Hale, the property was located in a traditional downtown area. She did not know how favorably that would be received by the Planning Board, or staff. It would come before Council in July, as she would be absent from the June meeting. She shared those concerns. Mr. Hale's made sense, as did Mr. Biggs'. The start of the snowball was another property located diagonally from Dicks Drive-In that was neighborhood mixed.

Council Member Moore said while Council had previously agreed to handle the expected rezoning issues on a case-by-case basis, he did not want to see the City's areas deteriorate as a result.

Council Member Epps asked if those properties would be grandfathered in.

Ms. Stultz replied they were.

Council Member Nooe said the amendment identified minor repair as permitted uses with standards and asked if those standards were already in the ordinance or if there would be additional standards.

Ms. Stultz said they were already in the ordinance.

Council Member Nooe asked how difficult the standards were to enforce because there were cars on some of them that were parked on sidewalks that had been there for months if not longer and should not be allowed to remain.

Ms. Stultz said she agreed but added that the last year had been difficult for the enforcement program. She shared Council Member Hunnicutt's concerns regarding the traditional downtown areas because Council, staff and merchants had spent a lot of time and money in those areas trying to revitalize them. She felt it was dramatically different from some of the other areas.

Council Member Carter said the former Mize Motors property on The Boulevard had always been a major car repair shop.

Council Member Hunnicutt said by classifying a property as Heavy Industrial, the City could get into spot zoning. He asked if it could be addressed by sending it back to the Planning Board and allowing them to work on it. Now that there were a few in front of them, maybe they could modify the text. He agreed with Mr. Hale and the others who had been there for years. It made no sense to make their lives difficult

Mr. Hale said he had properties that could not be used for anything else, such as an old service station on Stadium Drive and that was all it had ever been. They had properties like that they rented out that could not be used for anything else. It could not be made into a house or florist or whatever. They had a lot of rental property that they had spent money on that would be impacted, for instance Draper Gulf. He questioned what else could be done with it.

Council Member Hunnicutt said he agreed. If they looked at a traditional service station that took in a car, it was short term, it was serviced, it was gone. That was fine with him. The problem he had was when cars were sitting for months, basically abandoned. If it were beside Mr. Hale's house, he would have a concern with it. The City needed to find some way to work on it, possibly sending it back to the Planning Board to find some text or a measure to regulate or control.

Ms. Stultz said one of the tools the City had now that property owners did not really understand was a conditional use permit. Classically, some of the properties being talked about, as long as they were operating there was no issue. Due to the nature of some of the property, he could apply for a conditional use permit and if an understanding were reached, it would be recommended for approval by Council. That was exactly what conditional use zoning was designed to do. As often happened with land use issues, emotions came into play and people got upset with the government interfering, but the City had a duty to protect the whole community. They could go back to the Planning Board to see if they could provide for traditional service stations in those areas.

Mr. Hale said something needed to be done. He would not buy a house beside a service station if he did not want a house beside a service station because it had been there for years. He was not looking to build something new on his property.

Ms. Stultz said that when they changed the text of the ordinance, it did not mean just the existing ones could stay, it meant that new ones could go in.

Mr. Hale said he understood but felt there needed to be some common ground. It would not be fair to impact an established business just because someone bought a house next to it and later decided they did not want it there.

Mayor Hall said it might have been a service station that repaired two cars a day at the time someone purchased property next door but now it was a service station that had 15 cars parked on the lot.

Mr. Hale said if he were to buy a high-dollar house, he would not buy a house beside his business because of the number of cars on his lot. It was unreasonable to expect someone to commit to repairing only two cars a week and if given the chance to repair ten cars in one week, to turn down the remaining eight.

Mayor Hall said no one was proposing to make changes to anyone who was already in business.

Mr. Hale said he was fine with finding common ground but would like for it to be in a different manner than being grandfathered due to that clause only being valid for 120 days and if left vacant, the clause would no longer be in effect.

Council Member Carter said the former Mize Motors property had been a full restoration paint shop or motor shop for many years and if sold in five years, the property owner was concerned it would be devalued if it could not be used for that purpose anymore.

Ms. Stultz said it would go with the property. If there was a legal non-conforming use, it could stay as long as it was continued.

Council Member Nooe said that was where they were going to run into issues with everybody else, such as a piece of property that was not in use right now but was previously used as an automotive repair shop and now they would not be allowed to use it. If Mr. Hale went out of business and it took a year to sell the property, the new owners would not be able to use it for its previous use.

Ms. Stultz said perhaps the City could find a provision that would apply as long as the property was marketed.

Council Member Nooe said that would possibly satisfy the concerns raised.

Ms. Stultz said she was fine with taking the matter back to the Planning Board if that was what was desired.

Mayor Hall asked Ms. Stultz if the UDO eliminated any of the special use permits the City could issue.

Ms. Stultz said it did eliminate some of them, but the City also had the provisions for a conditional use permit which allowed a property owner to negotiate with the City in regards to standards, buffers, etc., that would make it compatible with the neighborhood. As long as the property owner kept up their end of the agreement, the City would maintain their end.

Council Member Epps asked if that was like a special use permit.

Ms. Stultz said it was a different as it gave the City more ability to negotiate with the property owners because it was creating a new zoning district: a conditional use district. It was new to the City and thus far, no property owners had applied for one.

Mayor Hall said regarding the property owner on The Boulevard that Council Member Carter was talking about, he was concerned about rezoning it Heavy Industrial. He would like to hear what the merchants thought if they were asked about having an asphalt plant at the end of the street.

Council Member Carter said that was the reason he came up with the BC recommendation, to go from minor repair. Major repair included changing motors, transmission and paint, but minor repair did not.

Ms. Stultz said if the City issued a conditional use zoning permit for the property, it could be held there and not allowed in every Neighborhood Mixed Use and Business Central property. There was a great business at the corner of Monroe and Jay streets. They were great contributors to the downtown program and great people. Their lots were small, they owned two, and the cars got backed over the sidewalk or they had cars parked in parking spaces and as the downtown filled up, it became an issue. They were there and they could stay. She questioned if the City wanted more of that in the downtown areas. If she had a vote, she would vote to send it back and have it worked on some more; however, staff would support whatever Council wanted to do.

Council Member Epps asked if the conditional use permit was active as long as they were in business.

Ms. Stultz said the conditional use permit would go with the property.

Mayor Hall said the property could be sold for the same use.

Ms. Stultz agreed and added that it could be used for the same use beyond the 120 day grandfather clause as long as the new property owner kept the buffers and anything else previously agreed to.

Mayor Hall said of the 10,000 properties the City had rezoned, less than 12 properties had issues come up. He felt the City could handle those with conditional use zoning, but the only way to do that was to take it to the Planning Board.

