

**CITY COUNCIL  
REGULAR MEETING  
COUNCIL CHAMBERS  
308 E. Stadium Drive  
August 15, 2017  
6:00 p.m.**

1. Meeting called to order by: Wayne Tuggle, Sr., Mayor
2. Invocation: Daryl Law, Pastor, Eden Baptist Church
3. Pledge Of Allegiance: Tommy Underwood, Fire Chief
4. Proclamations & Presentations:
  - a. Eden Youth Council Oaths: Swearing in of Eden Youth Council. **Jim Burnette, City Council**  
  
Mason Barham  
Lindsey Cox  
William Flynt  
Nicole Hernandez  
Grey Martin  
Larson White
5. Roll Call:
6. Set Meeting Agenda:
7. Public Hearings:
8. Requests And Petitions Of Citizens:
9. Unfinished Business:
10. New Business:
  - a. Consideration and Approval of Building Rehabilitation Grant. **Mike Dougherty, Director of Economic Development and Randy Hunt, Main Street Manager**
  - b. Consideration of Recommendation to Accept a Portion of Southwood Drive for Maintenance. **Kelly Stultz, Director of Planning & Inspections**
11. Reports From Staff:
  - a. City Manager's Report. **Brad Corcoran, City Manager**
12. Consent Agenda:
  - a. Approval and Adoption of Minutes: July 18, 2017. **Sheralene Thompson, City Clerk**

- b. Approval and Adoption of Capital Project Ordinance – Meadow Greens Covenant Branch Pump Station Force Main Relief Project. **Terry Shelton, Director of Public Utilities**
- c. Consideration of Recommendation to Accept Bid on 416 Decatur Street. **Kelly Stultz, Director of Planning & Inspections**

13. Announcements: Eden Youth Council Reception

14. Closed Session

- a. Closed Session in accordance with GS 143-318.11 (a)(5): To establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating (i) the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease.

Adjourn



## Economic Development Department

August 2, 2017

To: The Honorable Mayor and Eden City Council

Thru: Brad Corcoran, Eden City Manager

From: Randy Hunt, Eden Main Street Manager  
Mike Dougherty, Director of Economic Development

Re: Building Rehabilitation Grant

Time is requested at the August 15, 2017 City Council meeting to present the Building Rehabilitation Grant (BRG) program. The BRG was created to provide matching grants to encourage improvements and/or upgrades to the interior and exterior of downtown buildings to make them more attractive for new, existing and expanding businesses. Under the program, applicants are eligible for up to thirty-three and one third percent (33.3%) of the actual improvement costs up to a maximum award of \$5,000.00. Applications will be accepted on an on-going basis and grants will be awarded based on the project meeting the program eligibility requirements. Grants will be awarded depending on the availability of funds.

Buildings located within Eden's traditional downtown areas, including Historic Leaksville, Downtown Draper, The Boulevard and The Cook Block are eligible to be considered for this program.

The attachments provide details of the program, design guidelines and an application form that will be completed by interested parties for the grant program.

If you have any questions concerning this program, please let me know. Thank you.

## Building Rehabilitation Grant (BRG) Program

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### OVERVIEW

Eden Downtown Development Inc. (EDDC) and the City of Eden value the commercial buildings in the Eden traditional downtown areas and offer incentive grants to provide assistance with the **significant** improvement and rehabilitation of downtown properties. The Building Rehabilitation Grant (BRG) program was created to provide matching grants to encourage improvements and/or upgrades to the interior and exterior of downtown buildings to make them more attractive for new, existing, and expanding businesses. Under the program, applicants are eligible for up to thirty- three and one third percent (33.33%) of the actual improvement costs, up to a maximum amount of \$5,000.00. Applications will be accepted on an ongoing basis and grants will be awarded based the project meeting the program eligibility requirements. Grants will be awarded depending on the availability of funds.

### ELIGIBLE PROPERTIES

Eligible properties are those located in the traditional downtown areas of Eden. Those include Leaksville, Draper, The Boulevard, and Cook Block. See attached drawings of authorized downtown areas. Only one application per year per property is eligible.

### ELIGIBLE APPLICANTS

Commercial property and business owners inside the traditional downtown areas are eligible applicants.

***NOTE: Business owners leasing property must have a minimum of two years remaining on the lease.***

***NOTE: Nonprofit entities are not eligible applicants.***

### MATCHING REQUIREMENT

The grants have a matching requirement. Applicants are required to invest two (2) dollars for every one (1) dollar of grant funding received. The grants will pay for up to 33.33% (thirty-three and one third percent) of any approved building improvement or rehabilitation project.

### AWARD AMOUNTS

The maximum award for each annual grant is five-thousand dollars (\$5,000.00). The minimum grant award is five-hundred dollars (\$500.00).

### ELIGIBLE PROJECTS

Eligible improvements include, but are not necessarily limited to:

#### Interior Improvements

- Fire sprinkler system installation or upgrade, including any needed water service improvements to accommodate a food or beverage service business in accordance with code requirements.
- Restoration of historic interior architectural features, including ceilings, light fixtures, floors, and architectural detailing.
- Heating, ventilation, air conditioning, and drainage improvements **in conjunction** with structural building upgrades to accommodate a new business or tenant.
- Plumbing improvements to accommodate a new food or beverage service business.
- Interior construction to rehabilitate a building to accommodate a new business or service.

#### Exterior improvements

- Significant exterior repair, including replacement of doors or building reconstruction.
- Masonry repair and restoration.

## **INELIGIBLE PROJECTS**

Projects and expenses such as the following are not eligible:

- Building or land acquisition
- Design services, including architectural and interior design
- Emergency or safety-related demolition expenses
- Flood, fire or water damage repairs
- Furnishings, equipment or personal property not part of the building construction
- Legal or building permit fees
- Maintenance work (i.e. general repairs that maintain existing conditions)
- Parking lot resurfacing
- Pest extermination
- Work proposed on property with an active code compliance citation
- Work begun prior to application submittal or done without a required building permit

## **GRANT PROGRAM DESIGN GUIDELINES**

Applicants will also need to refer and adhere to the **BUILDING REHABILITATION GRANT PROGRAM (BRG) DESIGN GUIDELINES**. The Design Guidelines are listed on a separate document accompanying these Program Guidelines.

## **APPLICATION REVIEW AND EVALUATION**

The City of Eden Main Street Manager and City staff will administer the program. All grants must be submitted to the Eden Main Street Manager who will present the applications to City staff for consideration and approval. Once applicants receive approval, they can begin their projects. Complete grant request applications will be considered for approval in order of date received by the Eden Main Street Manager.

## **CONTRACTORS**

All work involved with the grant project must be completed by licensed, bonded, and insured contractors. Applicants with the appropriate licenses and insurance may serve as their own contractor, but only the cost of materials will be considered eligible expenses to be funded by the grant.

## **PAYMENT**

Applicants will be reimbursed after City staff reviews and approves the completed project. Grant reimbursements will be based on the actual costs of the project. Applicants must submit all receipts and paid invoices prior to receiving grant funds. In addition, upon completion of the project, project completion photos will be submitted to the Eden Main Street Manager and an invitation to visit the completed project site will be scheduled prior to receiving grant funds.

## **APPLICATION PROCEDURES**

1. Grant applications may be submitted at any time.
2. Applicants shall contact the Eden Main Street Manager to establish potential eligibility of proposed improvements.
3. A complete application form shall be submitted to the Eden Main Street Manager including appropriate drawings, budget estimates, two current bids for the proposed work, and proof of ownership or executed lease with owner's written consent. Applicants are strongly encouraged to submit "before project photos." Applicants will be required to submit "after completion" photos during a "project completion" presentation.

4. Applicants shall submit at least two formal written bids for all work being proposed in the project. Please include the following:
  - a. Names and license number of contractors
  - b. Copies of all bids and photos
  - c. Anticipated dates to begin construction and for project completion
5. ***NOTE: Sole source bidding may be approved by Eden City staff for specialized work if reasonable attempts to obtain a second bid have been unsuccessful.***
6. ***NOTE: Contractor Applicants shall submit copies of estimates for all materials, along with anticipated dates of construction and completion, as part of the application.***
7. The Applicant or a designated representative will attend a preliminary presentation meeting and a post project completion meeting with the City staff. The City staff will not take action on an application unless the Applicant agrees to these presentation meetings.
8. Revised plans shall be submitted to the Eden Main Street Manager and City staff immediately.
9. If Eden City staff recommend approval, the application and a Grant Agreement shall be forwarded to the Eden City Manager for final approval.
10. If approved, the Grant Agreement shall be signed by the Applicant and the City of Eden as provided in Item 5 of Administrative Procedures, listed below.
11. Applicants shall apply for and receive a building permit prior to undertaking any work requiring a permit under the Building Code.
12. Construction shall proceed according to the approved plans and subject to periodic inspections. Construction must be completed within 180 days of execution of the Agreement, unless a written extension is granted by Eden City staff.
13. Applicants shall submit final receipts and lien waivers to the Eden Main Street Manager to request reimbursement.
14. Applicants shall maintain these improvements to the property without changes or alterations to work funded by the Grant Program for a period of two years from the date of completion. The City Council may require the owner of the benefiting property to consent to imposition of a lien on the property to insure that the property continues to be maintained in accordance with the terms of the grant and that there are no alterations or removal of improvements funded by the grant without the express written consent of the City. In the event there are unauthorized alterations or removal of improvements funded by the grant that result in diminution of value of the grant, the owner shall reimburse the City for the lost value. In the event the owner refuses to so compensate the City, the City shall have the right, but not the obligation to, foreclose the lien in order to collect the debt. The lien shall be released by the City at the end of the period of three years from the date of completion unless foreclosure activity is taking place, it appears reasonably likely that foreclosure will be necessary, or there has been a refusal by the owner to compensate the City and the City has chosen to defer foreclosure of the lien.

## **ADMINISTRATIVE PROCEDURES**

1. Upon submittal, the Eden Main Street Manager will review the application to ensure that it contains all necessary information, including drawings and specifications, preliminary cost estimates, bids, photos, and proof of ownership or executed lease with owner's written consent. The Manager will prepare written notification to the Applicant confirming receipt of the application. If the application is incomplete, the Applicant will be notified of the remaining required items. When the application is complete the Manager will notify the Applicant of the date of the Eden City staff meeting when the application will be discussed.
2. The Eden Main Street Manager shall present complete applications to Eden City Staff for review.
3. Eden City staff shall review each application and make a recommendation for approval or disapproval.
4. A Project Presentation Meeting will then be scheduled with the Applicant and the City staff outlining the project details before final project assessment.
5. If Eden City staff recommends approval, the Eden Main Street Manager shall prepare a Grant Agreement. The Agreement shall be signed by the Applicant and the City of Eden prior to any initial project work, unless an exception is made by City staff.
6. When the project is complete, a Project Completion Presentation Meeting will be scheduled presenting photos and Eden City staff shall inspect all work done and document that the Applicant has made the improvements as per the Agreement and approved plans.
7. Upon determination that the work has been satisfactorily completed and all lien waivers have been received (if applicable), the Eden Main Street Manager shall approve the release of a check in the amount of the approved grant to the Applicant.
8. The Eden Main Street Manager shall maintain a record of each complete application.

City of Eden  
Economic Development  
Department  
308 E. Stadium Drive  
Phone 336-623-2110

**BUILD REHABILITATION  
GRANT PROGRAM  
Design Guidelines**

The City of Eden Economic Development Department is charged with assisting the city's downtown revitalizing efforts. One of the missions of this effort is to rehabilitate commercial buildings to promote the Main Street mission of historic preservation in the context of economic development in Eden's traditional downtown areas of Leaksville, Draper, The Boulevard, and Cook Block. As part of this effort, these design guidelines give direction to building and business owners seeking to make overall improvement and rehabilitation to their buildings. The following guidelines do not supersede local or state codes and ordinances, but rather are intended to give guidance on development standards.

Building upgrades and improvements for Eden's Rehabilitation Grant (BRG) Program matching grant applications are available from the City of Eden Economic Development Department or online at [www.edennc.us](http://www.edennc.us) Any questions should be directed to the Eden Main Street Manager.

