

**CITY COUNCIL
REGULAR MEETING
COUNCIL CHAMBERS
308 E. Stadium Drive
November 21, 2017
6:00 p.m.**

1. Meeting called to order by: Wayne Tuggle, Sr., Mayor
2. Invocation: Mr. Bernie Moore, Eden City Council
3. Pledge Of Allegiance: Tommy Underwood, Fire Chief
4. Proclamations & Recognition:
5. Roll Call:
6. Set Meeting Agenda:
7. Public Hearings:
 - a. Consideration and adoption of an ordinance annexing the properties located at 889 Morgan Road and 893 Morgan Road. Pursuant to requests submitted by the respective owners of each property. **Kelly Stultz, Planning & Inspections**
 - b. (A)Consideration of a zoning text amendment request and adoption of an Ordinance to repeal Section 11.24(e-1) M-H Manufactured Homes District of the City of Eden Zoning Ordinance. Request submitted by the Planning Board. ZONING CASE Z-17-10 **Kelly Stultz, Planning & Inspections**

(B)Consideration of a Resolution adopting a statement of consistency regarding the amendment of Section 11.24.
8. Requests And Petitions Of Citizens:
9. Unfinished Business:
10. New Business:
 - a. Request to adopt an ordinance for the demolition of a structure at 1307 Center Church Road under the City of Eden Human Habitation Ordinance. **Kelly Stultz, Planning & Inspections**
 - b. Request to adopt an ordinance for the demolition of a structure at 216 The Boulevard under the City of Eden Non-Residential Building Maintenance Ordinance. **Kelly Stultz, Planning & Inspections**
 - c. Request to adopt an ordinance for the demolition of a structure at 233 The Boulevard under the City of Eden Non-Residential Building Maintenance Ordinance. **Kelly Stultz, Planning & Inspections**

- d. Consideration and Approval of Branding Study Contract. **Randy Hunt, Main Street Manager**

11. Reports From Staff:

- a. City Manager's Report. **Brad Corcoran, City Manager**

12. Consent Agenda:

- a. Approval and Adoption of Minutes: October 17, 2017. **Sheralene Thompson, City Clerk**
- b. Approval of Traffic Study in Reference to No Parking on Hairston Street and Adoption of Ordinance. **Reece Pyrtle, Police Chief**
- c. Approval of Purchase of House and Property at 947 Harris Street. **Mark Bullins, Water & Sewer Construction Projects Manager and Terry Shelton, Public Works Director**
- d. Consideration of Relocation of the Sanitary Sewer Line Behind the Draper Fire Department. **Mark Bullins, Water & Sewer Construction Projects Manager**
- e. Approval of Purchase of Hampton Heights Baptist Church Property for Matrimony Creek Greenway. **Johnny Farmer, Director of Parks & Recreation**
- f. Consideration of Eden Preservation Society and Morehead High School Student Council – Spirit Chain Collection. **Brad Corcoran, City Manager**
- g. Consideration of Adjustment of Police Security Fee. **Reece Pyrtle, Police Chief**
- h. Request for Approval and Adoption of Resolutions to Accept Financial Offer from Water Infrastructure and Project Ordinances for In-Town and Out of Town Water Line Improvements and Extension of Water Line to State Line. **Terry Shelton, Public Works Director**
 - 1. Approval and Adoption of Capital Project Ordinances Water Line Improvements in Town associated with needed improvements to supply water to the Mega Park.
 - 2. Approval and Adoption of Capital Project Ordinances Water Line Expansion out of Town that are associated with needed improvements to supply water to the Mega Park.
 - 3. Approval and Adoption of Resolution to Accept Offers of Finance Assistance for the Water Line Extension Out of Town Associated with Needed Improvements to Supply Water to the Mega Park.
 - 4. Approval and Adoption of Resolution to Accept Offers of Finance Assistance for the Water Improvements In-Town Associated with Needed Improvements to Supply Water to the Mega Park.
- i. Approval and Adoption of Resolution for Donation of Mower to Morehead Senior High School. **Paul Dishmon, Director of Municipal Services**
- j. Consideration of a Request to Approve Bid for Annual Wood Grinding Project for Solid Waste. **Rodney Carter, Solid Waste Superintendent**