Ms. Stultz said Council had allowed her to take rezoning requests and not charge a fee. She asked if that could be extended another two months.

Mayor Hall answered yes. He said the City wanted to make it right and did not want to impact anyone's business while also protecting the neighborhood from unwanted uses.

As there was no further discussion, Mayor Hall declared the public hearing closed.

A motion was made by Council Member Hunnicutt to send the request back to the Planning Board for reconsideration on a text amendment as needed. Council Member Hampton seconded the motion. Council Members Moore, Nooe, Hampton, Epps and Hunnicutt voted in favor of the motion. Council Member Carter voted in opposition of the motion. The motion carried.

REQUESTS AND PETITIONS OF CITIZENS:

There were none at this time.

UNFINISHED BUSINESS:

There was none at this time.

NEW BUSINESS:

- a. Presentation of Fiscal Year 2021-2022 Budget Message and Budget Ordinance; consideration to call a public hearing for adoption of the Budget Ordinance.

Mayor Hall called on City Manager Jon Mendenhall.

Mr. Mendenhall read the Budget Message to Council in which he stated the proposed budget for the fiscal year beginning July 1 was presented for their review and consideration. The City would discharge all of its financial obligations for the current budget year in the proper manner. He also noted that as a City and a society, they had survived a vast and deadly global pandemic, which had weighed heavily on everyone. The budget was presented as a spending plan for the fiscal year beginning July 1 and ending June 30, 2022. Pursuant to NCGS 159-8, the budget presented was balanced as required by law. Within the budget, the operating expenditures of the City remained flat, but careful and precise expenditures were being provided for in order to enhance the public safety, improve the general welfare and to continue guarding the public health. No new financing was part of the budget. There were new fire trucks approved in the current fiscal year but nothing new was being financed in the next fiscal year. The City was transitioning to a PAYGO basis, which meant paid for as you go rather than a financed basis. The items of expenditures of note were broken down into the three categories of public safety, general welfare and public health. Under public safety, expenditures included: two new fire trucks previously approved by Council – one aerial and one engine, which was a sizable investment that showed demonstrated support of the fire department and fire service for the protection of residents; eight new firefighters hopefully funded through a SAFER (Federal) grant that was being applied for along with the City's budgeted grant match; one new animal control truck; and two new K-9s for police work replacing two retiring K-9s. Items of expenditures under general welfare included: the resurfacing of Prospect Street, Monroe Street, Henry Street, Cedar Street, Harmon Drive, Park Road, Hamlin Street, Knight Street, Taft Street, Delaware Avenue and Mill Avenue via Powell Bill funds, which was State street aid recoupment of motor vehicle fuel tax; renovation of outdoor basketball courts at Bridge Street Recreation Center and Peter Hill Park; the improvement of public parking at the Monroe Street Municipal Parking Lot; and the remainder of the City's Comprehensive Plan used to plan for the City's future.

Mayor Hall referenced Mr. Mendenhall's comment regarding Powell Bill funds and added that the tax paid at the gas pumps went to the State and they in turn, allocated a portion of that to the City.

Mr. Mendenhall agreed and said it was restricted revenue that could not be used for any other purpose than the street system.

Mayor Hall said he wanted to make it clear the City was not collecting the tax from the gas pumps directly.

Mr. Mendenhall said items of expenditures under the public health section included: upgrading water plant valves and operational controls for continued high quality performance in treating the City's drinking water; the replacement of approximately 2,240 linear feet of waterline on Bridge Street, Glovenia Street, Maple Lane and Byrd Avenue in order to improve the drinking water supply system for residents; designing the replacement of approximately 1,015 linear feet of waterline to plan for future replacement; replacing an influent grit blower at the wastewater plant for better performance in the wastewater treatment process and protection from the influent grit coming into the plant; and all sanitary sewer related work that was being provided for as part of grant funds, but would be moving to separate project budget accounts apart from the annual budget, including the MGM Pump Station.

Mr. Mendenhall pointed out some highlights for Council and residents, such as no property tax increase, keeping the rate at \$0.6090 which marked year 13 without an increase since 2008. No general fee increase was proposed this fiscal year except that it was anticipated that the schedule of fees may be revamped for parks and recreation activities sometime during the year as part of the work of the parks

commission to bring about modernization changes. He gave the example of how the City did not currently charge a fee to book athletic facilities in the case of a cancellation, eliminating the ability to recoup some money or for the facility to be used by someone else. A pass-thru fee increase was proposed of \$1.00 in the solid waste fee from \$18.75 to \$19.75 in order to pass-thru the cost of landfill disposal that was increased \$1.00 by Rockingham County government. A one percent cost of living adjustment was being provided to City employees effective the first payroll in January 2022. The proposed general fund budget was \$16,423,300 with the ad valorem tax rate of \$0.6090 per \$100 of valuation. The proposed water and sewer fund budget was \$10,253,700. The proposed self-insurance fund budget was \$3,742,500.

Mr. Mendenhall said there were several continuity items also addressed in the budget. In the past, there had been discussion regarding water and sewer rate increases that needed to occur in order to balance the water and sewer fund, but that fund was balanced at the present time; thus, the large rate increase that had been held in abeyance for a number of years was no longer necessary. However, the necessity for a cost of production increase (CPI) may be necessary in the future to keep the fund balanced. In addition, solid waste was recommended at some point in the future to be moved into an enterprise fund rather than funded from the general fund and it was the goal of the proposed budget to begin that process. There were some items not addressed in the budget but that could possibly come to fruition in the upcoming fiscal year such as the American Rescue Plan, which was anticipated revenues, somewhat large in nature, due to Federal COVID stimulus. The U.S. Treasury had not promulgated regulations for the use of the funds in the Federal Register nor had it disbursed funds to date. Therefore, that revenue was not included in the budget but budget amendments might be made based on the revenue received. Secondly, another possible risk was the potential for a \$15 per hour Federal minimum wage. Thirdly, distributions for advisory boards, committees and commissions had previously been allocated by the City on an ad hoc basis and included in the operating budget. However, they had been withdrawn from the budget in order that as a group, representatives of each board, committee and commission could meet to coordinate their work and present a work plan along with an accompanying universal funding request for consideration whereupon contingency funds could be allocated as the Council deemed necessary. In essence, it would bring all of the boards, committees and commissions together in order make them all aware of what each was doing and would also give Council an idea of where they were from a budget standpoint, eliminating the need to ask Council for funding on a monthly basis. Lastly, the Capital Improvement Plan (CIP) would be escalated to a ten-year plan and had been taken out of the budget for a couple of reasons. First, to allow for the impacts of Federal COVID stimulus on debt and capital to be taken into account. Second, it would also enable the CIP to be converted into a majority PAYGO plan moving forward in order to lessen the debt service requirements of the City in future years as well as to mitigate the possibility of less than favorable interest rates in the future. Rather than incurring service debt on small items, such as vehicles, the City would move to the point of paying for such items with money already on hand to avoid encumbering future generations with that small debt. Moving the CIP to a ten-year plan would help provide better planning guidance into the future. Mr. Mendenhall acknowledged it was difficult to plan very far into the future but the thought was to plan far enough so that in years nine and ten, the City had enough spending allowance to prevent any overspending. It also allowed the City to buy large capital items on a cycle, such as fire apparatuses, which gave a planning mechanism long enough into the future for life cycles that exceeded five years.