The City encourages property owners, merchants and residents to recognize, enhance, protect, and promote the downtown areas' unique character and identities. To assist business and property owners in improving their storefronts as part of this revitalization process, the City of Eden has created these guidelines in conjunction with its BRG, which offers matching grants. The program seeks to develop a more coherent, creative, and attractive appearance within the Eden traditional downtown areas. These guidelines provide general information about the renovation of existing buildings and considerations for new development. Additional guidance is available through the Eden Main Street Manager.

The economic vitality as well as the aesthetic quality of each business enterprise is important, and both are linked in part to the success of surrounding commercial establishments. **Studies have shown that thoughtful design improvements often lead to greater sales for a business.** Similarly, the physical character of the Main Street downtown areas contributes greatly to the overall image of the community for its residents, customers, and visitors. By establishing these guidelines, the City of Eden hopes that several important public and private objectives can be met, including:

- Enhancement of the commercial success of the Eden traditional downtown areas by ensuring a pleasant experience for business patrons.
- Preservation and enhancement of Eden traditional downtown areas' historic buildings, streetscape, and architectural features.
- Recognition that the Eden traditional downtown areas comprise communities with unique qualities and characteristics, which should be reinforced by planning and improvements specific and appropriate to this place.



## **Overall Goals**

The goal of the BRG is to revitalize Eden's Main Street and traditional downtown areas. The BRG is to make these areas and their buildings better versions of themselves, not to mimic malls, suburbs or even other commercial districts. The BRG encourages renovations and improvements that create a unique and attractive image for each business while respecting the original design parameters of its facade as well as those of its neighbors.

The City of Eden values high design standards and creativity. They also encourage solutions, which achieve these goals affordably so that business and property owners are benefited rather than burdened by the revitalization process.

### **In general:**

- All improvements must be compatible with applicable zoning codes, satisfy permit requirements, and conform to any other regulatory restrictions.
- Creativity is always encouraged within these guidelines.
- If a building has historic or aesthetic merit, improvements shall be designed to reveal the building's original style, form, and materials, whenever possible.
- A building's distinguishing elements shall be identified and preserved.
- Previous renovations are sometimes evidence of a building's history and use. In instances where alterations have acquired their own significance and contribute a positive visual quality to the building and the district, they shall be recognized and preserved. However, when they are not integrated into the building's design, added elements should be removed.
- In the case where original building elements have been previously removed or substantially altered, contemporary treatments respecting the original and historic details are suitable. However, they shall not appear to be of poor quality, of temporary nature, or ill-suited to the area (e.g., vinyl or aluminum siding).
- Individuality within a standardized or unified appearance is encouraged for single buildings containing multiple storefronts. Separate buildings – even in cases where several adjacent to each other are occupied by a single tenant or owner -- shall remain visually distinct.
- Colors of exterior materials, signs, window frames, cornices, storefronts, and other building features shall be coordinated. Choice of colors shall be determined by the nature of the building. The exterior colors of historic buildings should be chosen with their historic character in mind. More contemporary designs may allow for a larger range of colors. BRICK SHALL NOT BE PAINTED (unless it already has been)
- Facades should relate to their surroundings and provide a sense of cohesiveness in the district without strict uniformity.
- Facades should present a visually balanced composition according to the original architectural intent.
- High-quality materials shall be used in order to convey substance and integrity.

- The use of traditional building materials is encouraged. Whether using traditional or non-traditional materials, the quality of the design and durability of materials chosen will be factors in the consideration of all designs.

### **Guidelines Storefront Design and Display**

- Most facades consist of an architectural framework designed to identify individual storefronts. Each storefront shall respect this architectural framework and not extend beyond it.
- Storefront design shall be in keeping with a building's overall design. Storefront elements -- such as windows, entrances, and signage -- provide clarity and lend interest to facades. It is important that the distinction between individual storefronts, the entire building facade, and adjacent properties be maintained.
- Individual storefronts shall be clearly defined by architectural elements, such as pillars, piers, or separations of glass.
- A horizontal band at the top of each storefront can serve as an appropriate location for business signage.
- Storefront windows shall be consistent in height and design with storefront doors to create a cohesive appearance.
- Storefronts shall be as transparent as possible allowing customers and pedestrians clear viewing into and out of the store.
- Storefront windows shall display products or services, local business logos, hours of operation, and/or public service messages. Displays in both retail and non-retail storefront windows that add color, texture, information, and/or visual activity to the pedestrian experience are encouraged. Original storefront windows must be maintained in their original site or restored when possible. Where privacy is needed, blinds or shutters may be used inside storefronts but glass must remain transparent and windows should not be permanently altered or blocked off.

### **Signage**

- All signs must be in compliance with City of Eden ordinances.
- Signage shall provide information simply and legibly. Studies show that seven words are the most passersby can effectively read.
- All signs shall be made of durable materials.
- Primary signage shall be limited to advertising the name of a business and its main goods and services. In general, primary signage shall not advertise national brand names or logos.
- Permanently applied or painted window lettering may also be an effective way to advertise a business name, type of business, and/or primary goods and services.
- Window signage shall be limited to covering no more than 15 percent of available window space.
- In general, the number of signs per storefront shall be kept to a minimum. Limit signage to the number necessary to effectively communicate the business

message. Too many signs in one storefront can detract from the overall appearance.

- Signs should be of a size, location, and design that do not obscure a building's important architectural details.
- Signage can employ colors and typefaces that are designed to complement the unique character of a storefront, or they can be used creatively to add visual interest without altering a building's primary architectural style. Creativity in color and style is always encouraged.
- Flat wall signs installed above storefronts should form a clearly articulated sign band and be integrated into the overall facade design. Other locations and types of signs could be appropriate depending on the building design and the business owner's interests. Signs with too much information can be confusing. Secondary information can be put on windows, doors or awning valances. Projecting signs, common in Lenoir's downtown, are encouraged when their scale and design complement the facade.

### **Awnings and Canopies**

- Awnings and canopies add color and interest to building storefronts and facades and can be used to emphasize display windows and entrances. They also serve to protect pedestrians and display windows from the sun and rain and provide signage opportunities.
- Awnings and canopies consistent with local character and building type are encouraged.
- Awnings shall reflect the overall façade organization of a building. Awnings should be located within the building elements which frame storefronts.
- Important architectural details should not be concealed by awnings or canopies. Awnings shall not block transom windows.
- Awnings on a multiple-storefront building shall be consistent in character, scale, and location, but need not be identical. When a building contains multiple storefronts housing different businesses, the signs shall relate well to each other in terms of height, proportion, color, and background value. Maintaining uniformity among these characteristics reinforces the building's facade composition while still retaining each business's identity.
- Awning shapes should relate to the shape of the facade's architectural elements. The use of traditionally shaped awnings is encouraged, when appropriate. Creative or unusually-shaped awnings shall be designed with considerable care.
- Canvas and fire-resistant acrylic are preferred awning materials. The use of vinyl or plastic as awning materials is discouraged.

## **Doors and Entrances**

- Primary entrances should be clearly marked and provide a sense of welcome and easy passage from exterior to interior. Whenever possible, they shall be located on the front of buildings.
- Side entrances should be located as close to the street front as possible.
- Recessed doorways are encouraged; they provide cover for pedestrians and customers in bad weather and help identify the location of store entrances. They also provide a clear area for out-swinging doors and offer the opportunity for interesting paving patterns, signage, and displays.
- By federal law, new store entrances must be accessible to the physically disabled. Renovation of existing entrances is encouraged.
- Loading and service entrances should be located on the side or rear of buildings, whenever possible. They should be screened from public ways and adjacent properties to the greatest extent possible.

## **Windows**

- Whenever possible, a building's original window pattern should be retained. Avoid blocking, reducing the size, or changing the design of windows.
- Windows should be used to display products and services, and maximize visibility into storefronts.
- Commercial storefront windows traditionally tended to be large at the ground-floor level. During renovation or new construction, this approach is encouraged.
- If ceilings must be lowered below the height of storefront windows, provide an interior, full-height space immediately adjacent to the window before the drop in the ceiling. This lets more light into the storefront and allows the retention of larger windows.
- Retain or increase window transparency whenever possible. Replace reflective or dark tinted glass with clear glass. In general, dark glass alienates pedestrians from the business activity inside a storefront and reduces the impact of window displays.
- Avoid installing opaque panels, such as metal, wood, and/or other materials, to replace clear glass windows.
- Windows with multiple, small-paned windows should be avoided unless they are historically appropriate to the building style, or integrate well into the overall design.
- Do not use Plexiglas or other replacement materials instead of glass.
- Fix broken windows immediately. Broken or boarded windows negatively impact business and the district.

## **Exterior Lighting**

- Exterior lighting should highlight building elements, signs, or other distinctive features rather than attract attention to the light fixture itself. Lighting that attracts

attention to itself, such as neon tubing surrounding display windows, should be avoided.

- In order to maintain an attractive image, exterior building lighting should be appropriate to the building's architectural style.
- Building lighting should provide an even illumination level.
- Avoid lights that glare onto streets, public ways, or onto adjacent properties.
- Provide indirect lighting whenever possible.

### **Exterior Materials**

- Facade design should be complementary to a building's original materials as well as to those of adjacent buildings.
- Terra cotta, brick, and stone convey permanence and should be used when architecturally appropriate.
- When using new brick, care should be taken to match the color and type of original brickwork.
- Use of decorative concrete block, applied false-brick veneer, vinyl or aluminum siding is not acceptable.
- Materials used near sidewalks and adjacent to building entrances should be highly durable and easily maintained while compatible with other exterior building materials.
- The surface cleaning of structures should be done by the gentlest means possible. Sandblasting and other cleaning methods, such as chemical washes, that will damage exterior building materials and features should not be undertaken.

### **Building Walls and Roofing**

- The size and configuration of doors and windows should be in proportion to the overall building. Attention should be paid to window heights, glass types, and doors.
- In order to provide clear design intent, the number of exterior colors should be limited to three.
- Building elements, such as awnings, signs, doors, windows, and lighting fixtures, should complement each other.
- Blank walls, if visible from a public way, should be softened by incorporating elements such as signage, murals, art, lighting, pilasters, and the like.

### **Building Systems**

- A building's mechanical, electrical and plumbing systems should be concealed completely from view from the street or sidewalk. If such equipment cannot be concealed, efforts shall be taken to minimize their visual impact on building facades. Rooftop equipment shall be hidden by a screening device so as not to be visible from the street and sidewalk.

- Avoid placing air-conditioning units in windows or any other openings facing onto the street. Units located in non-window openings are acceptable if they are flush with building walls. They should be screened with a decorative grill or any grill appropriate to the storefront design. Air-conditioning units should not drain onto pedestrians passing below.
- Downspouts and other drains should be piped underground and not allowed to drain in the sidewalk. They should be kept clear and well-maintained.

### **Trash Receptacles**

- Trash placed outside the building should be in proper containers. Dumpsters should not be visible from the street or sidewalk. They should be located behind barriers that blend into the streetscape.



<b>Project Budget:</b>	
Total Project Costs:	
Grant Amount Requested:	

**Project Bids: (Describe the work being completed by each contractor and attach supporting documentation)**

Itemized Description of Work & Plan					
Contractor #1:		License No.		Bid Amount:	
Contractor #2:		License No.		Bid Amount:	

Itemized Description of Work & Plan					
Contractor #1:		License No.		Bid Amount:	
Contractor #2:		License No.		Bid Amount:	

Itemized Description of Work & Plan					
Contractor #1:		License No.		Bid Amount:	
Contractor #2:		License No.		Bid Amount:	

Itemized Description of Work & Plan					
Contractor #1:		License No.		Bid Amount:	
Contractor #2:		License No.		Bid Amount:	



**BUILD PROGRAM APPLICANT CHECK LIST**

Please add additional pages as needed.