- k. Consideration of a Request to Approve the Purchase of a CleanB System as a Sole Purchase. **Melinda Ward, Wastewater Superintendent**

13. Announcements:

14. 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



City of Eden

MEMO

To: Honorable Mayor and City Council
Thru: Brad Corcoran, City Manager
From: Kelly K. Stultz, AICP, Director
Subject: **Public Hearing - Annexation Request**
889 Morgan Road and 893 Morgan Road
Date: November 2, 2017

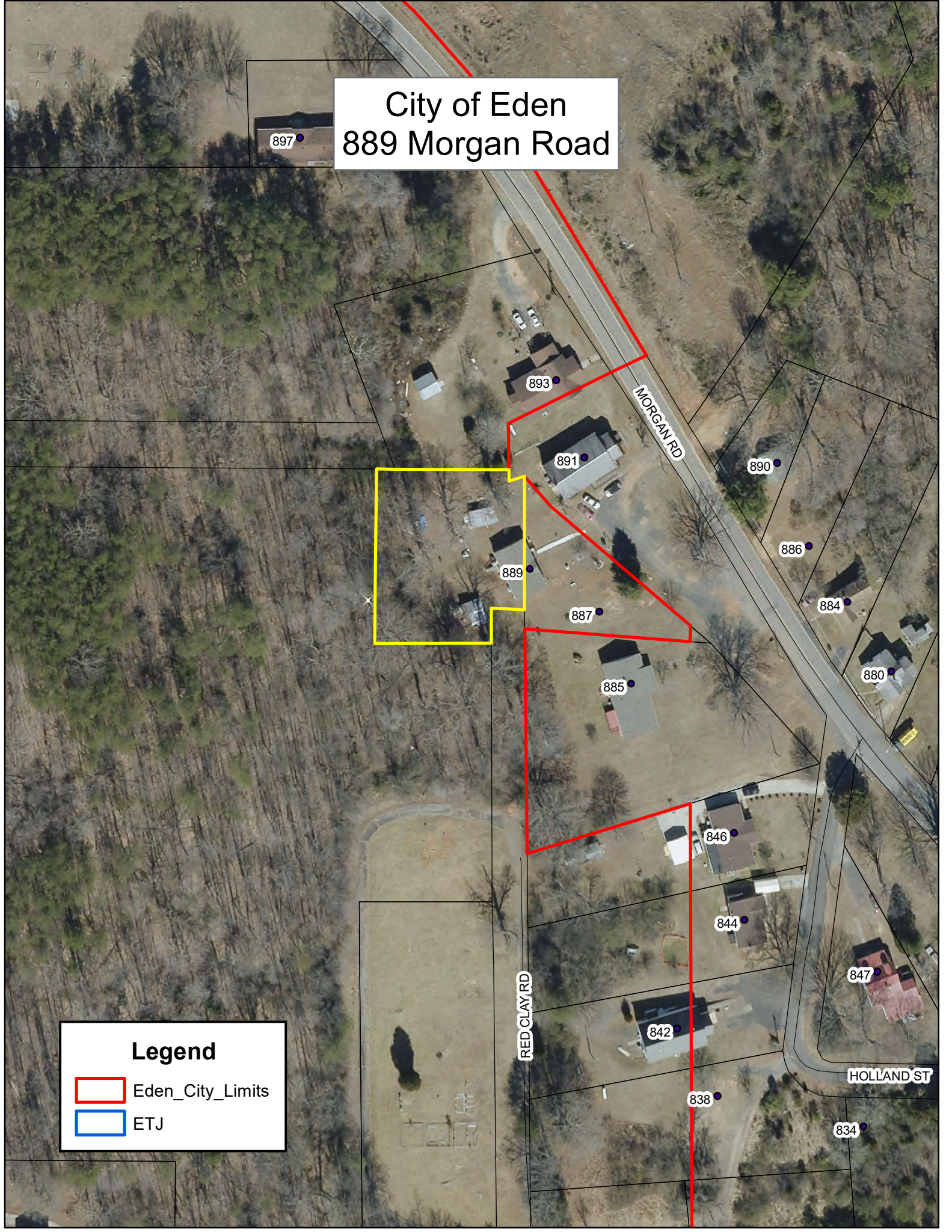
At the regular City Council meeting on October 17, 2017, the Council scheduled this public hearing to hear comments regarding an annexation of properties located at 889 Morgan Road and 893 Morgan Road.