Mr. Mendenhall said he wanted to commend and applaud each resident, volunteer, elected official and employee for their hard work, sense of community and togetherness during the past year that had been challenging due to the impacts from the COVID-19 pandemic. He thanked Finance Director Tammie McMichael and Assistant Finance Director Amy Winn for their assistance in the preparation of the budget. Copies of the proposed budget were being made available to news media and copies for the public to view would be available at City Hall in the Office of the City Clerk. The budget was submitted to Council on April 7. He reminded Council there would be a budget workshop on April 22 at 6 p.m. at City Hall to allow for questions and items of expenditure detail.

Mayor Hall thanked Mr. Mendenhall and the Finance Department for their work on providing Council with a balanced budget. He especially appreciated the absence of a tax or fee increase. He also expressed his appreciation for the department heads who were willing to eliminate some of their budget requests. He said Council could address any questions at the budget workshop.

- b. Consideration of bids and establishing a project ordinance for the MGM pump station.

Mayor Hall called on Water and Sewer Construction Projects Manager Mark Bullins.

Mr. Bullins presented a bid from Yates Construction for the construction of a pump station on the property acquired from MGM, which was formerly a wastewater treatment plant. The plan was to build a sewer pump station that would serve the property to the east, which the City jointly owned with Rockingham County for business development. By doing so, any wastewater from any facility that should build there would be transferred to the plant. A secondary purpose for the existing basin would be to use it as an equalization basin for any excess flows to prevent further overflows. Four bids were received for the construction project: (1) Yates Construction Company, Inc.: \$1,102,434.72; (2) City's Plumbing and Pools, Inc.: \$1,398,754.00; (3) Laughlin-Sutton Construction Company: \$1,519,500.00; and (4) Carolina Grading and Utilities, Inc.: \$1,608,471.00. Though Yates Construction was the lowest bidder, it was still outside the City's proposed budget for the project. Therefore, Mr. Bullins contacted Yates Construction to negotiate the costs while still accomplishing the task of construction. The City removed pipe lining from the contract and agreed to perform the necessary heavy cleaning, some of the required tree clearing and the NASSCO certified camera work, reducing the contract price down to \$911,577.06. The original budget for the project was \$890,000 which was funded through a grant. The engineering and design costs for the project were \$151,993.26 leaving \$848,006.74 of grant funds available for the project. Based on the negotiated contract price of \$911,577.06, a gap of \$63,570.32 would need to be funded through the Water and Sewer Construction Fund in order to make up the difference. A rough estimate of \$52,000 would be needed to run three-phase electrical power to the site, for a total additional fund cost of \$115,570.32. Mr. Bullins stated that in order to award the project to Yates Construction, Council would need to approve the additional funding of \$115,570.32.

Mayor Hall pointed out the City received a roughly \$900,000 grant over a year ago to complete the project and due to the increase in costs of construction, he was not surprised the bids were outside of the City's previously set budget amount. He appreciated Mr. Bullins negotiating to lower the price of the project as much as possible. He stated the City was going to have over a million dollar project completed for the cost of approximately \$115,000.

Council Member Nooe asked if there was a contingency fund line item for the project or if the City would need to account for some additional funding.

Mr. Bullins replied that while he was hopeful it would not be necessary, the City might want to account for some additional funding, such as ten percent.

Council Member Epps asked how the backflow prevention program that was implemented a few years prior was functioning.

Mr. Bullins said he had not been able to work on it due to other projects, so it had been delegated to Plant Mechanic Byron Curry who had passed his certification and was now the operator in responsible charge (ORC) for the cross connection control. Mr. Curry was doing an excellent job despite receiving some pushback, but Mr. Bullins promised to help him when it came time for enforcement.

Council Member Hunnicutt said if he understood correctly, when the property was originally acquired it was anticipated that the City would need to run an electrical service from New Street around the manufacturing plants to the site. He asked if the \$52,000 of additional funding needed was for such or if there had been an alternate source of power discovered that the City could connect to.

Mr. Bullins said this was the best available they had. There was not a cheaper alternate electrical source. The power supplied to the current facility came from MGM and the City needed to completely separate from it. Most of it was downgraded and no longer functioning as it used to. There was barely enough power available to operate the small pumps that transferred the fluids in the basin now back and forth in order to stay compliant with the State.

Council Member Hunnicutt said there was a service that went from Duke Energy's plant and ran between the plants and the river parallel to the property. He asked if the City could connect to that service.

Mr. Bullins said there were some environmental concerns as well as a huge hollow and thus, running the service across it would cause issues.

Council Member Hunnicutt said he was referring to the service that ran across the northern boundary of the property. It was an electric service that came from Duke Energy, ran downstream with the river towards the plant itself and was between the treatment plant and the manufacturing plant. On a recent visit to the property, he noticed it was still there but was not sure if it was still functional.

Director of Public Utilities Terry Shelton said the City also thought it could use that service for power but it was considered a Duke Energy high transmission distribution line that only served large industrial users; therefore, Duke Energy would not allow the City to pull power off of it, which left the only option of coming down New Street and around the MGM property. Staff had been working with Duke Energy Field Engineer Teresa Sandling on the routing of the power. Originally, staff thought the City could come around the property jointly owned by the City and the County, but the elevations dropped drastically towards the end of where the facility would be. There was also a ravine that was 50 feet deep and in order to run service there, Duke would have to run poles into the floodplain, which they were not going to do. Therefore, staff was working with Duke Energy to pull power around on the west side of the facility and was also negotiating with the owners of that property to obtain an easement across it. A second alternative would be to utilize power Duke had available at the new landfill site, but that was another 500 to 600 feet away.

Council Member Hunnicutt asked if staff was able to resolve the access issue. He added that if the City could obtain a right-of-way coming around the west side, where Fieldcrest used to enter the property, they might could get the same thing for access to get into it.