- Pre-Construction Photos of Existing Conditions: (Please attach photos of proposed project area)
- Building Permit: (Please attach a copy of building permit here if permit is required)
- Project Bids: (Describe the work being completed by each contractor and attach supporting documentation)
- Lease Agreement: (Attach a copy of a current, binding Lease Agreement if applicable)
- Final photos of project after completion

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**THE FOLLOWING TO BE COMPLETED BY THE CITY OF EDEN ECONOMIC DEVELOPMENT OFFICE:**

DATE RECEIVED BY THE CITY OF EDEN’S ECONOMIC DEVELOPMENT OFFICE: \_\_\_\_\_

Economic Development Director has reviewed application on (date) \_\_\_\_\_ and has found the application to be:

- Application is complete
- Incomplete because of the following reasons:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- Applicant has been notified by \_\_\_\_\_ on (date) \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

- Additional notes:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



# Planning and Inspections Department

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P. O. Box 70, 308 E Stadium Drive, Eden NC 27289-0070/Telephone 336-623-2110/Fax 336-623-4057

## MEMO

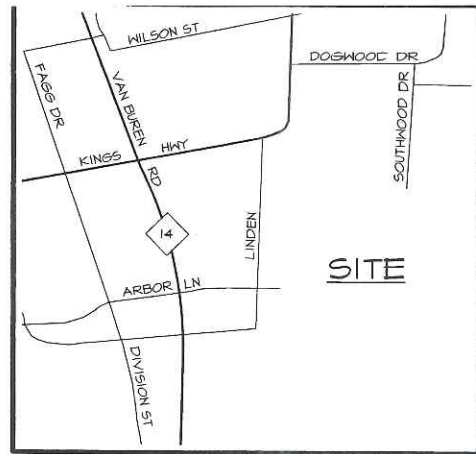
**TO:** Honorable Mayor and City Council  
**THRU:** Brad Corcoran, City Manager  
**FROM:** Kelly K. Stultz, AICP, Director  
**SUBJECT:** **Acceptance of a portion of Southwood Drive**  
**DATE:** August 3, 2017

Please consider accepting for maintenance the portion of Southwood Drive between East Arbor Lane and East Harris Place. This section is 876 feet long and 29 feet wide and was dedicated to the public by map recorded in Map Book 54 page 45 in the Office of the Rockingham County Register of Deeds.

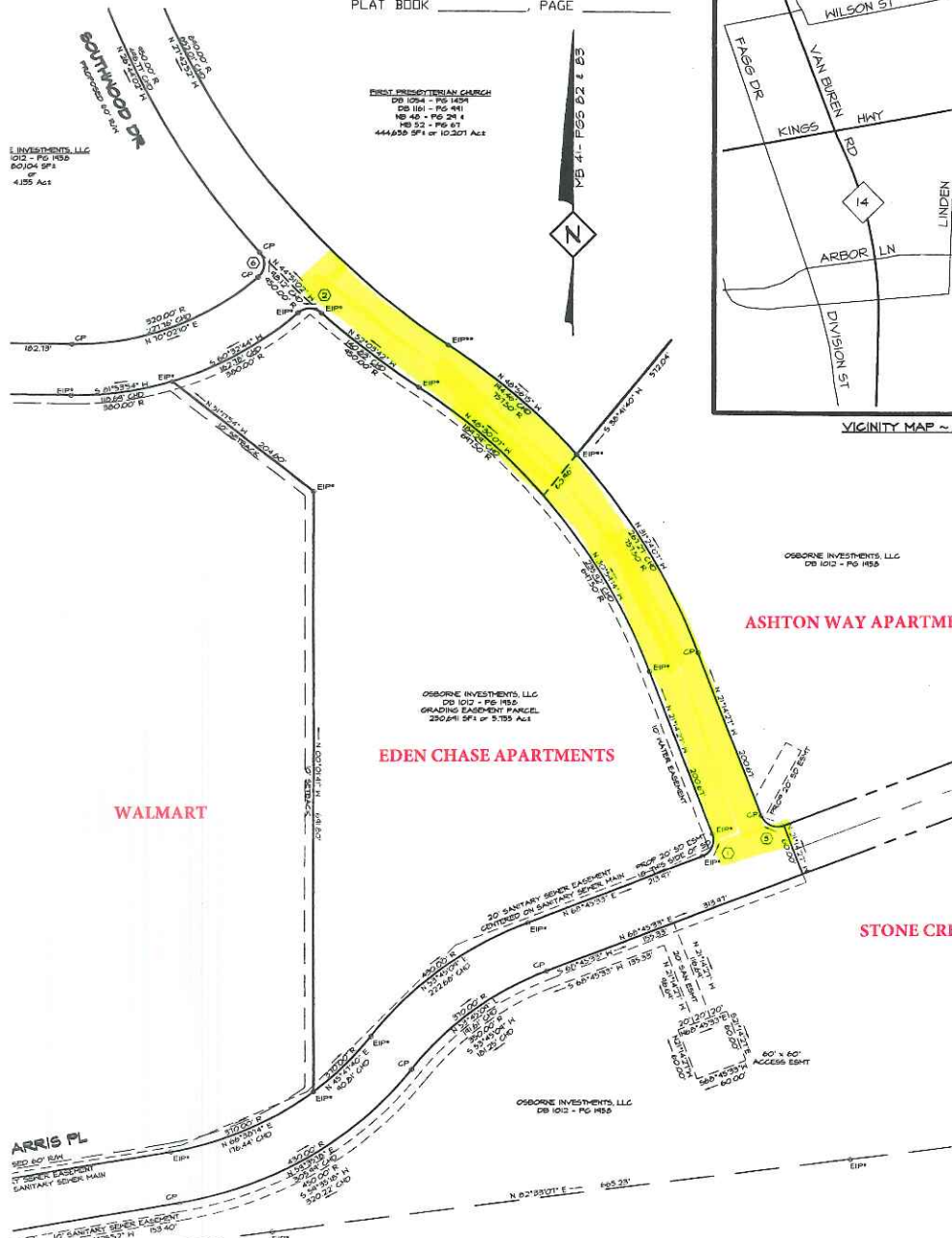
The developer for Ashton Way Apartments has agreed to partner with the City of Eden with the improvement of this section of Southwood Drive. If accepted, the City's portion of the project will be completed in conjunction with the improvements to East Harris Place. The City will be able to reuse the stone and millings removed from East Harris Place as the stone base for Southwood Drive. The Ashton Way developer will be installing the asphalt base and asphalt surface course to complete the construction.

Staff recommends that the section of Southwood Drive from East Arbor Lane to East Harris Place as shown on the attached map be accepted for maintenance and be made a part of our Powell Bill street list.

If you need any further information, please let me know.



VICINITY MAP ~ 1" = 2000'



FIRST PRESBYTERIAN CHURCH  
DB 1024 - PG 1424  
DB 1161 - PG 441  
NB 45 - PG 284  
NB 52 - PG 67  
444,828 SF or 10.2071 Acs

E INVESTMENTS, LLC  
DB 1012 - PG 1452  
DB 1014 SF 1  
4.155 Acs

OSBORNE INVESTMENTS, LLC  
DB 1012 - PG 1452  
GRADING EASEMENT PARCEL  
230,000 SF or 5.155 Acs

OSBORNE INVESTMENTS, LLC  
DB 1012 - PG 1452

OSBORNE INVESTMENTS, LLC  
DB 1012 - PG 1452

DIE DEVELOPMENT  
DB 504 - PG 441  
MB 28 - PG 284

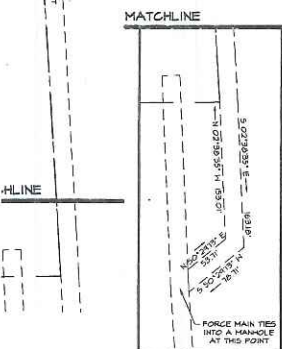
This is not a subdivision of land as defined by adopted subdivision regulations of the City of Eden, North Carolina.

*Kathy Skaly*  
Signature  
5-20-04  
Date



CURVE DATA			
No.	BEARINGS	CHORD	RADIUS
①	N 23°45'33" E	26.28'	20.00'
②	N 89°42'54" W	26.77'	20.00'
③	S 44°10'23" E	27.95'	20.00'
④	N 54°20'31" E	27.45'	20.00'
⑤	N 66°14'21" W	28.28'	20.00'
⑥	N 03°58'57" E	28.55'	20.00'
⑦	S 44°10'10" E	28.28'	20.00'
⑧	S 45°53'00" W	28.28'	20.00'
⑨	N 55°13'13" W	243.86'	336.94'
⑩	S 55°13'13" E	245.81'	336.94'

THIS IS A PORTION OF THE MAP RECORDED IN BOOK 54 PAGE 45



NORTH CAROLINA  
ROCKINGHAM COUNTY

Filed for registration on 2:44 o'clock PM on the day of MAY 18, 2004, and recorded in Plat Book 54 Page 45

REBECCA B. O'BRIEN, Register of Deeds  
By *Donna H. Barber*  
Asst. L. / Deputy Register of Deeds

COMPOSITION MAP  
OF THE LANDS OF:

FIRST PRESBYTERIAN CHURCH  
OSBORNE INVESTMENTS, LLC &  
D R DEVELOPMENT COMPANY

FOR  
OSBORNE INVESTMENTS, LLC

LEAKSVILLE TOWNSHIP, ROCKINGHAM COUNTY  
EDEN, NORTH CAROLINA

MAY 18, 2004 ~ 1" = 100'



HUGH CREED ASSOCIATES, INC., P.A.  
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CITY OF EDEN, N. C.

The regular meeting of the City Council, City of Eden, was held on Tuesday, July 18, 2017 at 6:00 p.m. in the Council Chambers, 308 E. Stadium Drive. Those present for the meeting were as follows:

Mayor:	Wayne Tuggle, Sr.
Council Members:	Bernie Moore
	Jim Burnette
	Angela Hampton
	Jerry Epps
	Darryl Carter
	Neville Hall
	Jerry Ellis
City Manager:	Brad Corcoran
City Clerk:	Sheralene Thompson
City Attorney:	Erin Gilley
Deputy City Clerk:	Deanna Hunt
Representatives from Departments:	
News Media:	Roy Sawyers, RCENO
	Joe Dexter, Rockingham Now

MEETING CONVENED:

Mayor Tuggle called the regular meeting of the Eden City Council to order and welcomed those in attendance. He explained that the Council meets the third Tuesday of each month at 6:00 p.m. and works from a prepared agenda; however, time would be set aside for business not on the printed agenda.

INVOCATION:

Mr. A.C. Brock, Pastor, Leaksville United Methodist Church, gave the invocation followed by the Pledge of Allegiance.

RECOGNITIONS AND PROCLAMATIONS:

- a. Iron Eagle Tire – Recognition of 20<sup>th</sup> Anniversary.

Mayor Tuggle asked Mr. Mike Dougherty, Director of Business Development, to come forward.

Mr. Dougherty recognized Mr. Bruce Price and explained that Bruce and Wanda Price started Iron Eagle in Madison 20 years ago. Bruce and his son ran the shop and they grew into three locations and last June they consolidated their operations to a location on Meadow Road.

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SET MEETING AGENDA:

A motion was made by Council Member Ellis seconded by Council Member Hall to set the meeting agenda. All Council Members voted in favor of this motion. This motion passed.

PUBLIC HEARINGS:

*There were no public hearings scheduled.*

REQUESTS AND PETITIONS OF CITIZENS:

*No one came forward to speak at this time.*

UNFINISHED BUSINESS:

*There was no Unfinished Business at this time.*

NEW BUSINESS:

- a. Morehead Hospital Update by Dana Weston, President and CEO, Morehead Hospital.

Mayor Tuggle asked Ms. Weston to come forward.

Ms. Weston also introduced the management team which consisted of Mr. Tom Stevens, Vice President of Human Resources; Ms. Jo Ann Smith, Chief Nursing Officer and Vice President of Patient Care Services; Mr. Ray Owings, Chief Financial Officer; and Ms. Myla Barnhardt, Director of PR and Marketing.

She explained that she wanted to provide them with an update on what was going on at Morehead. She explained that the Council would get questions from community members about what was going on. They did solicit questions in advance and have a few of those that they have received so she would address those here. She explained that the City Council should have a handout of frequently asked questions that were provided to their employees so that they could explain exactly what has happened.

*What exactly has happened?*

*The Morehead Memorial Hospital Board of Trustees has been working for months to identify strategies that will strengthen the hospital and ensure it remains a local, trusted provider of quality care for years to come.*

*Ten months ago, the Board took the first steps to achieve this by starting a search for a partnership with another healthcare system. That search is still underway, but in late spring it became apparent that Morehead's large amount of debt was an obstacle for some of the most desirable partners. In order to make the hospital a more attractive candidate, the Board of Trustees*

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*voluntarily and unanimously decided to use the Chapter 11 bankruptcy process to restructure the debt that Morehead carries.*

Ms. Weston explained that a partner was really the best solution for small community hospitals in order to stay viable to the future. As they continued searching for a partner, they continued to receive feedback over and over, and one of the bits of feedback that they were hearing was that it was a great hospital, but it has a significant amount of debt.