The Petitions Requesting Annexation were filed for the properties as follows:

Address	Owner(s)
889 Morgan Road	Ruby Scales
893 Morgan Road	Burdock Millner

Staff is of the opinion that these properties should be annexed.

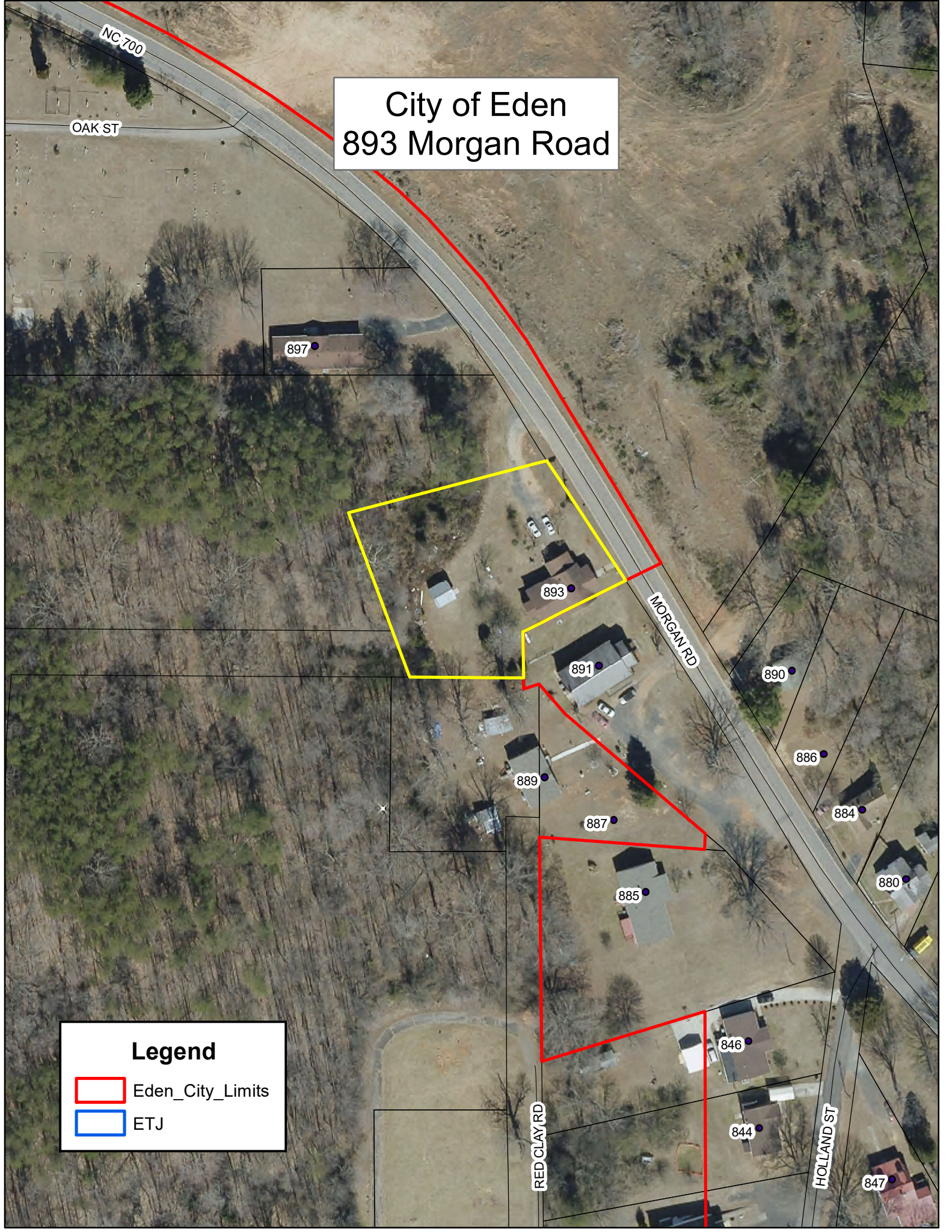
City of Eden
889 Morgan Road



Legend

- Eden_City_Limits
- ETJ

City of Eden 893 Morgan Road



Legend

- Edens_City_Limits
- ETJ

AN ORDINANCE TO EXTEND THE CORPORATE LIMITS
OF THE CITY OF EDEN, NORTH CAROLINA

WHEREAS, the City Council of the City of Eden, North Carolina, has been petitioned under G. S. 160A-31 to annex the areas described below; and

WHEREAS, the City Council of the City of Eden has by resolution directed the City Clerk to investigate the sufficiency of the petitions; and

WHEREAS, the City Clerk has certified the sufficiency of the petitions and a public hearing on the question of these annexations was held at the City Council Chamber, 308 East Stadium Drive at 6:00 o'clock p.m. on the 21st day of November, 2017, after due notice by publication on November 15, 2017; and

WHEREAS, the City Council of the City of Eden finds that the petitions meet the requirements of G.S. 160A-31;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Eden, North Carolina, that:

Section 1. By virtue of the authority granted by G.S. 160A-31, the following described territory is hereby annexed and made a part of the City of Eden as of December 1, 2017:

TRACT 1:

BEGINNING at an iron in the southern right of way line of Oak Avenue marking the northeast corner of Lot 13, of Map of Roslyn Company shown on plat hereinafter referred to and lying to the west of Morgan Road in Leaksville Township. Rockingham County North Carolina; from the POINT OF BEGINNING with the southern line of Oak Avenue and into Hamilton Street (now closed) S. 