Mr. Bullins replied that the City had obtained the easement for the sewer line that ran around the west side, which gave the City access into the current plant. The City intended to build a road in that same direction.

Council Member Hunnicutt said when the City originally evaluated the east side of the property, it ran into the same issue with the right-of-way and would have been very expensive. He verified there was a plan for both power and access.

Mayor Hall said the estimated \$52,000 was the expected cost based on a worst case scenario for the electrical and it would be great if it were able to be completed at a cheaper cost.

Mr. Mendenhall said a project budget would have to be put together and brought before Council at the May City Council meeting. It was not deemed prudent to do so until the bids were awarded, but in that project

ordinance, he agreed there should likely be a ten percent contingency. Staff would break the project budget into a revenue side and an expenditure side.

A motion was made by Council Member Epps to approve Yates Construction Company Inc.'s bid and to establish a project ordinance for the MGM pump station. Council Member Carter seconded the motion. All members voted in favor. The motion carried.

c. Consideration of Downtown Master Plans-Small Area Plan request.

Mayor Hall called on Ms. Stultz.

Ms. Stultz stated there had been a lot of improvement and growth in the Leaksville area, now known as Uptown Eden. There was a lot of development and pressure in the area. As part of the City's comprehensive plan, the plan schedule was to complete some small area plans at an expense of \$8,000 each. After discussion with Mr. Mendenhall, it was decided that the municipal service district (MSD) areas should have their small area plans completed first. Currently, there was enough pressure and concern regarding parking and other issues in Leaksville Uptown, that staff was requesting Council to approve the small area plan for that district first. Other small area plans were anticipated to be completed in the upcoming fiscal year. Community and Economic Development Specialist Randy Hunt and Ms. Stultz met with Stewart, Inc., via Zoom and they would be ready to start on the small area plan as soon as it was approved.

Mayor Hall stated the small area plans were the add-ons to the comprehensive plan that Council recently approved.

Ms. Stultz said the Uptown Eden small area plan pushed forward sooner than she had anticipated.

Mayor Hall said the City needed to decide what to do about the parking issue in that district. The only other MSD in the City was Draper, which would be the second small area plan completed.

Ms. Stultz said The Boulevard area was considering becoming a MSD.

Mayor Hall said he agreed it was right to complete the MSD areas first since those were the districts collecting tax on themselves.

Ms. Stultz added it was a self-help program.

Council Member Hunnicutt said the description of the small area plan provided by Stewart, Inc., did not include much verbiage related to their plans for parking in terms of studying. He asked if they would identify areas that should be parking or if they would figure out how many spaces were needed.

Ms. Stultz said Mr. Hunt, along with the department's intern, had been working on taking the City's UDO parking requirement and comparing it to the buildings in the area. The vacant properties had previously not been considered during the comparison, but those have since been included. She said it was previously reported that the fire station needed a certain amount of parking spaces but they in fact did not because they had a parking lot. That collected and revised data would be provided to Stewart, Inc., which would save them hours of work of walking around and taking measurements. The small area plan was in essence a master plan for the City to prepare for the future of that particular business area. Parking was an item that had often been talked about and it had been assumed that everyone would be home or at the businesses at all times. However, because that would never happen, the City needed to ensure that it provided adequate parking for the business owners. The plan would also discuss design standards that the merchants and property owners wanted to establish for themselves, which would engage them regularly and throughout

the process. What Uptown Leaksville needed would be different from what Draper or The Boulevard needed, such as public improvements in terms of sidewalk, curb and gutter, drainage, design standards and cohesive lighting plans.

Council Member Moore asked if the firm would start on the small area plan immediately if it were approved.

Ms. Stultz replied yes. She said staff from the firm would be in town on April 30 to begin the comprehensive plan and they planned to bring extra staff with them to begin working on the small area plan for Leaksville if approved.

Council Member Carter questioned if that was included in the cost of \$8,000.

Ms. Stultz said yes. City staff had done as much preparatory work as they could in order to keep the cost of the plan at \$8,000.

A motion was made by Council Member Hampton to approve the Downtown Master Plans-Small Area Plan request.

Council Member Hunnicutt questioned if the small area plan would be funded out of the current fiscal year's budget or the upcoming budget.

Ms. Stultz said it would be funded out of the current fiscal year's budget.

Mr. Mendenhall said he anticipated the firm would do some preliminary work during the current fiscal year, possibly resulting in some of the cost being carried over into the next fiscal year. He said in her memo, Ms. Stultz stated that the other small area plans would come before Council from the Planning Board as part of their work plan, so there may be instances where the work plan for the Planning Board anticipated carrying some of the remaining costs out of the upcoming fiscal year's budget; however, there would be contingency for that. He expected the small area plans to be abridged fiscal years.

Council Member Carter seconded the motion. All members voted in favor. The motion carried.

REPORTS FROM STAFF:

a. City Manager's Report

Mayor Hall called on Mr. Mendenhall.

Mr. Mendenhall welcomed any questions related to the April City Manager's report.

Mayor Hall thanked Mr. Mendenhall for his report and said he had extra copies of the City Manager's report available. He said it was also included in Eden's Own Journal and available online. He attended the ribbon cutting at Ample Storage located at the former Walmart location and said it was nice to see existing buildings being used for something different than its prior use. The business was off to a great start with their leasing. It was great to see the demand for real estate come back. He encouraged youth in the community to consider joining the Eden Youth Council for the next term. He also pointed out that all Eden industries and many commercial businesses were eagerly seeking employees. He asked citizens to refer to the dates, locations and registration times of activities listed in the report, such as the sports programs, because they were only successful if people participated.

Council Member Hunnicutt asked Mr. Mendenhall if the Citizens Academy would occur this year.

Mr. Mendenhall said staff had not discussed it yet due to the unknowns with COVID restrictions, but added that it would be nice if it could occur as it would be his first one to participate in.

Council Member Hunnicutt said he attended the academy a few years ago and found it to be particularly informative. He thought it was a great offering for citizens. He said it appeared the State was approaching a period where COVID restrictions were going to be eased and he hoped the City could work the program in even if it had to be postponed for a few months. He encouraged citizens to attend.

Mr. Mendenhall said staff would lean in that direction.

City Manager's Report April 2021, City Manager Jon Mendenhall

ADMINISTRATION

Eden Youth Council

The City is accepting applications for the 2021-22 City of Eden Youth Council. Membership is open to individuals who live in the Morehead High School Attendance Zone (MHS, college, homeschool, or private school students) and are between the ages of 14 and 20.

This experience provides our youth with:

- Service opportunities
- Development of leadership and professional skills
- Networking amongst civic leaders
- Coordinating opportunities for Eden youth
- Great experience to list on resumes and college applications

Applications are available online on the City's website.