As an analogy, she used as an example to Councilman Burnette, she wanted to buy his car and he told her that his car was a \$20,000 car. She would then say that she would give him \$20,000 for his car but then he told her that he took out a loan to redo his house a few years ago so he was selling his car for \$60,000. That was a really bad sales pitch and that was the position the hospital was in and they knew they had to take a move to deal with the debt. All of the documents from the hospital were public so they were fully transparent that the debt was nearing \$60 million. So, they needed to do something to address the debt and the best tool available to any business in that position is Chapter 11 bankruptcy.

*What is Chapter 11 bankruptcy?*

*A Chapter 11 bankruptcy is a common tool that helps companies reorganize their debt in order to continue operating as a more financially sound company. Unlike Chapter 7 bankruptcy, which is often used to liquidate a business, Chapter 11 is future oriented. By providing debt relief, the company is given an opportunity to put a better business model in place.*

She explained that Chapter 11 was very different than Chapter 7. A lot of folks were familiar with the “everything must go sale” and Chapter 7 was a liquidation and that has not happened at Morehead Memorial Hospital. It is a Chapter 11 which was a reorganization of the debt.

*Is Morehead closing its doors?*

*Morehead is not closing.*

Ms. Weston explained that the doors will remain open and their services would remain the same as they have been and all of their staff would continue to be employed and get paid.

*Is Morehead still seeking a partner?*

*Yes, establishing a partnership is still our goal, and using Chapter 11 as a tool to restructure our debt is part of that process. It will make Morehead more attractive to potential buyers.*

She explained that a very common misconception is that the partnership search ended and so they had to file for Chapter 11. She pointed out that the Chapter 11 helps the partnership process. So they were still looking for a partner and they hope this makes them more attractive to potential partners as one of the things they received as feedback was that the debt was a concern.

*Will there be layoffs as part of the bankruptcy?*

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*Layoffs were not planned or expected. We are intent on continuing to provide quality healthcare, and we need our employees in order to do so.*

She explained that they have a role in this community to provide quality healthcare. They need their staff, they were an important part of Morehead so layoffs were not a part of Chapter 11 and were not required as part of Chapter 11. They did not expect there to be any impact to the staff.

*How will the Chapter 11 process impact employees, physicians and patients?*

*There should be minimal, if any, impact on employees, physicians, and patients. Morehead will continue to operate with minimal disruption, including hiring staff and filling vacancies. Quality care is essential – patient safety and satisfaction will not change based on the Chapter 11 process. Providing care to our patients will continue to be our mission and highest priority.*

Ms. Weston explained that there should be minimal disruption and staff would continue to get paid as they always have. Their quality was just as high as it always had been and it was not uncommon when hospitals file for Chapter 11 for the courts to appoint what was called a patient ombudsman. She explained that was someone who oversees the quality to make sure that the quality does not suffer. When they went before the court last Friday they presented Morehead's quality. They showed them what their survey results were, what their scores were, and how they performed against their peers in their market and the courts decided that a patient ombudsman was not necessary. The quality they had prior to the bankruptcy was the exact same as it was now and patients should not feel or notice a difference.

*Will the Chapter 11 process affect employee benefits? What about the pension?*

*Morehead employees' pay, benefits and 403B should not be affected by the Chapter 11 process. Morehead will continue to pay medical claims to health care providers (doctors, dentists, etc.) Employees should feel no significant difference from the bankruptcy filing.*

*Morehead's pension plan was frozen many years ago and no further benefits are accruing. As part of the bankruptcy filing, the pension plan was terminated and the plan's assets will be turned over to the Pension Benefit Guaranty Corporation (PBGC). The PBGC ensures that retired employees will receive the benefits they are entitled under the plan (with limited exceptions that have already been resolved).*

Ms. Weston explained that as the pay stays the same, the benefits or 403B would not be affected. They would continue to pay medical claims as Morehead was self-insured and so when they accrue claims going to the doctor, Morehead would continue to pay those as they always have. As far as the pension goes for those employees who were vested in the pension, the pension at Morehead was frozen back in 2013-2014, so it was already not accruing any new benefits. They will continue to receive their benefits. Morehead did file to terminate the pension, which means that the pension plan assets would be turned over to Pension Benefit Guaranty Corporation or PBGC. The PBGC will administer the benefits. She explained that back in 2013 or 2014 depending on how long you had been there, when the pension was frozen, employees received a letter and that letter had a dollar amount of what they were entitled to receive from the plan. That dollar amount has not changed.

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She explained that all that was changing was that it would not be Morehead administering it, it would be PBGC and that was a very common misunderstanding that they were hearing, as folks received a letter in the mail that said that Morehead was terminating the pension and they believed that it was over and they were not getting their benefit. She pointed out that because of that they would be hosting some benefit seminars at Morehead the first of which would occur July 20<sup>th</sup> and be open to current employees who were vested in the plan as well as anyone in the community who has the pension, to come and get their questions answered as it has been a source of confusion.

*Will there be any changes at Morehead Nursing Center?*

Morehead Nursing Center will continue to operate as usual. Residents and employees should not notice any change during this process.

*Will the management agreement with Novant Health continue, and will our leadership change?*

Our management agreement with Novant Health is still in place and Dana Weston will remain at Morehead as President and CEO. The Executive Management Team (EMT) remains in place and will primarily focus on day-to-day operations. To care for the many Chapter 11 procedures and requirements, a consultant (Mike Lane, H2C) will join the management team as an advisor with significant experience restructuring hospitals in similar situations.

*Is there a target date to emerge from bankruptcy, and what is that timeline?*

*Bankruptcy, by its very nature, is uncertain. We have attorneys, consultants, administrators and our finance staff working to ensure that this process goes as efficiently as possible. A best estimate is that it could take up to a year if all goes smoothly.*

She explained that they have estimated that it could take up to 12 months. She explained that the analogy was to think of bankruptcy as a tunnel. They got into it and there was another side of it where you can come out. It was unclear as to exactly how long that tunnel was. If they were to find a partner early on in the process it would speed up the process. If they did not find a partner, then they have to present a plan to the court of how they would operate going forward so that takes a little more time.

If someone from the media has questions about the process, who should they call?

*Media inquiries may be directed to Myla Barnhardt, the Director of Marketing & Public Relations. Her contact information is: (336) 627-6191, [myla.barnhardt@morehead.org](mailto:myla.barnhardt@morehead.org)*

She explained that they have received great and accurate coverage so far. If the media should reach out to the City Council or if they have questions, they should contact Myla Barnhardt.

She explained that she also had received a few questions that she wanted to briefly address. A few questions were regarding the partnership search. She explained that overall it was just rumors about the search. Were there any larger hospitals that have shown interest and if so, how long would that



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take for it to proceed. There was also a question concerning a rumor around town, that they were not considering any offers from the Cone Health system.

They were still in search of a partnership. There were larger hospitals that have shown an interest and some that show more interest than others, but they were not able to get as deep into those conversations as they wanted to because of the debt. So, by addressing the debt they believe that there were hospitals that will return to the table, and they can go a little bit deeper into the conversations about the future.

There was not a hospital system at all, anywhere that has been off the table. So, any rumor that indicates that Morehead Hospital was not willing to talk to someone is false. It could be a hospital that was local or a system that was far away. They could be for profit or not for profit. They could be a healthcare provider or a private equity. Anyone who has shown an interest in Morehead is welcome to the table.

The caveat to that is that they have a deep desire to see Morehead remain as a hospital. So, they prioritize conversations with partners who were interested in having Morehead remain as a hospital. It does not mean that anyone is off the table, it just meant that they wanted to give the hospital the best chance it has to remain as a hospital.

Ms. Weston stated that there were also questions about vendors. They have really done a great job discussing from the employee perspective, “will I have a job, will I get paid”, but they have not heard as much from the vendor perspective, especially for local vendors. There was a great question as to their debt to Eden, past due water and sewer debt.

She explained that the way that Chapter 11 bankruptcy works, there was a hard line in the sand the day that you file. On the day that you file, the courts say that you cannot pay anything that was due prior to the day that you filed as it has to go through the court process. So for anyone that had a bill that Morehead owed prior to July 10<sup>th</sup>, the court says they could not pay it, it has to go through a court process. Going forward, they absolutely can and would pay, so bills accrued from June 11<sup>th</sup> forward would be paid.

She stated that this was the right decision, but there were moments when it was difficult. One of those moments was when a local vendor tells them that the amount they owe makes a difference to their business and that was tough. The tradeoff was that they pride themselves with using local vendors and that meant that they had a higher number of them that either had invoices that they had not received yet or they were in the pot of outstanding invoices, so there was an impact to local vendors. Their goal was to continue to use local resources as much as possible going forward and hope that those vendors will continue to work with them.

Lastly, the most common question that they get from community members was how they could help. There were three things that come to mind. They include (1) be positive. When you look on Facebook, when someone says something negative, people pile on. It almost becomes a contest of who could tell the worst stories. When you say something positive, the same thing happens. So when you have the opportunity, speak positive. Next (2) correct what was not accurate. When you are out and someone says “Morehead is closing” or “retirees are not going to get their pension” you

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all know the accurate truth now. So it is helpful to actually take the time to tell people. Then last (3) utilize the hospital. If you do not use it you will lose it. People do not realize the power that they have when selecting where they get their care. Even if it was just to get labs done or a scan, when your physician tells you they are sending you somewhere else, ask the question, “is this something I can get done at Morehead”.

Council Member Burnette stated that he appreciated them coming and they have now heard from the CEO of the hospital and he could assure them also that the Board of Trustees was dedicated to keeping this hospital in the community. There was a lot they could do and he thanked her for coming.

Mayor Tuggle stated that she did the best thing she could do. A lot of disinformation was out there and those questions were helpful to them to get the information out there.

Ms. Weston also offered to share this information with the community in any way possible. She pointed out that misinformation flies at a speed much faster than accurate information, so the more the better.

Mayor Tuggle thanked Ms. Weston for her presentation and they appreciated them coming.

- b. CRC Update by Debbie Tuggle, Vice President of Career Development Services, Goodwill Industries of Central North Carolina, Inc.

Mayor Tuggle introduced Ms. Debbie Tuggle, Vice President of Career Development Services.

Ms. Tuggle explained that she was asked to provide an update on the numbers that the Eden Community Resource Center (CRC) had served. She stated that they could really be proud with the results they have gained since they first opened their doors.

She pointed out that when they provide a career center in one of the five counties that they serve, they establish benchmarks that were expected. In order for it to be successful they have to reach that benchmark. Their benchmarks were how many people were serving unduplicated each year and how many of those folks were placed or assisted in placing and then what does that equate to financially.

She explained that they began having conversations in April of 2011 with Councilman Burnette and Mr. Mike Dougherty, Director of Business Development. They made contact with her and had a meeting. That mushroomed in bringing to the table the President of RCC, Mayor Pro Tem Tuggle and City Manager, Brad Corcoran. She went to her CEO and he established a benchmark goal of 500 people to be served in this center from the end of October until the end of June. She noted that they served 1150. She really had to give credit to the two ambassadors, Burnette and Tuggle. They were everywhere doing presentations and that was what really made the program so successful in the first year. They also saw 195 people placed that first year and when you calculate the economic impact that was about \$2 million in earning potential generated in 8 months.

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As they see the growth they continue to grow every year. This was significant because Reidsville was the second largest in their four-county area. The feeling was that if Eden grew, Reidsville would shrink and that was not true. They now have three centers in Rockingham County, more than in any other county. Those three centers serve half of the 17,000 people they serve every year. So, they were meeting a need in Rockingham County.

Since October of 2011 they have served 12,164 people in this center and they have placed over 2,000 which was an economic impact of almost \$29 million. For the 5-year growth trend and how they run supportive services, folks walk in and just want a job. They have a lot of placement assistance and support. Those services have grown from just under 10,000 to over 20,000 a year.

They have also grown from 12 partners to about 82. They did not have the data in for this year but that was pretty substantial. A lot of their partners were not just coming from Eden but surrounding areas. The hiring events have now been more successful than job fairs. Last year they had 72 employers and 557 participants and people just do not show up for the job fairs anymore. She noted that you could walk into any of the centers, Tuesday, Wednesday and Thursday and someone was going to be hiring at just about all of their centers and that was now common.