85° 23' E. 100 ft. to an iron; thence S. 2° 42' W. 13.74 ft. to an iron; thence N.75° 28' E. 31.23 ft. to an iron a new corner with Elizabeth P. Hampton; thence a new line with Elizabeth P. Hampton S. 3° 50' W.114.61 ft. to an iron in the northern line of William J. Artis; thence with a portion of the northern line of Artis and into Hamilton Street (now closed) N. 83° 25' W. 27.61 ft. to an iron in the center line of Hamilton Street (now closed); thence S. 2° 42' W. 32.79 ft. to an iron; thence N. 85° 23' W. a total distance of 100 ft. to an iron, the southeast corner of Lot 12; thence with the eastern line of Lots 12 and 13 N. 2° 42' E. 150 ft. to an iron the POINT OF BEGINNING and containing 18,116 square feet more or less as per plat of survey for Jesse Meeks, Leaksville Township. Rockingham County, N.C. dated May 24, 1990, by May and Coleman Land Surveying, Samuel J. Coleman, Jr. R.L.S., Wentworth, North Carolina. The above described property commonly known as 889 Morgan Road and identified by the Rockingham County Tax Dept. as PIN 7071-18-20-8396.

TRACT 2:

BEGINNING at an iron in the western right-of-way line of Morgan Ford Road, as it is intersected by the eastern line of Hamilton Street (not opened); from the point of beginning with the western line of Morgan Ford Road, South 28 deg. 38 min. 35 sec. East, 117.05 feet to an iron; thence South 53 deg. 24 min. 40 sec. West, 78.70 feet to an iron in the eastern line of Hamilton Street; thence with the eastern line of Hamilton Street, North 02 deg. 42 min. East a total distance of 149.79 feet to the POINT OF BEGINNING and containing 0.10 acre more or less as per Plat of Survey for Adrian Artis, Leaksville Township, Rockingham County, dated June 26, 1996. For Deed reference see Deed Book 331 at page 330, Rockingham County Registry.