ECONOMIC DEVELOPMENT

Commercial

Ample Storage

This latest Eden store celebrated its ribbon cutting on April 7 at its 842 S. Van Buren Road location next to Tractor Supply. They offer interior storage spaces, allowing you to drive into the building to reach your storage space in a clean and safe environment. For more information, contact them at 336-660-2770.

Facebook (from *Business NC Magazine*)

Dealing with the impact of the pandemic has had mixed results for the state's small businesses compared with peers nationally, according to Facebook research.

The search engine giant [reported these results](#) based on February data:

- Only 17% of small businesses in N.C. reduced employment because of COVID-19, ten points below the national average.
- About 44% of N.C. small businesses reported that their sales were lower than sales in February 2020, seven points below the national average.
- However, 63% of business owners in N.C. are confident in their ability to stay open for at least six months, which is five points below the national average and seven points below the average for southern states. About 73% of S.C. business owners are confident in their ability to continue operating for at least six months.

ModWash

Don't let pollen turn your car yellow. ModWash offers monthly rates that allow you unlimited washes for your vehicle starting at \$29.99 so it will look its best this spring. They are located at 104 E. Harris Street in the Food Lion Shopping Center. Call them at 336-642-9950 for more information.

Industry

Help Wanted!

Virtually all Eden industries and many commercial businesses are eagerly seeking employees. If you need a job, check the N.C. Works website to learn about the opportunities in Eden and Rockingham County.

Gildan Yarns

Originally slated to employ 85 people, there are more than 90 workers at the Summit Road facility. A sign of the economy recovering is the need for yarn, which has resulted in the plant running at full strength to keep up with demand.

Nestle Purina

Soon you will see cranes on the Nestle Purina site as the building is raised three times its height compared to when MillerCoors operated it. The company's human resources staff is creating training programs for the future Eden employees. When the Nestle Purina announcement was made, the N.C. Department of Commerce estimated it would have a \$2 billion positive impact on the state.

Signode (formerly Blue Ridge Plastics)

This company has made significant improvements and expanded from 30 to 80 employees with 100 to be employed by the end of 2021. They make packaging materials, including plastic frames and divider sheets for pallets. They are located at 11511 NC Highway 770 east of Eden.

Residential

Stacker.com

Stacker compiled a list of N.C. cities with the fastest growing home prices using data from Zillow. Cities are ranked by the change in Zillow Home Values Index for all homes over the last year as of January 2021. Cities in the 15,000 largest markets in the U.S. were considered. Eden saw a 21.8% increase and ranked #2 of the top 30 N.C. cities and is ranked #1 in fastest growing home prices amongst cities in the Greensboro-High Point metro area. The ten-year home price change was +42.8%.

Other

Paul Prewitt 101 Birthday Celebration

There was a great turnout at Eden resident Paul Prewitt's 101 birthday celebration on March 23. Eden and Rockingham County emergency services lined Grant Street with each Eden police officer shaking Mr. Prewitt's hand, wishing him a happy birthday. City Council and staff also joined the parade. In 2015, when Mr. Prewitt was a mere 95 years old, he helped Eden volunteers fill Salvation Army Christmas Angel grocery boxes. Mr. Prewitt was right in there with the rest of us helping those in need. City of Eden's Marketing Manager Cindy Adams was the main coordinator of this effort, which was covered by Fox-8 News. Congratulations Mr. Prewitt. We wish you many more birthday celebrations!

Rockingham County's Rockstar

Rockingham County Economic Development Director Leigh Cockram has overseen significant industrial growth since coming to the county in February of 2019. Last year was an especially good year with more than \$886.5 million in investment and 1,008 jobs announced, in addition to \$5.5 million in infrastructure grants approved and 84 grants made to small businesses. Cockram worked with Eden Economic Development to bring Nestle Purina to Eden and supported Night Owl National Contractors in its opening of a countertop operation in the former Eden K-Mart space and its renovation of the former Eden Mall into an entrepreneurship facility. For Rockingham County, 79.5% of all investment made in the decade 2010-2020 came in 2020, a pandemic year. This alone is a remarkable feat.

Eden's Economic Development Director Mike Dougherty, recognizing Cockram's energy and skills, contacted *Business NC* magazine and urged them to write a story about her. The April 2021 issue of this publication features Ms. Cockram (with her photo on the cover and the title "Rockstar Status") and tells a great story of her achievements in Eden and Rockingham County. Congratulations Leigh—this is well-deserved.

Tourism

Grown & Gathered

Our spring Grown & Gathered is SOLD OUT! The event will take place on Thursday, May 20 along the canal at the Spray Mercantile. The food is being prepared by Jarrett Nycamp of The Blissful Palette Events & Catering. Our summer Grown & Gathered will take place August 12.

Piedmont Pottery Festival

The 18th Annual Piedmont Pottery Festival is set to take place on Saturday, June 5 from 9 a.m. to 4 p.m. at the First Presbyterian Church located at 582 Southwood Drive. Potters from all across N.C. and VA will be presenting the finest in handcrafted pottery. There will be demonstrations and door prizes all throughout the day. Admission is free.

RiverFest

We are now accepting vendor applications for RiverFest! Please check out www.ExploreEdenNC.com where you will find applications for artisans/crafters/civic, business and food vendors. Our dates this year are September 17 and 18!

Spray Mural

A new mural adorns the side of Ramsey's Barber Shop located on Morgan Road in the Spray area of town. It depicts a vintage "City Strip" that was placed on the front of vehicles years ago. It is a beautiful addition to our city's public art collection! Thanks to local artist Brandon Hardison for a job well done!

Spring is Here! Explore Our Trails!

Spring in Eden is a beautiful time of year! Take advantage of these warm sunny days and get out and explore the Smith River Butterfly Trail along the Smith River Greenway where you can also visit the otter sculpture or view the river from the observation deck. Walk along the beautiful Matrimony Creek Nature Trail and have lunch or supper under the shelter. You can also visit Freedom Park with all its fun things to do or walk the Freedom Park Nature Trail. Come sit or swing in Grogan Park and enjoy the shady trail area, chimes and public art. So many options!

ENGINEERING

FY 2020-21 Street Resurfacing Contract, No. 2

The Eden City Council approved to award the FY 2020-21 Street Resurfacing Contract, No. 2 to Waugh Asphalt, Inc. on March 16. The contract consists of the resurfacing of Patterson Street (Washington Street to Center Church Road) and Kennedy Avenue (Kings Highway to Stadium Drive). Construction is scheduled to start in early May.