They began the community classes with Dr. Michael Helmick (RCC) and he was 100% in. She noted that in 2011 their HRD offerings were 53 classes in 8 months. They would also notice a decline in classes and there was a decline in attendance at the community college across the state. That told them that they were sick of the same thing so they needed to offer something different. She also pointed out that the GED was also decreasing and a few skills training classes at the Eden CRC.

She explained that the first beer crafting class was held at their center because the lab downtown was not ready and Dr. Helmick was the pioneer who brought that to Eden and he was ready to start the class so they started the class on their site. They could not mix any beer, they had to wait for the lab, but they had the classes there and that jump started that program.

Gildan came to them and wanted to offer a Certified Production Tech class and that too was offered on their site for Gildan employees to upgrade their skills. She explained that there have been a lot of people in this town who had done a lot of work to get these results.

They started with corporate but because of the hard work and many of them were individually recognized over the past few years, Rockingham Community College received their highest award, the Cornerstone award in 2011. That was for their partnership in up fitting their 5,000 square foot facility. In 2012 the City of Eden was recognized as the top winner for the Cornerstone and that was because over a 2 year period the City of Eden provided \$125,000 toward the operation of the center and they were very specific that they would be a supporting partner of the center with the stipulation that if it was successful they would stay there and Goodwill would take it from there. The city has been excellent just for the support in the community.

She explained that the Workforce Development Board was recognized in 2013 because they came in and provided full time staff for three years. Century Link then won the national recognition for their system because they provided internet for four years at no cost. Gildan was also the Employer

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of the Year in 2013, the same time the Workforce Development Board was recognized because they were with them from day one and supported them. She explained that Gildan was such a large business partner that when you have someone substantial like them, other companies started taking notice. They were very aware of the collaboration that this center has and it has allowed them to be a part of it and this center has affected so many people's lives.

She stated that they were looking at following the research to evolve the center from just a community resource center to a skills training center model. They will have the same type of offerings from Rockingham Community College, HRD and Basic Skills but they were projecting about 12 HRD classes of about 68 to 70 students and a GED class of about 127. That was what they have had from day one and that was kind of the staple that would continue from the college.

As a new endeavor, they were looking at a partnership between Morehead Hospital and Morehead High School. It would basically allow some of those high school students to come on site and get involved with the healthcare while they were in high school and earning college credit. Potentially they could graduate as a senior with an Associates or very close to that. That was a huge partnership that no other partnership was doing and another first for Eden. She explained that RCC's Dr. Kinlaw really paved the way for this. This was a projection on what they were looking at and it was based on the fiscal year.

Lastly, she explained that they were currently located in a 5,000 square foot facility that they have outgrown. Mr. Pete Osborne had been looking at building a new facility on the corner behind Walmart but cost was estimated at about \$1.3 million for about 8,000 square feet. The board was ready to do it but there were budget cuts. Another option was to look at the strip mall across the street from the Goodwill retail store. The mall was almost unoccupied and that may be a better way to go. They did not have a cost for that but Mr. Osborne was working on it. It was their hope that the Board will make a decision by fall, break ground and be ready to open this center by January or February.

Mayor Tuggle stated that this was one of the best things that he ever had to refer people to and Ms.

REPORTS FROM STAFF:

**City Manager's Report – July 2017**

**Administrative & Legal Services Department**

**Positively Eden Strategic Plan – Implementation Responsibilities**

The recently adopted *Positively Eden* strategic plan outlines five different strategies. Within each strategy are various goals designed to help achieve the given strategy. In addition, each goal has a corresponding "idea box" section that includes various ideas that could assist us in working toward the achievement of the specific goal. The ideas included in the "idea box" are merely suggestions and are designed to serve as a starting point. It is anticipated that additional ideas will be generated and implemented in order to fulfill the corresponding goal and related strategy. While

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implementation of this plan will truly be a team effort that will include elected officials, city staff and members of the community, it is important to know who will have the overall responsibility for working towards the fulfillment of each strategy. The specific strategies and staff person responsible for each of these strategies will be as follows:

Strategy 1: Broaden the Impact of Downtown: Randy Hunt, Main Street Manager

Strategy 2: Increase Economic Vitality: Mike Dougherty, Director of Economic Development

Strategy 3: Neighborhoods & Housing: Kelly Stultz, Director of Planning & Inspections

Strategy 4: Integrate Recreation & Health: Johnny Farmer, Director of Parks & Recreation

Strategy 5: Engage Citizens: Cindy Adams, Coordinator for Tourism & Special Projects/Events

Each of these employees will be able to call upon anyone they feel may be beneficial and/or interested in helping them to work on specific goals and action items within their specific strategy. The City Manager will be working closely with each of them on this initiative and they will all meet periodically as desired with the strategic planning steering committee as well the City Council. It is anticipated that some specific recommendations in relation to various action items and funding initiatives associated with the implementation of the strategic plan will be submitted to the City Council for their formal consideration within the next 30-60 days.

**Update on Regional Industrial Facility Authority (RIFA) and Pittsylvania County Service Authority (PCSA) Negotiations Concerning Water Agreement & Water Service Charges & Other News In Relation To The Berry Hill Mega Park**

Erin Gilley, City Attorney recently reached out to Mr. Chris Adcock, the Director of the Pittsylvania County Service Authority (PCSA) asking him about the status of the “draft agreement we submitted” between the City, RIFA and the PCSA for the provision of water to serve the Mega Park and the water service rates. He stated that he would attempt to get the agreement on the next agenda for the PCSA. He stated that if he could not get it on the agenda for later this month, he would put it on the August agenda. In addition, we are currently awaiting word on the \$2.0 million EDA grant application that we submitted to help fund the proposed water line extension and a final decision by the Southern Company on their purchase agreement at the Mega Park. Also, the Virginia Department of Transportation (VDOT) has been in discussion with RIFA staff about proposed transportation improvements to the Berry Hill Road.

**Matrimony Creek Nature Trail Project & Grant Update**

The surveys of the property have now been completed and work is being done on the legal easements and property donations that will be needed in order to proceed. Our preliminary plan is to have a formal ground breaking ceremony in early October if not sooner. We hope to have the new trail completed and open for public use by May of 2018. The City of Eden received a Duke Energy Water Resources Fund Grant in the amount of \$100,000 for this project.

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### **Eden Youth Council Update**

The Eden Youth Council's official 2017-2018 meeting schedule begins on Monday, August 7<sup>th</sup>. The executive members will be meeting on July 18<sup>th</sup> to brainstorm for the upcoming year.

### **Citizens Academy Update**

The application deadline for the 2017 Citizens Academy is July 31<sup>st</sup>. As of July 10, 2017 there have been 12 applicants. All meetings will be held from 5:30 p.m. until 7:30 p.m. The sessions will run from August 17<sup>th</sup> through October 12<sup>th</sup> with graduation taking place at the Eden City Council meeting on October 17<sup>th</sup>.

### **FY 2017-18 Budget Priorities Established By City Council - Update**

On February 25, 2017 the City Council met for its annual budget/planning retreat. A listing and status update on the top fifteen funding priorities established by the Mayor and members of City during that meeting includes the following:

#### **1. Additional Street Resurfacing Needs (Includes East Harris Place)**

**Contracts 1 (\$469,236.54), 2 (\$179,723.05) and 3 (\$858,019.41) have already been awarded to Waugh Asphalt and the East Harris Place project contract (\$162,632.70) will be awarded to Waugh Asphalt on July 18, 2017. This is a combined total of \$1,669,611.70 in funding that has already been awarded to four different contracts.** The current budget includes a total of \$1,869,400 for the FY 2017-18 street resurfacing projects. Included in this total is \$1,100,000 in loan proceeds. The City intends to finance a portion of these resurfacing projects over a period of fifteen years with revenues received from the municipal vehicle license fees the City receives on an annual basis.

#### **2. First Phase of Additional Strategic Plan Initiatives and Recommendations (Action Items That Have Not Been Specifically Identified and Included in the Budget as Submitted)**

**Specific recommendations related to the *Positively Eden* strategic plan initiatives will be submitted to the City Council in the near future.** The current budget includes \$300,000 for initial strategic plan recommendations that were not already specifically identified and included in the current budget, such as funding for the Main Street Manager position, the Downtown Rehabilitation Grant program and the new LED sign for the corner of Stadium Drive and Pierce Street.

#### **3. Replacement of Ladder 2 Fire Truck**

**This has been completed.** The total price (including finance charges) was \$822,224. The City financed this purchase over a period of 15 years. The FY 2017-18 budget includes \$54,900 for the first of fifteen annual debt service payments.

#### **4. Replacement of 8 Police Vehicles**

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**A purchase order in the amount of \$234,707 has been issued for the acquisition of these vehicles. There will be additional costs for the purchase and installation of equipment and vinyl striping.** The FY 2017-18 budget includes receiving \$314,400 in loan proceeds for the replacement of the 8 police vehicles. The City intends to finance this purchase over a period of five years.

5. Replacement of 36 Heating & Air Control Boxes @ City Hall

**A purchase order in the amount of \$292,500 has been issued for this project.** The FY 2017-18 budget includes receiving \$300,000 in loan proceeds for this effort. The City intends to finance this project over a period of five years.

6. Replacement of Compactor Unit @ Solid Waste Transfer Station

**This has been completed.** The total price (including finance charges) was \$179,560. The City financed this purchase over a period of 5 years. The FY 2017-18 budget includes \$45,000 for the first of five annual debt service payments.

7. Incentive Grant Program for Building Upgrades in Downtown Areas (This is also a recommendation of the Strategic Plan)

**The eligibility guidelines and application materials for the Downtown Rehabilitation Grant program will be presented to the City Council for consideration at their meeting on August 15, 2017.** The FY 2017-18 budget includes an initial allocation of \$25,000 for this initiative.

8. Replacement of Automated Side Arm Garbage Truck

**This item has not been ordered yet.** The FY 2017-18 budget includes receiving \$285,000 in loan proceeds for this effort. The City intends to finance this project over a period of five years.

9. Replacement of 12 Sets of Fire Department Turnout Gear

**The Fire Chief is currently in the process of getting competitive prices for this purchase.** The FY 2017-18 budget includes \$30,000 for this item.

10. Repairs and Improvements of Mill Avenue Swimming Pool

**This has been completed.** The total cost was \$36,614. This came in under the previous budget estimate of \$47,000.

11. Replace Entrance Signs @ City Hall (Includes Electronic Sign for Corner) (This is also a recommendation of the Strategic Plan for additional Communications)

**This project is currently underway.** The FY 2017-18 budget includes \$30,000 for this project and is expected to cost right at the projected cost of \$30,000.

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12. Installation of a Heating & Air System for the Facilities & Grounds Shop

**A purchase order in the amount of \$4,588 has been issued for the installation of this system.** This came in under the previous budget estimate of \$5,500.

13. Construction of new sidewalk from Hidden Valley to Food Lion Shopping Center

**This project is currently underway.** The FY 2017-18 budget includes \$6,400 for this project and is expected to cost right at the projected cost of \$6,400.

14. Freedom Park Trail Improvements

**Initial discussions and planning related to this project is currently underway.** The City received a \$25,000 Rockingham Community Foundation Grant for this initiative and \$25,000 is included in the FY 2017-18 budget for this item.

15. Matrimony Creek Greenway Nature Trail

**The surveys of the property have now been completed and work is being done on the legal easements and property donations that will be needed in order to proceed.** The City received a \$100,000 Duke Energy Water Resources Fund Grant for this initiative and \$100,000 is included in the FY 2017-18 budget for this item.

**Economic & Tourism Development Department**

**MillerCoors Site Update**

Activity in reference to this industrial site is ongoing with one of the prospects for this site. In addition, four additional requests for proposals have been responded to for additional potential tenants.

**National Main Street Accreditation for 2017**

We are pleased to announce that Eden received accreditation for the second consecutive year from the National Main Street Center. This means Eden’s Main Street program meets the requirements of all communities that are under the Main Street umbrella of downtown revitalization standards.