The above described property commonly known as 893 Morgan Road and identified by the Rockingham County Tax Dept. as PIN 7071-18-20-9592.

Section 2. Upon and after December 31, 2017, the above described territories and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of Eden, and shall be entitled to the same privileges and benefits as other parts of the City of Eden. Said territory shall be subject to municipal taxes according to G. S. 160A-58.10.

Section 3. The Mayor of the City of Eden shall cause to be recorded in the Office of the Register of Deeds of Rockingham, and in the Office of the Secretary of State in Raleigh, North Carolina, an accurate map of the annexed territories described in Section 1 above, together with a duly certified copy of this Ordinance. Such a map shall be delivered to the Rockingham Board of Elections, as required by G.S. 163-288.1.

Section 4. Notice of adoption of this Ordinance shall be published once, following the effective date of annexation, in a newspaper having general circulation in the City of Eden.

Adopted this 21st day of November, 2017.

CITY OF EDEN

BY: _____
Wayne R. Tuggle, Sr., Mayor

ATTEST:

Sheralene Thompson, CMC
City Clerk



Planning and Inspections Department

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: **Zoning Case Z-17-10 – Text Amendment**
DATE: November 2, 2017

The City has received a zoning text amendment request filed by the Planning Board to repeal Section 11.24(e-1) M-H Manufactured Homes District.

The Planning and Inspections Department recommends approval of the text amendment request.

At their October 24, 2017, regular meeting, the Planning Board voted to recommend that the City Council approve this request and adopt a Resolution Adopting A Statement of Consistency Regarding the Proposed Amendment.

If you have questions, please contact this office.

**PLANNING AND INSPECTIONS DEPARTMENT
ZONING TEXT AMENDMENT REPORT
October 20, 2017**

CASE NUMBER: Z-17-10

REQUESTED ACTION: To repeal 11.24(e-1) (M-H Manufactured Homes District).

APPLICANT: Planning Board

EXISTING TEXT

Section 11.24(e-1)

No manufactured homes shall be permitted in the corporate limits of the City of Eden unless they are located in the Manufactured Homes Zoning District or authorized as a permitted use in another zoning district. The Planning Board may schedule a public hearing for the establishment of a Manufactured Homes District upon receipt of an acceptable preliminary plat for a proposed manufactured home court. However, no improvements can be undertaken on the manufactured home site until a final plat is submitted and approved by the Planning Board and City Council.

PROPOSED TEXT

Section 11.24(e-1) (Delete entire section)

GENERAL INFORMATION

This request was submitted by the Planning Board.

STAFF ANALYSIS

This amendment was initiated by the Planning staff in an on-going effort to update the city's land use regulations. The Zoning Ordinance has far too many districts, and some of these have become unnecessary or obsolete over time.

The Manufactured Home District (M-H) was a district created specifically for mobile home parks. Since 1967, the City has had no new applications for a mobile home park. The Zoning

Ordinance provides for orderly development of subdivisions for manufactured housing. Therefore this district is obsolete.

Staff is of the opinion that the M-H district is no longer needed in the Zoning Ordinance.

Based upon the foregoing information, staff recommends in favor of the text amendment.

STAFF RECOMMENDATION:

Approval of the text amendment.

AN ORDINANCE AMENDING THE ZONING
ORDINANCE OF THE CITY OF EDEN

BE IT ORDAINED BY THE CITY COUNCIL of the City of Eden, North Carolina, that, after having fully complied with all legal requirements, including publication of notice of a public hearing and the holding of a public hearing relative thereto, Section 11.24(e-1) M-H Manufactured Homes District is hereby repealed.

APPROVED, ADOPTED AND EFFECTIVE, this 21st day of November, 2017.