NCDOT Road Resurfacing – Kings Highway

APAC-Atlantic, Inc. has begun construction on Kings Highway. The damaged/worn manholes and water valve boxes were replaced on April 8 and 9. The asphalt milling and resurfacing phase of the contract will start the week of April 19. The work is expected to take approximately two weeks. Please use extreme caution when traveling in this area.

Waterline Replacement Projects Update

A bid opening is to be held April 19 for the Bridge Street waterline replacement project. This project will involve the replacement of the existing water main between Irving Avenue and Oak Street.

PARKS AND RECREATION

COVID-19 Updates

COVID-19 numbers are going down, thus opening more things up for Parks & Recreation and its facilities. Governor Roy Cooper increased the number of people allowed to gather indoors from 25 to 50 and the number outdoors from 50 to 100.

Sports Programs

Practices are as follows:

Co-ed Peanut Baseball (ages 4 - 6) will practice on Tuesdays and Thursdays at 4:30 p.m.

Dixie Youth Coach Pitch (ages 7 - 8) will practice on Mondays and Wednesdays at 4:30 p.m.

Dixie Youth Minors (ages 9 - 10) will practice on Tuesdays and Thursdays at 4:30 p.m.

Dixie Youth Ozone (ages 11 - 12) will practice on Tuesdays and Thursdays at 4:30 p.m.

Girls Softball (ages 9 - 10, 11 - 12 and 13 – 15) will practice on Mondays and Wednesdays at 4:30 p.m.

Adult/Youth Kickball began practicing on April 8.

Pony Baseball (ages 13 - 14) began practicing on April 9.

All of the above practices will be held at Freedom Park.

Bridge Street & Mill Avenue Recreation Centers

These two facilities will be open Monday through Friday from 2 p.m. until 7 p.m.

During the past month there were approximately 891 visits at Bridge Street and 1,606 visits by residents at Mill Avenue that participated in the following activities: exercise classes, basketball (Around the World), basketball (Horse), pickleball, walking track, playground and weight lifting. The after-school program continues at the recreation centers.

Facility Rentals

We are now renting out shelters and some facilities. Karate classes are once again being held at the Boone Road facility.

Freedom Park

During the past month, there were approximately 2,500 visits by residents and non-residents who participated in the following activities: walking track, nature trail, skateboard park, basketball courts, playground use and dog park. Two tournaments were held at the park during the month of March.

Freedom Park and all other greenways and trails are closed each day from dusk until dawn unless there is an event planned. The gates at Freedom Park will be locked accordingly.

The Splash Pad will open on Memorial Day.

Garden of Eden Center

The Senior Center was very active for the month of March. We had several workshops, virtual and in-person. We offered "Laughter is the Best Medicine," "My Big Fat Mouth Workshop," "Healthy Recipes for Success" and an Eden Drug information session during our Friends Club. We also had a breakfast sponsored by Hardees. We continued to have our exercise class at the Bridge Street Recreation Center and our pickleball at the Mill Avenue Recreation Center. We also had a pickleball tournament at the Bridge Street Recreation Center that included senior athletes from Madison, Mayodan, Stoneville, Reidsville and other areas throughout the county. Our quilt guild met again for the first time since 2020 and had a wonderful time.

In total, we had about 540 on our sign-in list at Morgan Road and at least 300 more visits for our senior programs off site, for a total of 840 visits for our programs offered by the Senior Center during March.

Mill Avenue Pool

The Mill Avenue pool will open on Memorial Day.

PLANNING & INSPECTIONS

Collections

Payments received from Rockingham County Tax Department for code enforcement fees due to the City of Eden were \$3,958.57. Statements were mailed on March 3 to all property owners with a balance due to the City of Eden.

Local Codes and Inspections

Staff is working on updating the code compliance report. Local code complaints have slowed down as they typically do this time of year; however, complaints continue to be addressed in a timely manner and notices sent as needed.

Ongoing Projects for Inspections:

The Purina project is beginning to intensify: 150 new construction documents were reviewed in March with many more anticipated as the project progresses.

The building permit for the upfit and construction of the new pharmacy located at 901 Washington Street (old Wachovia Bank) has begun.

Staff is expecting to receive the construction documents for the new urgent care center, which will be located at 824 S. Van Buren Road Unit F.

Snipe Signs

Staff is removing signs from the right-of-way daily.

Planning Board-UDO Adjustments:

The Planning Board heard three cases concerning the UDO: (1) a text amendment relating to automobile businesses in Business Central and Neighborhood Mix. This was approved and will go to Council in April; (2) map adjustments involving properties recommended for change to Industrial from Neighborhood; (3) and an amendment to the UDO with identical provisions to the former provisions regarding accessory structures in what was Residential-Suburban now Residential Agriculture that were left out of the UDO. Concerns had been raised that these regulations were too restrictive but state law exempts bonafide farms from any structure size regulations. The Planning Board decided to send this amendment back to City staff.

Comprehensive Plan

At the March City Council meeting the consultant for the Comprehensive Plan was chosen, Stewart Inc., which was the same firm that the City used for the UDO. On March 31, City staff had the initial startup meeting with Stewart staff. The Planning Board will serve as the Steering Committee for the plan. The Comprehensive Plan will involve many opportunities to reach out to citizens and stakeholders and will encompass all aspects of city government and life in our community. The Internal Technical Review Committee (ITRC) will have continued involvement as the plan progresses. In a year, the plan should be ready for adoption as the process is required by July 1, 2022.

Affirmative Maintenance

At the March City Council meeting, Council was presented with the beginnings of a restoration of several programs that oversee maintenance of grounds and structures within our planning jurisdiction. More on this program will be presented as the new fiscal year begins.

Local Landmark Report

Staff is working on a local landmark report for Ray Commons (John B. Ray/Central Hotel building).

Grants Under Management

Draper CDBG

The Environmental Review has been completed and its record was posted on the City's website and advertised in the Rockingham Now. It is available for review at City Hall. The comment period for the record has ended and the report has been sent to the Department of Commerce with a Request for Release of Funds for this grant.

COVID-19 CDBG Assistance to Low and Moderate Income Citizens Grant

Staff had its startup meeting with Dennis Branch, who will be the City's Department of Commerce representative. We hope to begin helping people within the next month.

NCDOT – Stadium Drive Sidewalk

This project was sidelined by the COVID-19 pandemic, as were so many others. A joint meeting with NCDOT, City staff and Wetherill Engineering took place in March to finalize the plans and move toward a construction date. A list of property owners have been given to the City Attorney.

Pedestrian Plan

The Planning Board serves as the Steering Committee for the Pedestrian Plan. Information was provided by the consulting firm and a public forum was open for citizen input but no citizens attended. Staff did have a survey that was available and would remain open for two more weeks.