**Downtown Initiatives & 622 Washington Street**

We recently reaffirmed the importance of downtown development during the strategic planning process. With those goals in mind, we have been giving careful consideration to the redevelopment of property owned by the City of Eden in our traditional downtown areas. We currently own one parking lot behind the traditional downtown area known as Downtown Draper. It was updated several years ago and a walkway made so that merchants can park back there and save on street parking for customers. Additionally, this lot is used for customers, festival and parade attendees throughout the year. The Veterans Park on Fieldcrest Road has been updated in the recent past and



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receives regular maintenance from the City. Staff has been looking into the potential of another project in this area.

A street resurfacing project included a portion of The Boulevard during the past month. The remainder of The Boulevard will be resurfaced within the next seven weeks. A couple of years ago, the City Council approved a large scale zoning change in The Boulevard downtown area in hopes of increasing development pressure and promoting new businesses.

Within the past year, the Cook Block has received sidewalk and lighting improvements and the NCDOT (North Carolina Department of Transportation) plans to resurface Morgan Road from Lee Street to Washburn Avenue at some point later this fall.

Currently, The City of Eden owns the building located at 622 Washington Street. Portions of the building collapsed several years ago when it was under different ownership. We, as a staff, are considering all available options for this property to make sure that we make the best, most cost effective decision for the City and the downtown district. We plan to put out a Request for Qualifications to potentially engage a firm and do a Design Build project for 622 Washington Street. The City of Eden also owns two parcels that adjoin this property in the rear. We are considering potential plans for merchant parking and customer parking on these additional parcels. We plan to bring specific recommendations for various downtown initiatives to the City Council in the near future.

#### **Eden Downtown Development, Inc. – Update**

The EDDC Board of Directors met on July 10<sup>th</sup>. The Board has addressed the plans to restore the 622 Washington Street building, seeking an Urban Forestry Grant for a Draper Downtown site in early 2018 and business expansions in the Washington Street area. In addition, an Asheville artisan is moving to Eden and he wants to create a location to draw local artists as he helped do in Asheville.

#### **New Entrance Signs @ City Hall Update**

Demolition of the old sign has been completed and construction of the new City Hall sign has been initiated. The large sign at the corner of Stadium Drive and Pierce Street is being constructed of block and will have stacked stone placed on the surface both front and back. The LED sign and lettering will be installed in the near future. Minimal landscaping will take place at this time, but more extensive landscaping will be completed during the early fall. As noted previously, the two smaller entrance signs will not be demolished but will be covered with stack stone and have new letters installed to match the large sign.

#### **Rivers & Trails Group – Update**

The Rivers and Trails Group recently met with Mr. Homer Wright and his daughter, Ms. Martha Hopkins to discuss property the family is considering donating to the Matrimony Creek Nature Trail Project. Our rivers and trails group will be conducting a field trip to the property on Thursday, July

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20<sup>th</sup> to both introduce them to the proposed trail and to this property. It is a potential connector to Douglass Elementary School and the Ellerbe Court neighborhood.

**Eden Receives Seven Rockingham County Tourism Development Authority (TDA) Grants for FY 2017-18**

The City of Eden has been awarded seven Rockingham County TDA grants totaling \$16,300 during the recent grant cycle for FY 2017-18. The specific grants awarded to the City include:

- RiverFest \$ 2,500
- Pottery Festival \$ 1,500
- Shaggin’ On Fieldcrest \$ 1,500
- Oink & Ale \$ 1,500
- Touch-A-Truck \$ ,500
- Grown & Gathered \$ 1,000
- Dixie Youth Tournament \$ 7,800
- Total \$16,300

**Schedule Of Upcoming Special Events**

Our Explore Eden monthly E-Newsletter is another way we try to share information with our citizens in an effort to help keep them informed about what is going on in our City. The following upcoming events have recently been featured:

- Shaggin on Fieldcrest – Saturday, July 22<sup>nd</sup> (7-10 pm) featuring Jim Quick and Coastline. Admission is FREE.
- Grown & Gathered – A farm to form experience. Enjoy a dinner featuring the bounty of our local farms and producers prepared by Chefs Ross and Amy Hammond along Washington Street. \$50 per person or \$90 per couple: Includes dinner, 2 drinks, a local handmade pottery plate and live music – August 12<sup>th</sup> @ 7:00 p.m. Please call Cindy Adams 336-612-8049 or Debbie Moore 336-344-5539 for reservations. Seating is limited.
- Touch-A-Truck – Saturday, August 19<sup>th</sup> (10:00 a.m. – 1:00 p.m.) on Henry Street. Admission – a non-perishable food item for the Kids Backpack Food Program. This event will include food, face painting and much more.
- Freedom Park Music & Cruz In @ Kiwanis Amphitheatre at Freedom Park. Cruz in starts at 5:30 p.m. and live music at 6:30 p.m. Event is open and FREE to the public. Bring your lawn chair and enjoy. Concessions available. 50/50 drawing, corn hole, door prizes and more. Upcoming sessions include:
  - Saturday, July 29<sup>th</sup> @ 6:30 p.m. – The Impacts
  - Saturday, August 26<sup>th</sup> @ 6:30 p.m. – “Against the Nights” (Christian Blues music)
  - Saturday, September 30<sup>th</sup> @ 6:30 p.m. – The Impacts
  - Saturday, October 28<sup>th</sup> @ TBA – Fall Festival
- August 27<sup>th</sup> @ Wright Memorial Event Center – Live Beach Music – Gates open at 3:00 p.m. Entertainment is: Jacob Vaughan @ 4:15 p.m. and The Embers at 5:30 p.m. There will be door prizes, food, vendors, and Shaggin. Tickets can be purchased online at

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[www.eventbrite.com](http://www.eventbrite.com) and at The Bette-R-Look Salon (Eden), Eden Chiropractic Office (Eden) and Roadside Gypsy (Eden).

- Trailbuilding Workshops are being offered through Rockingham Community College's Outdoor Skills Training Program 336-342-4261 Ext. 2011. Intro to Sustainable Trailbuilding 7/8 or 7/22 and Sustainable Trail Design & Layout 8/12 or 8/19.
- RiverFest – September 15<sup>th</sup> (5:00 – 10:00 p.m.) and September 16<sup>th</sup> (10:00 a.m. – 10:00 p.m.) along Washington Street. Celebrating Eden's 50<sup>th</sup> Anniversary!

### **Facebook Page**

Eden has a Facebook page and we invite everyone to “Like” it and follow us. This is another very important and popular way that we use to try and get out information about events and other important City of Eden information.

### **Karastan Mosaic Public Art Project in Grogan Park**

City staff recently met with representatives of Karastan to discuss an upcoming Karastan Rug Mosaic public art project in Grogan Park that will be placed on the floor underneath the gazebo. In addition, we are planning to hold a Karastan exhibit once the mosaic artwork is completed and we do the unveiling/dedication. Also, there are plans to get the famous World's Fair rug sent to Eden for display during this event. More information will be made available as the project develops.

### **Eden Quilt Square Unveiling**

We conducted our Quilt Square Unveiling on Thursday, July 13<sup>th</sup>. Our speakers included Mayor Wayne Tuggle and Jan Critz, Rockingham County Director of Economic Development & Tourism. Our square is the 30<sup>th</sup> on the Rockingham County Quilt Trail. Our location will now go on the new map that is being published. The piece was created by artist Darlene Holman. She created many of the squares on the trail. Our square represents Eden's rich natural resources, recreational opportunities and wildlife.

### **Tourism Board – Update**

The Tourism Board did not meet during the course of the past month.

### **50<sup>TH</sup> Anniversary Update**

We will be placing a rock and bronze plaque in front of City Hall very soon that will commemorate our 50<sup>th</sup> Anniversary. Staff is working with the Eden Historical Museum to get their windows ready for RiverFest. The windows will have an anniversary theme.

Sheralene Thompson, City Clerk is assembling a 50<sup>th</sup> Anniversary celebration timeline manuscript that will be finished by the end of July and will head out for publishing in August. The book will contain articles and quotes from newspaper clippings from The Eden News and Greensboro News

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& Record, Mayor Jones Norman's scrapbook and items from the City of Eden minutes. We believe that you will find the history of our City to be very interesting.

### **Engineering Department**

#### **Transportation Projects – Update**

Below is a list of highlights/accomplishments on current transportation projects:

- **2017 Powell Bill Report**

- The Certified Statement, Map, Street Listing and the Add & Delete Sheet was approved, certified and submitted to the NC Powell Bill Manager's Office on July 11<sup>th</sup>.

- **FY 2017-18 Street Resurfacing Contracts, No. 1, 2 & 3**

- Waugh Asphalt plans to start construction on contracts 1 and 2 during the week of July 17<sup>th</sup>.
- Waugh Asphalt is tentatively planning to start construction on contract 3 at some point in September.

- **East Harris Place Improvement Project**

- Bids were received on June 29, 2017.
- Waugh Asphalt was the low bidder with a bid of \$162,632.70.
- Request to Award the Contract is being brought to Council on July 18, 2017 for approval.
- Since our last meeting, staff has been able to reach Walmart Corporate. Our request for financial assistance has been submitted to Tyler Latimer, Sr. Manager of Real Estate for our district. Our request is being considered at this time. We hope to hear something very soon.

- **Southwood Drive Upgrade**

- The City of Eden and the developer of the future Ashton Way Apartments on East Harris Place have reached an agreement for improvements to the gravel section of Southwood Drive. Specifically, we have agreed to join forces to complete this section of roadway.
- The city will be responsible for removing the existing material from the site, grading and installing the 6-inch stone base on Southwood Drive. This work will be completed in conjunction with the East Harris Place Improvement Contract.
- A mixture of the stone base and the millings removed from East Harris Place will be installed on Southwood Drive to be used as the stone base.

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- City forces will be responsible for spreading the material as it is hauled to the site, compaction and the grading of the newly placed material.
- The developer of Ashton Way Apartments will be responsible for the installation of the 3.5 inches of asphalt material. The asphalt base will be installed once the stone base is in place prior to the start of construction of the apartment complex to allow it to be used during construction. The asphalt surface course will be installed during the final stages of construction on the apartments.
- It is important to point out that the original estimated cost for the city to construct this section on Southwood Drive was approximately \$65,000. By joining forces with the developer and not having to purchase the stone, we now estimate a cost not to exceed \$10,000.
- This project is currently scheduled to start in September.

### **Waterline Replacement Projects Update**

Since June 16<sup>th</sup> our contractor has completed the 6-inch DIP (ductile iron pipe) water main installation project along Hudson Street between Hopper Lane and Caleb Lane. New taps were made for five houses after tests for the new waterline were passed. The project cost ended up being about \$15,000 less than the bid price due to encountering very good soil and reducing the amount of pavement cut that was required. In addition, our contractor has installed about 300 LF (linear feet) of 6-inch DIP water main along Caleb Lane, and about 26 LF of 6-inch DIP waterline along the east side of Caleb Street at the intersection with Caleb Lane.

Between now and August 15<sup>th</sup> we expect that our contractor will install a 2-inch PVC waterline for the northern part of Caleb Street, and a 6-inch DIP waterline for the section of Caleb Street from Caleb Lane to Flinchum Street. The contractor will make new taps after testing of the new water main is completed. In addition, the contractor will make any necessary pavement repairs. Also, we anticipate holding the bid opening for the Victor Street 2-inch waterline replacement project prior to the August 15, 2017 meeting of the Eden City Council.

### **Finance & Human Resources Department**

#### **Update on Closeout of FY 2016-17, Audit Process & Commencement of FY 2017-18**

The last day of fiscal year 2016-17 was Friday June 30, 2017 and the first day of fiscal year 2017-18 was Saturday July 1, 2017. We will be working in both the current fiscal year 2017-18 and the prior fiscal year 2016-17 through August 16, 2017. This will allow us to recognize revenues and expenditures that come in after June 30, 2017, but are for fiscal year 2016-17. Representatives from the Independent Auditing firm of Rouse, Rouse, Penn and Rouse started their preliminary audit work on June 20, 2017. They completed the year-end inventories on July 3, 2017 for Fleet Maintenance, Public Works Warehouse, Water Filtration, and Wastewater Treatment. According to Ms. Judy Rouse, CPA, "All inventories went well. Everyone was ready". The Auditor's will begin the main part of the audit after August 16, 2017, and they will have it completed by October 31, 2017. The final copy of the audited financial statements will be submitted to the Local Government Commission for review/approval. Once we receive their approval, the Auditor's will distribute

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copies of the audit to the City Council and they will appear before the City Council at a monthly Council meeting to make their annual audit presentation.