CITY OF EDEN

BY: _____
Wayne R. Tuggle, Sr., Mayor

ATTEST:

Sheralene Thompson,
CMC, MMC, NCCMC
City Clerk

A RESOLUTION ADOPTING A
STATEMENT OF CONSISTENCY REGARDING
A PROPOSED AMENDMENT TO THE
CITY OF EDEN ZONING ORDINANCE
CASE NUMBER Z-17-10
TEXT AMENDMENT

WHEREAS, pursuant to North Carolina General Statutes Chapter 160A-383, prior to adoption or rejection of any zoning amendment, the Eden City Council is required to adopt a statement as to whether the amendment is consistent with the Land Development Plan and why the City Council considers the action taken to be reasonable and in the public interest;

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

WHEREAS, the City of Eden Planning Board received a request to repeal Section 11.24(e-1) M-H Manufactured Homes District.

WHEREAS, On October 24, 2017, the City of Eden Planning Board voted to recommend changes to the Zoning Ordinance as follows:

To repeal Section 11.24(e-1) M-H Manufactured Homes District.

STATEMENT OF NEED:

This amendment was initiated by the Planning staff in an on-going effort to update the city's land use regulations. The Zoning Ordinance has far too many districts, and some of these have become unnecessary or obsolete over time.

STATEMENT OF CONSISTENCY:

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

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

WHEREAS, The Eden City Council has considered the written recommendation of the City of Eden Planning Board and has held a public hearing on the proposed

amendment, and the Council desires to adopt a statement describing why the adoption of the proposed amendment is consistent with the City of Eden Land Development Plan, as amended, and why the City Council considers the proposed amendment to be reasonable and in the public interest;

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

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

Approved and adopted and effective this 21st day of November, 2017.

CITY OF EDEN

BY: _____
Wayne R. Tuggle, Sr., Mayor

ATTEST:

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



Planning and Inspections Department

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: Human Habitation Standards Action/1307 Center Church Road
Date: November 6, 2017

Attached you will find a section of the Human Habitation Standards Ordinance relating to the steps to be taken when an owner fails to comply with an order to repair or demolish. Also attached is a copy of the Complaint and Notice of Hearing which sets out the violations found at the initial inspection and a copy of the Findings of Fact and Order. The City of Eden Human Habitation Standards Ordinance and the enabling legislation permit the City Council, upon adoption of an Ordinance, to order the repair or demolition of the structure. Three (3) bids were submitted to this department as follows:

Sam W. Smith, Jr.	\$ 8,000.00
Rabco, Inc.	\$ 4,920.00
J. W. Saunders Construction	\$ 4,000.00

The 2017-2018 City of Eden Budget Ordinance allocated \$60,000 for the year for demolitions. The amount currently available is \$56,588.40. The Saunders Construction bid is within the funds currently available.

Staff recommends that J. W. Saunders Construction, Inc. be awarded the bid for the demolition of the house with the lowest bid being in the amount of \$4,000.00.

Once the demolition is done at the City's expense, actions can be taken to recoup the funds in the same manner as the collection of special assessments. Special assessments are a lien only on the property in question. That means the best remedy available to us is foreclosure. There is no guarantee that these funds can be recovered.

§ 4-90 FAILURE TO COMPLY WITH ORDER; OWNER.

(A) If the owner fails to comply with an order to repair, alter or improve the dwelling, the Director may:

(1) Cause such dwelling to be repaired, altered or improved, and pending such repairs, alterations or improvements, may order such dwelling vacated and closed.

(2) Cause to be posted on the main entrance of any dwelling so closed a placard with the following words: "This building is unfit for human habitation; the use or occupation of this building for human habitation is prohibited and unlawful." Occupation of a building so posted shall constitute a Class 1 misdemeanor.

(B) If the owner fails to comply with an order to remove or demolish the dwelling, the Director may:

(1) Cause such dwelling to be vacated and closed, removed or demolished.

(2) Cause to be posted on the main entrance of any dwelling so closed a placard with the following words: "This building is unfit for human habitation; the use or occupation of this building for human habitation is prohibited and unlawful." Occupation of a building so posted shall constitute a Class 1 misdemeanor.