Urgent Repair Grant

Staff expects to hear if the City will receive funding for this grant in April. If funded, this grant will be available to property owners citywide.

Safety Committee

Local Codes Administrator/GIS Analyst Debra Madison is now the Secretary of the Safety & Loss Control Committee. She has been gathering information from other municipalities to assist the City's committee in updating our current manual.

POLICE

PD command and supervisory staff will be conducting interviews for the two vacant detective positions and the vacant K-9 officer position assigned to patrol.

Eden officers will begin the annual spring in-service training. The training consists of mandatory firearms training and qualifications, bloodborne pathogens training, HAZMAT training and fire extinguisher training.

CONSENT AGENDA:

- a. Approval and adoption of the March 16, 2021 regular meeting minutes.
- b. Approval to award installment financing to BB&T (Truist) for a ladder truck and a pumper truck.

Ms. Winn wrote in a memo that City Council approved the purchase of a ladder truck and pumper truck for the Fire Department on March 16. She requested bids from local banks on March 23 for 15-year financing and received two quotes: BB&T at 2.47 percent and United Financial (HomeTrust) at 2.49 percent. She requested Council approve BB&T as the successful bid for financing. The annual debt service would be \$109,116.59 with the first payment due in FY 2021/22. The debt service had been included in the proposed FY 2021/22 budget.

Resolution Approving Financing Terms

WHEREAS: The City of Eden, NC ("Borrower") has previously determined to undertake a project for the financing of a ladder truck and a pumper fire truck (the "Project"), and the Finance Officer has now presented a proposal for the financing of such Project.

BE IT THEREFORE RESOLVED, as follows:

1. The Borrower hereby determines to finance the Project through Truist Bank ("Lender") in accordance with the proposal dated April 6, 2021. The amount financed shall not exceed \$1,354,000.00, the annual interest rate (in the absence of default or change in tax status) shall not exceed 2.47%, and the financing term shall not exceed fifteen (15) years from closing.
2. All financing contracts and all related documents for the closing of the financing (the "Financing Documents") shall be consistent with the foregoing terms. All officers and employees of the Borrower are hereby authorized and directed to execute and deliver any Financing Documents, and to take all such further action as they may consider necessary or desirable, to carry out the financing of the Project as contemplated by the proposal and this resolution.
3. The Finance Officer is hereby authorized and directed to hold executed copies of the Financing Documents until the conditions for the delivery of the Financing Documents have been completed to such officer's satisfaction. The Finance Officer is authorized to approve changes to any Financing Documents previously signed by Borrower officers or employees, provided that such changes shall not substantially alter the intent of such documents or certificates from the intent expressed in the forms executed by such officers. The Financing Documents shall be in such final forms as the Finance Officer shall approve, with the Finance Officer's release of any Financing Document for delivery constituting conclusive evidence of such officer's final approval of the Document's final form.
4. The Borrower shall not take or omit to take any action the taking or omission of which shall cause its interest payments on this financing to be includable in the gross income for federal income tax purposes of the registered owners of the interest payment obligations. The Borrower hereby designates its obligations to make principal and interest payments under the Financing Documents as "qualified tax-exempt obligations" for the purpose of Internal Revenue Code Section 265(b)(3).
5. The Borrower intends that the adoption of this resolution will be a declaration of the Borrower's official intent to reimburse expenditures for the Project that are to be financed from the proceeds of the Lender financing described above. The Borrower intends that funds that have been advanced, or that may be advanced, from the Borrower's general fund or any other Borrower fund related to the Project, for project costs may be reimbursed from the financing proceeds.
6. All prior actions of Borrower officers in furtherance of the purposes of this resolution are hereby ratified, approved and confirmed. All other resolutions (or parts thereof) in conflict with this resolution are hereby repealed, to the extent of the conflict. This resolution shall take effect immediately.

City of Eden, NC - Ladder Truck & Pumper Fire Truck (DRAFT)

Compounding Period: Annual
 Nominal Annual Rate: 2.470%

Cash Flow Data - Loans and Payments

Event	Date	Amount	Number	Period	End Date
1 Loan	04/06/2021	1,354,000.00	1		
2 Payment	04/06/2022	109,116.59	15	Annual	04/06/2036

TValue Amortization Schedule - Normal, 360 Day Year

	Date	Payment	Interest	Principal	Balance
Loan	04/06/2021				1,354,000.00
2021 Totals		0.00	0.00	0.00	
1	04/06/2022	109,116.59	33,443.80	75,672.79	1,278,327.21
2022 Totals		109,116.59	33,443.80	75,672.79	
2	04/06/2023	109,116.59	31,574.68	77,541.91	1,200,785.30
2023 Totals		109,116.59	31,574.68	77,541.91	
3	04/06/2024	109,116.59	29,659.40	79,457.19	1,121,328.11
2024 Totals		109,116.59	29,659.40	79,457.19	
4	04/06/2025	109,116.59	27,696.80	81,419.79	1,039,908.32
2025 Totals		109,116.59	27,696.80	81,419.79	
5	04/06/2026	109,116.59	25,685.74	83,430.85	956,477.47
2026 Totals		109,116.59	25,685.74	83,430.85	
6	04/06/2027	109,116.59	23,624.99	85,491.60	870,985.87
2027 Totals		109,116.59	23,624.99	85,491.60	
7	04/06/2028	109,116.59	21,513.35	87,603.24	783,382.63
2028 Totals		109,116.59	21,513.35	87,603.24	
8	04/06/2029	109,116.59	19,349.55	89,767.04	693,615.59
2029 Totals		109,116.59	19,349.55	89,767.04	
9	04/06/2030	109,116.59	17,132.31	91,984.28	601,631.31
2030 Totals		109,116.59	17,132.31	91,984.28	
10	04/06/2031	109,116.59	14,860.29	94,256.30	507,375.01
2031 Totals		109,116.59	14,860.29	94,256.30	
11	04/06/2032	109,116.59	12,532.16	96,584.43	410,790.58
2032 Totals		109,116.59	12,532.16	96,584.43	
12	04/06/2033	109,116.59	10,146.53	98,970.06	311,820.52
2033 Totals		109,116.59	10,146.53	98,970.06	
13	04/06/2034	109,116.59	7,701.97	101,414.62	210,405.90
2034 Totals		109,116.59	7,701.97	101,414.62	
14	04/06/2035	109,116.59	5,197.03	103,919.56	106,486.34
2035 Totals		109,116.59	5,197.03	103,919.56	
15	04/06/2036	109,116.59	2,630.25	106,486.34	0.00
2036 Totals		109,116.59	2,630.25	106,486.34	
Grand Totals		1,636,748.85	282,748.85	1,354,000.00	

- c. Approval to award installment financing to HomeTrust for a wheel loader.