### **Fire Department**

#### **Fire Department Statistical Data For 1<sup>st</sup> Six Months Of 2017**

The Eden Fire Department responded to a total of 326 calls over the past six months. The following categories further break down the response to what type of call with a brief explanation:

- 29 fire related calls or 8.90%. The fire related category includes structure fires, vehicle fires and outside or brush fires.
- 93 rescue and emergency medical calls or 28.53%. This includes automobile accidents and assisting with Rockingham County EMS crews.
- 62 hazardous condition (No fire) type calls or 19.02%. These calls include trees on power lines, gas leaks, and fluid spills.
- 47 general service calls or 14.42%. These are requests for general service.
- 37 good intent calls or 11.35%. This includes smoke scares and odor investigations.
- 55 false alarms or 16.87%. These occur usually due to a malfunctioning alarm system or accidental/unintentional activation of the alarm system.
- The fire department also had 2 major weather events that represented .61% of the call volume and there was 1 overpressure/rupture event that equaled .30% of the calls.
- 

During the first six months of 2017 the Eden Fire Department has conducted five public education events at different locations in Eden, including schools and churches with a combined audience of over 400 people. The topics discussed included the use of 911; home escape drills and the proper use of fire extinguishers. In addition, the fire department has a smoke detector program for citizen's who own their home and do not have the means to buy smoke detectors.

The fire department will give the homeowner one smoke detector free of charge or they can schedule an appointment with us and we will come to their home and install it for them. Over the past six months we have given away or installed 4 smoke detectors.

### **Parks & Recreation Department**

#### **Parks & Recreation News & Reminders**

In addition to several weekend softball tournaments at Freedom Park and our normal programs we hosted a concert in the park/cruise-in at Freedom Park on June 24<sup>th</sup>, have operated the Mill Avenue swimming pool each day from 12:00 noon to 5:45 p.m. and have been continuing to operate our Summer Day Camp program that runs through August 18<sup>th</sup>. On Friday, July 14<sup>th</sup> we held the opening ceremonies for the North Carolina Dixie Youth Baseball Ozone State Tournament and play got underway at Freedom Park on Saturday, July 15<sup>th</sup>. The City of Eden was recently awarded a Rockingham County Tourism Development Authority (TDA) grant in the amount of \$7,800 to help defray some of the costs associated with sponsoring this tournament.

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### **2018 Scottish Highland Games**

On June 26<sup>th</sup> staff met with Jimmy Murray of the Scottish Highland Games about the possibility of the Games being held at Freedom Park in the spring of 2018. He is going to make a proposal to his Board and will let the City know in the next few weeks if they will choose Eden as the location for the Scottish Highland Games in 2018.

### **Freedom Park Nature & Educational Trail Improvements - Update**

Staff within the Parks & Recreation Department and Municipal Services Department will soon be working together to upgrade the nature trail in the back of Freedom Park. Work will include applying additional granite dust to the trail, adding additional benches, picnic tables, and constructing 8-10 RV pads for camping in the back at Freedom Park. There will be electrical hook ups, water hook ups, as well as a sewer disposal location for the use by the campers. We anticipate that work will begin in the early fall and will be completed and opened to the public for use by the spring of 2018. The City of Eden received a Rockingham Community Foundation Grant in the amount of \$25,000 for this project.

### **Parks & Recreation Master Plan – Update**

Parks & Recreation Staff will be working with the City Manager to develop a list of individuals who would be willing to serve as a member of the new Parks and Recreation Advisory Board that was recommended in the Parks and Recreation Master Plan. In addition, there are several smaller recommendations in the master plan that was approved by the City Council that the City can work to accomplish in the upcoming months, such as the Dog Park, improvements to trails, addition of new trails, and the potential for a Splash Pad with a capital campaign effort to help generate funding for this project. Specific recommendations will be brought to the City Council for their formal consideration once finalized.

## **Planning & Inspections Department**

### **Ashton Way Apartments Coming To Eden**

We have received construction drawings for a new apartment complex that will be located off of East Harris Place behind the WalMart. They will be called Ashton Way Apartments. The developer, Wynnfield Properties has estimated that site work will begin within 60 – 90 days and vertical construction will begin in approximately 120 days. Once construction begins, it will take between 9 and 10 months to complete. The plans call for 8 1-bedroom units (2 w/office), 22 2-bedroom units, and 18 3-bedroom units. In addition, there will be a 1-story community center, a fenced playground area and a picnic shelter. The main entrance and exit will be off of East Harris Place.

### **Code Enforcement Update**

Since the June meeting of the Eden Council the Planning and Inspections Department has mailed out statements to all delinquent accounts. During this time we have collected \$781.07 in fees.

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Kelly Stultz, Director of Planning and Inspections and Erin Gilley, City Attorney have met and formulated a plan of action that includes selected properties for immediate legal action. First, letters will be sent from the City Attorney to all delinquent owners stating that legal action is imminent if their bills are not paid. After that happens, we will be proceeding with foreclosure actions on most of the properties and other means of collections on the others. Attachment of personal property is also available and will be pursued. There is a process of notification that is required in code enforcement issues and this will be completed as well.

**Planning Commission Update**

The Planning Commission did not meet during the course of the past month.

**Board of Adjustment Update**

The Board of Adjustment did not meet during the course of the past month.

**Community Appearance Commission Update**

The Community Appearance Commission attempted to meet on June 27<sup>th</sup> but did not have a quorum so no official business was conducted.

**Tree Board Update**

The Tree Board met on June 19<sup>th</sup>. Mr. Chris Colvin from Lamar advertising came to the meeting. He has concerns about the visibility of a Lamar billboard sign because of the street trees. The sign is located on Highway 14 South across from the Ford Dealership. The Tree Board discussed the situation and the board made a motion to accept the following conditions: We would have the trees appraised by several local nurseries. We would average the price for each one and Lamar Advertising will in return pay for the replacement of an equal value of street trees along Highway 14. Lamar Advertising also agreed to donate free advertisement space on the billboard to the city for events if it's available.

**Historic Preservation Commission Update**

The Historic Preservation Commission is working with the State Historic Preservation Office to obtain more information for the local landmark request/report for the Eden Historical Museum property.

**Lidl Project Update**

The Lidl project is well under way at this point. The shell building is close to being dried-in and the interior slab is being prepared for concrete. Most of the site utility work has been completed at this time.



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**Howard’s Restaurant Update**

Howard’s Restaurant, owned by Howard Tate is now under construction. Footings will be poured this week. He plans to open a small restaurant that will only serve breakfast and lunch.

**Police Department**

**Police Department Statistical Data For 1<sup>st</sup> Six Months Of 2017**

Included is the CFS (Call For Service) information from January 1, 2017 through June 30, 2017 that was received from Jason Wood, Rockingham County 911 Database Manager. The Eden Police Department received 10,377 calls for service during the first six months of 2017. The total dispatched calls from the 911 center were 9,047 and the traffic stop calls were 1,330.

Also included below is the incident report information for the first six months of 2017. Incident reports are being generated for motor vehicle accidents. The incidents created for motor vehicle accidents expand the master name database for the new records management system. To provide an accurate representation of the incidents worked by the department, the traffic accident incident reports are not included in the statistics. The information below provides the statistics for the total number of criminal incidents for the entire department, as well as statistics for the investigative unit. The investigative unit and/or a detective in the unit are assigned any case that needs further investigation. During previous years, the statistics provided from the old “Police Pak” Records Management System included all incidents created. The statistics listed below is a more accurate reflection of the criminal offenses that occur in our city and the investigation of those offenses.

Traffic Collision Reports January 1, 2017- June 30, 2017: 298

Eden Police Department total cases/incidents to include on view arrests by patrol and cases investigated by the Investigative Unit for January 1, 2017- June 30, 2017:

<u>Year</u>	<u>Total Cases</u>	<u>Total Cases Closed/ %</u>	<u>Total Closed by Arrest/%</u>
Jan.-June	1124	740 (65.8%)	484 (43%)

Investigative Unit total cases/incidents assigned to investigators for further investigation during the year January 1, 2017- June 30, 2017:

<u>Year</u>	<u>Total Cases</u>	<u>Total Cases Closed/ %</u>	<u>Total Closed by Arrest/%</u>
Jan.-June	912	545 (59.7%)	234 (25.6%)

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### **Public Utilities Department**

#### **EPA Administrative Order On Consent and Mandatory Projects to Stop Sewer System Overflows - Update**

At this time, we are ahead of schedule for our projects and our documentation submittals to the EPA and water infrastructure for our grant and loan funding. Our engineering report was due on June 1<sup>st</sup>, and this deadline was met. The Water Infrastructure Section of the North Carolina Department of Environment and Natural Resources has until November 1<sup>st</sup> to complete their review of our engineering report and give their approval for all projects. The rehabilitation of the Bridge and Junction Pump Stations as well as the digester improvements at the wastewater treatment plant have been in progress for several months now and may be bid earlier than most of the other projects due to a greater need to have these facilities rehabilitated first. Our first semiannual progress report to be submitted to the EPA as part of the Administrative Order on Consent will be due November 1, 2017.

#### **Mega Park Water Line Project – Update**

Currently, the engineers at Dewberry & Davis are ready to begin the design work of the new water line that will serve the Mega Park and the water improvements that will take place in the east end of Eden that will loop some of our lines and provide redundancy to our trunk lines serving this area. Our engineering report for this project was submitted before the deadline of June 1<sup>st</sup>, and is currently under review by the Water Infrastructure Section of the North Carolina Department of Environment and Natural Resources. Water Infrastructure has until November 1, 2017 to complete the review of the engineering report.

#### **Chloramine Project – Update**

We hope to schedule another start up attempt to put the chloramine project online before the end of this month. We have made previous attempts to start up this project and each time we found an issue with the equipment or design that delayed having the system online. We were able to bring the system online and make chloramines in May, but we discovered that a chlorine control valve would be needed to make the system function properly. This control valve was ordered and has been installed and the control programming to our plant computer system will be completed in the near future. If we have a successful startup prior to the end of July, the system will be online and will remain so until further notice. It is our current plan to have the system online and functional to help us meet our scheduled August compliant monitoring sampling of Trihalomethanes.

#### **Leachate from the Duke Energy – Update**

The Duke Energy landfill project began pumping leachate to our Wastewater Treatment Plant during the last ten days of June. At this point it appears that our plant will be able to treat the Coal Ash leachate.

#### **Meadow Greens and Covenant Branch Pump Stations Force Main Relief Project – Update**

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This Project will tie the Meadow Greens and Covenant Branch Sewer Pump Stations into the underutilized Railroad Pump Station Force Main to provide redundancy to the existing force mains serving these pump stations. When the project is completed in December 2017, we will be able to control flow from these pump stations into the larger Railroad force main to provide greater capacity to these pump stations during high flow periods. This project was funded with grant money totaling \$534,000 with the city making a match contribution of \$35,000 to complete the project. Although, this project was not directly part of the EPA – AO, the project will serve to help control and ensure that we do not have overflows from these pump stations. This project is underway and construction should begin in early August. Sam W Smith, Jr. is the contractor on this project. This project is on schedule and expected to easily meet the December 2017 deadline for completion.

### **Melinda Ward – Superintendent of Wastewater Treatment Plant Featured in Article**

The July 2017 issue of TPO (Treatment Plant Operator) Magazine did a story on the legacy of Melinda Ward's family in the wastewater industry. A picture of Melinda in her Eden All-American City shirt is on the cover of the magazine. In addition to Melinda's work, her father, Lynwood Sessoms, was superintendent of the plant in Tarboro, NC. and her husband, Michael Ward is Superintendent for the Henry County (Virginia) Public Service Authority. Melinda was honored by her peers earlier this year when she was selected to receive the 2016 William D. Hatfield Award from the NCWEA.

### **Municipal Services Department**

#### **Tornado Clean-up Efforts**

Anglin Earthworks has two outfalls left to clean as a result of the May 5<sup>th</sup> tornado. It is anticipated that they will complete their work within the next 2-3 weeks, weather permitting. Also, we have advertised the fact that July 28<sup>th</sup> will be the last day for the collection of any storm related debris. After that point in time we will continue to collect all debris placed curbside as long as it meets our existing rules and regulations. After July 28<sup>th</sup> we will solicit bids for the chipping and hauling component associated with removing the temporary tornado debris pile. Based on preliminary estimates from Timberland Mulch we believe that price could likely be somewhere in the neighborhood of at least \$103,000. Once that work is completed we will then be in a position to submit our reimbursement request to NC Emergency Management.