Ms. Winn wrote in a memo that City Council approved the purchase of a wheel loader for the Street Department on January 19. She requested bids on March 23 from the local banks for 5-year financing and received the following quotes: (1) BB&T: 1.45 percent; (2) First National Bank: 1.49 percent; (3) First Citizens Bank: 1.82 percent; and (4)

United Financial (HomeTrust): 1.23 percent. She requested Council approve United Financial (HomeTrust) as the successful bid for financing. The annual debt service would be \$31,413.70 with the first payment due in FY 2021/22. The debt service was included in the proposed FY 2021/22 budget.

AMORTIZATION SCHEDULE - Normal Amortization, 360 Day Year

	<u>Payment</u>	<u>Interest</u>	<u>Principal</u>
Loan			
1	31,413.70	1,862.65	29,551.05
2	31,413.70	1,499.17	29,914.53
3	31,413.70	1,131.22	30,282.48
4	31,413.70	758.75	30,654.95
5	31,413.70	381.71	31,031.99
Grand Tot:	157,068.50	5,633.50	151,435.00

Last interest amount increased by 0.02 due to rounding.

d. Approval of Budget Amendment #9.

Ms. Winn wrote in a memo that the budget amendment allocated grant proceeds from the Duke Energy Foundation. The grant funds would be used to repair the Matrimony Creek Nature Trail that was damaged due to flooding.

	<u>Account #</u>	<u>From</u>	<u>To</u>	<u>Amount</u>
General Fund Revenues				
Duke Energy Foundation Grant	10-3350-00970	\$ -	\$ 15,000.00	<u>\$ 15,000.00</u>
General Fund Expenditures				
Matrimony Creek Nature Trail	10-9920-89870	\$ -	\$ 394,400.00	<u>\$ 394,400.00</u>

Appropriates grant funds received from the Duke Energy Foundation for the Matrimony Creek Nature Trail.

Adopted and effective this 20th day of April, 2021.

Attest:

Deanna Hunt, City Clerk

Neville Hall, Mayor

e. Approval of Budget Amendment #10.

Ms. Winn wrote in a memo that the budget amendment allocated funds received from the state of N.C. for Controlled Substance Excise Tax. The funds were generated due to cases that were worked by the Eden Police Department. The Police Department would use those appropriated funds to purchase a covert camera for use in their investigations.

Minutes of the April 20, 2021 meeting of the City Council, City of Eden:

	Account #	From	To	Amount
General Fund Revenues				
Police Controlled Substance Exise Tax	10-3431-41800	\$ 1,100.00	\$ 3,500.00	<u>\$ 2,400.00</u>
General Fund Expenditures				
Police Department Supplies	10-4310-29100	\$ 30,000.00	\$ 32,400.00	<u>\$ 2,400.00</u>

Appropriates funds received from the State for Controlled Substance Exise Tax.

Adopted and effective this 20th day of April, 2021.

Attest:

Deanna Hunt, City Clerk

Neville Hall, Mayor

f. Approval of Budget Amendment #11.

Ms. Winn wrote in a memo that the budget amendment allocated insurance proceeds received for storm damage to the playground at the Senior Center on Orchard Drive. The repairs had been completed and expensed in the Facilities and Grounds Maintenance/Repair line item.

	Account #	From	To	Amount
General Fund Revenues				
Insurance Proceeds	10-3850-85000	\$ 10,500.00	\$ 22,000.00	<u>\$ 11,500.00</u>
General Fund Expenditures				
Facility/Grounds M/R Buidlings	10-4190-35100	\$ 99,500.00	\$ 111,000.00	<u>\$ 11,500.00</u>

Appropriates insurance proceeds received for storm damage at the playground at the Senior Center.

Adopted and effective this 20th day of April, 2021.

Attest:

Deanna Hunt, City Clerk

Neville Hall, Mayor

g. Approval to award a contract for CDBG-CV administrative services.

This item was removed from the Consent Agenda.

h. Approval to cancel Water Tank Maintenance Contracts with Suez, formerly Utility Services, in order to put the contracts out for bid.

Mr. Bullins wrote in a memo that the City contracted with Utility Service Company in October 1993 to perform tank maintenance on the elevated water storage tanks located at Dunn Street, Caleb Street, Hamilton Street, Grove Street and Byrd Street. The elevated water storage tank at Byrd Street had since been disconnected and its service contract was terminated. The water storage tank at Freedom Park was added in August of 2008. The five maintenance contracts covered annual inspections, biennial draining cleaning and disinfection, all repairs and parts, as well as all interior and/or exterior coatings of the elevated water storage tanks involved. The contracts also included cellphone transmitter

maintenance for the City. For the first four years of the contracts, the annual maintenance costs remained the same as defined by the contracts, after which the price went up every three years based on a maximum of five percent annually. The City spent a total of \$94,443.68 on water tank maintenance during the current fiscal year. Mr. Bullins believed that a savings of more than \$10,000 annually could be achieved through competitive bidding of the contracts. The terms for canceling the current contracts required a Notice to Terminate signed by three City of Eden Council members and sent via certified mail 120 days in advance of the anniversary date, with the first contract coming due in August of 2021. Mr. Bullins requested Council approve to terminate all five water tank maintenance contracts.

A motion was made by Council Member Moore to approve the Consent Agenda. Council Member Epps seconded the motion. All members voted in favor. The motion carried.

ANNOUNCEMENTS:

Council Member Hampton said The Boulevard would be hosting a Food Truck Rodeo on May 1 from 11 a.m. to 5 p.m. She invited everyone to attend as there would be delicious food available.

Marketing and Special Events Manager Cindy Adams was pleased to announce the Grown & Gathered event that was scheduled for May 20 was sold out.

Council Member Epps said The Boulevard was looking good. He said the code enforcement employees were doing a terrific job of getting rid of some of the obscure things that were in the way and he appreciated their efforts.

Mayor Hall said he had received a lot of positive comments regarding the Public Works departments, especially their cleanup along the greenway areas. He also received a thank you letter from the City of Reidsville's Mayor Jay Donecker thanking the City's Public Works departments for helping them clean up storm debris the week before, returning the favor from when they sent their employees to Eden to help clean up after the tornado that touched down several years ago.

Ms. Adams said there would be a ribbon cutting on April 30 at 4 p.m. at the Smith River Greenway for the Children's Interactive Trail. It would be towards the YMCA end of the greenway.

ADJOURNMENT:

As there was no further business to discuss, a motion was made by unanimous consent to adjourn.

Respectfully submitted,

Deanna Hunt
City Clerk

ATTEST:

Neville Hall
Mayor