#### **Eden Greenway – Update**

Hudson Welding has completed construction of the greenway bridge and the bridge has been installed, anchored down into bridge pillars and is now useable. We still have some dress up work to do around the area of the bridge. The Street Division has installed rip rap on the banks for erosion control and they are forming a concrete headwall on each end of the new bridge and working the walking trail into both ends of the new bridge. In addition, Anglin Earthworks is currently wrapping-up their tornado cleanup efforts. If the weather cooperates we hope to have the Greenway fully accessible again by July 21<sup>st</sup>.

#### **SKAT Bus Shelters - Update**

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The SKAT Bus Shelters are almost complete. One will be located at the Dollar General on Stadium Drive, one at the Dollar General on Morgan Road and the third one will be installed on property at the Habitat Restore or Love Oil Company (Ron’s Mini Mart) depending upon the acquisition of the required easement.

**Draper Landing – Update**

The steps at Draper Landing have been removed due to the entire embankment sliding into the river. This was an emergency decision that was made so we would not lose the steps. The major issue with the landing is the land in that area is mostly sandy soil and it’s difficult to anchor the steps. We are currently discussing various options and developing a plan of action. The current location is a problem due to the lack of solid ground. One of the options we are investigating is the installation of pylons to anchor the steps.

**CONSENT AGENDA:**

- a. Approval and Adoption of Minutes: June 20, 2017.
- b. Approval and Adoption of E. Harris Place Improvements Contract, (SRC 2017-18-04). Request to Award Contract.

The bids were received on June 29, 2017 at 11:00 a.m. A total of 4 responsive bids were received for the project. The low bidder was Waugh Asphalt, Inc. in the amount of \$162,632.70. The date of availability for the contract is August 1, 2017. The Engineering Department is requesting Council’s approval to award the contract to Waugh Asphalt, Inc. based on their bid amount shown above

- c. Approval and Adoption of Ordinance Amending Chapter 2, Article 7 – Main Street Advisory Board.

The City Council previously established a Main Street Advisory Board in 2003 and created Chapter 2 Article VII to govern the Board. This Board was dissolved in 2007, but the Code was never amended to reflect the dissolution. Staff recommendation was that the City Council repeal Article VII of Chapter 2 of the Eden City Code to reflect that there was no longer a Main Street Advisory Board.

- d. Approval and Adoption of General Fund Street Resurfacing Projects Financing Resolution.

Council approved a new loan in its FY 2017-2018 budget of \$1,100,000 within the General Fund. The City needs to proceed with private placement financing for the Street Resurfacing Projects. Please find attached the Resolution to Proceed with the acquisition of financing proposals from interested banks for their consideration.

**RESOLUTION TO PROCEED WITH PRIVATE PLACEMENT FINANCING  
FOR THE GENERAL FUND STREET RESURFACING PROJECTS.**

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WHEREAS, the Eden City Council (the “Council”) has determined that it is in the best interests of the City to finance the resurfacing of city streets of certain projects within the City known as the (1) GENERAL FUND STREET RESURFACING PROJECTS (SEE ATTACHED LIST) (the “Projects”) with proceeds of tax-exempt obligations; and

WHEREAS, the City of Eden is hereby applying for an Installment Purchase Contract Loan for Water and Sewer Projects to proceed and seeking approval pursuant to North Carolina G.S. 120-157.1 through 157.9; and

WHEREAS, the Council has approved a new loan in its FY 2017-2018 budget of \$1,100,000 within the General Fund for the Projects and now wishes to appoint an authorized representative and direct staff to proceed with the acquisition of financing proposals from interested banks based on rate, terms, and fees.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Eden City Council that the Director of Finance for the City is hereby authorized and designated to act on behalf of the City for the execution of any and all documents necessary to effectuate the financing of the Projects with proceeds of tax-exempt obligations to be approved by the Council after public hearing, and the staff of the financing department is directed to proceed with the acquisition of financing proposals from at least (3) interested banks.

Adopted and approved this 18<sup>th</sup> day of July, 2017.

Wayne Tuggle, Mayor  
Attest:

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Sheralene Thompson, CMC, MMC, NCCMC  
City Clerk

e. Consideration and Approval of Property Donation Acceptance.

City Staff has had discussions with Martha Wright Hopkins, a representative of the Homer Wright, Jr. Family regarding the Family’s desire to benevolently donate properties to the City of Eden. After discussions with Mark Bullins and Josh Woodall, it was determined that numerous properties could be used by the City for public use. The uses include water and sewer access purposes, and recreational purposes, mainly for the Matrimony Creek Greenway and Trail. Mrs. Hopkins has been a major force in the creation and design of this greenway, and without the land donations included herein, the greenway would probably not be a reality.

July 18, 2017

City of Eden, N.C.

Minutes of the regular July 18, 2017 meeting of the City Council, City of Eden:

Staff recommendation was that Council vote to accept these land donations and authorize Staff to proceed with any action, legal or otherwise, to facilitate this donation.

A motion was made by unanimous consent to approve the consent agenda.

ADJOURNMENT:

A motion was made by unanimous consent to adjourn.

Respectfully submitted,

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Sheralene S. Thompson,  
CMC, MMC, NCCMC  
City Clerk

ATTEST:

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Wayne R. Tuggle, Sr., Mayor

## Capital Project Ordinance

Be it ORDAINED by the Governing Board of the City of Eden, North Carolina, that pursuant to section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital Project Ordinance is hereby adopted.

Section 1: The Project, Meadow Greens and Covenant Branch Pump Stations Force Main Relief, authorized is to be financed by state grants and reserves (State High-Unit Cost grant, HUC). The HUC grant is \$534,811 and the City will provide a match of \$29,052.97 for a total of \$563,863.97.

Section 2: The officers of this unit are hereby directed to proceed with the capital project within the terms of the board resolution, loan documents and the budget contained herein.

Section 3: The following amounts are appropriated for the project:

Engineering	\$ 175,200.00
Construction	\$ 362,220.00
Contingency	\$ 18,111.00
Closing Costs	<u>\$ 8,332.97</u>
	<u>\$ 563,863.97</u>

Section 4: The following revenues are anticipated to be available to complete this project:

State High-Unit Cost Grant	\$ 534,811.00
City Match from local funds	<u>\$ 29,052.97</u>
	<u>\$ 563,863.97</u>

Section 5: The finance officer is hereby directed to maintain within the capital project fund sufficient specific detailed accounting records to satisfy the requirements of the grantor agency, the grant agreements, and federal regulations. The terms of the bond resolution also shall be met.

Section 5: Funds may be advanced from the Water/Sewer Fund for the purpose of making payments as due. Reimbursement requests should be made to the grantor agency in an orderly and timely manner.

Section 7: The finance officer is directed to report, on a quarterly basis, on the financial status of each project element in section 3 and on the total grant/loan revenues received or claimed.

Section 8: The Budget Officer is directed to include a detailed analysis of past and future costs and revenues on this capital project in every budget submission made to this board.

Section 9: Copies of this capital project ordinance shall be furnished to the clerk to the Governing Board, and to the Budget Officer and the Finance officer for direction in carrying out this project.

Duly adopted this 15<sup>th</sup> day of August 2017.

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Wayne R. Tuggle, Mayor

(Seal)

Attest: \_\_\_\_\_  
Sheralene Thompson, City Clerk



# Planning and Inspections Department

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P. O. Box 70, 308 E Stadium Drive, Eden NC 27289-0070/Telephone 336-623-2110/Fax 336-623-4057

## MEMO

**TO:** Honorable Mayor and City Council  
**THRU:** Brad Corcoran, City Manager  
**FROM:** Kelly K. Stultz, AICP, Director  
**SUBJECT:** **Sale of 416 Decatur Street**  
**DATE:** August 1, 2017

The City has received a bid on the 1.1 acre lot located at 416 Decatur Street in the amount of \$1,500.00 from Aris Rosario. The tax value of the property is \$16,720.00.

The advertisement for bids ran in the Rockingham Now on July 9 and July 12, 2017. No upset bids were received.

There are not any unpaid property taxes due on this property.

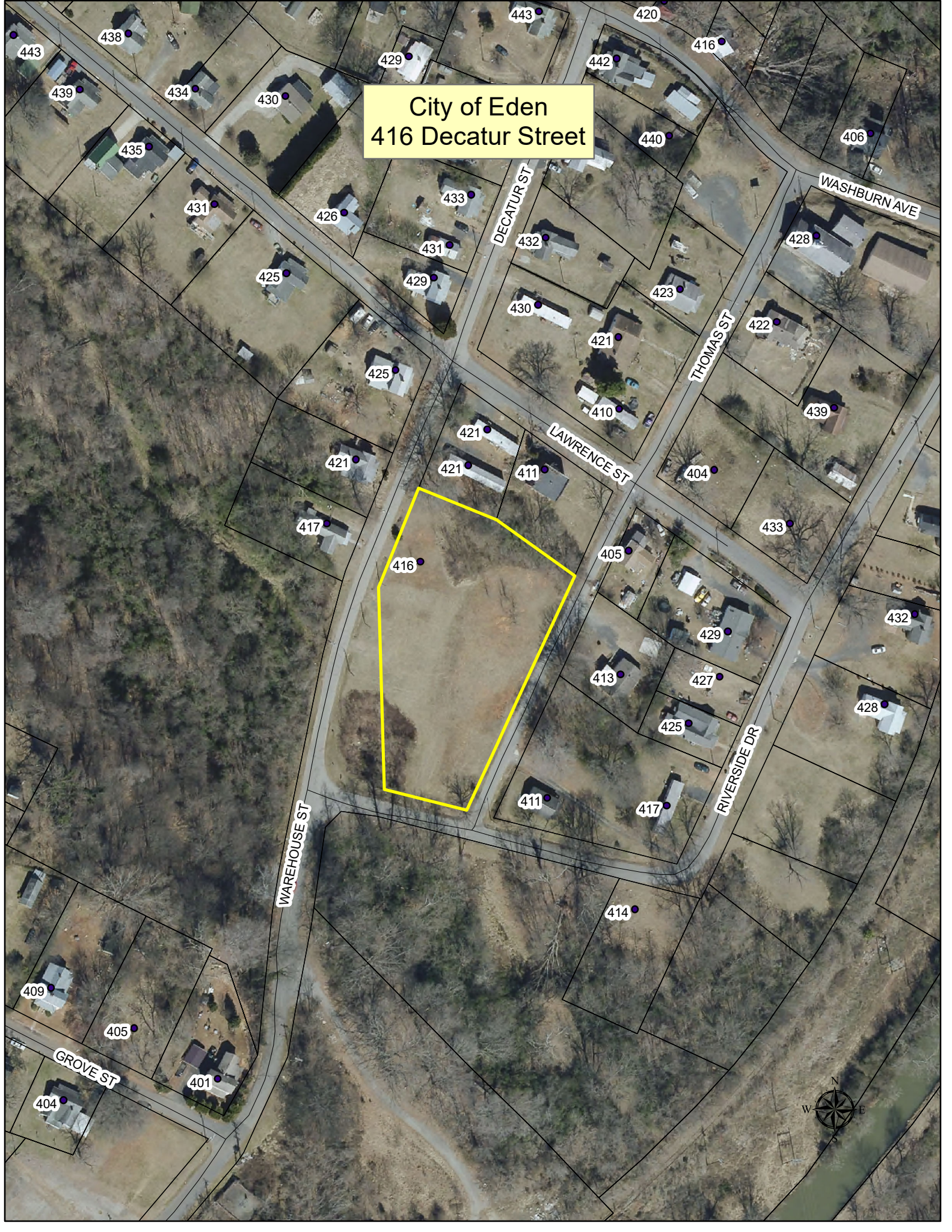
In my opinion, our best outcome is to sell the property and encourage the owner to build single family dwellings on the property.

Based upon the foregoing information and the fact that we continue to have to mow and maintain the property, I recommend that the City Council accept the bid.

If you need any further information, please let me know.



City of Eden  
416 Decatur Street



WAREHOUSE ST

DECATUR ST

LAWRENCE ST

THOMAS ST

WASHBURN AVE

RIVERSIDE DR

GROVE ST