(C) The duties of the Director set forth in subsections (A) and (B) shall not be exercised until the City Council, by ordinance, shall have ordered the Director to proceed to effectuate the purpose of this article with respect to the particular property or properties which the Director shall have found to be unfit for human habitation and which property or properties shall be described in the ordinance. No such ordinance shall be adopted to require demolition of a dwelling until the owner has first been given a reasonable opportunity to bring it into conformity with this article. Such ordinances shall be recorded in the office of the Register of Deeds of Rockingham County and shall be indexed in the name of the property owner in the grantor index.

(D) The amount of the cost of repairs, alterations or improvements, or vacating and closing, or removal or demolition by the Director shall be a lien against the real property upon which the cost was incurred, which lien shall be filed, have the same priority, and be collected as the lien for special assessment provided by G.S. Chapter 160A, Article 10. If the dwelling is removed or demolished by the Director, he shall sell the materials of such dwelling, and any personal property, fixtures or appurtenances found in or attached to the dwelling, and shall credit the proceeds of such sale against the cost of the removal or demolition and any balance remaining shall be deposited in the Superior Court of Rockingham County by the Director, shall be secured in a manner directed by the court, and shall be disbursed by the court to the persons found to be entitled thereto by final order or decree of the court. (Ord. passed 5-15-95)

COMPLAINT AND NOTICE OF HEARING BEFORE
HOUSING INSPECTOR UNDER HOUSING CODE

TO: Owners and parties in interest in the property located at 1307 CENTER CHURCH ROAD of the City of Eden, North Carolina.

LONNIE DAY FRAZIER; all assignees, heirs at law and devisees of LONNIE DAY FRAZIER together with all creditors and lienholders regardless of how or through whom they claim, and any and all persons claiming any interest in the estate of LONNIE DAY FRAZIER, if deceased;

Lonnie Day Frazier Estate
3712 Danville Road
Brandywine, MD 20613

YOU ARE HEREBY NOTIFIED that the dwelling unit and/or lot located at the address designated above is in a condition that appears to be unfit for human habitation and to violate the City of Eden Minimum Housing Code in the following ways:

Dilapidation, decay, unsanitary conditions or disrepair

YOU ARE FURTHER NOTIFIED that a hearing will be held before the Housing Inspector of the City of Eden at 308 East Stadium Dr. at **9:30 A.M., March 2, 2017**, for the purpose of finding the facts as to whether or not the condition of such property falls within the scope of the above mentioned sections of the Housing Code. At the hearing, you shall be entitled to offer such evidence as is relevant to material to the questions sought to be determined or the remedies to be effected.

YOU ARE FURTHER NOTIFIED that if, upon such hearing, the Housing Inspector shall find that the conditions of the above described property do, in fact, violate the Housing Code, and do, in fact, render such dwelling unit unfit for human habitation, the Housing Inspector will issue an order in writing directed to the owner of such property requiring the owner to remedy these conditions. The Housing Inspector may make such other orders and take such other procedures as are authorized under the Housing Code and the General Statutes of North Carolina.

Further information as to this matter may be obtained by contacting the undersigned at (336) 623-2110.

This the 2nd day of February, 2017



s/Kelly K. Stultz, Director
Planning and Inspections Department

FINDING OF FACT AND ORDER

TO: Owners and parties in interest in the property located at 1307 Center Church Road of the City of Eden, North Carolina.

LONNIE DAY FRAZIER; all assignees, heirs at law and devisees of LONNIE DAY FRAZIER together with all creditors and lienholders regardless of how or through whom they claim, and any and all persons claiming any interest in the estate of LONNIE DAY FRAZIER, if deceased;

Lonnie Day Frazier Estate
3712 Danville Road
Brandywine, MD 20613

The undersigned Housing Inspector of the City of Eden pursuant to law conducted a hearing at the time and place stated in the Complaint and Notice heretofore issued and served, or at a time to which the hearing was continued with previous notice to the above-named owners and parties in interest or their agents or attorneys. At the hearing, the Answer, if any, filed by the owners and parties in interest were carefully analyzed and considered by the undersigned. In addition to other evidence presented, the undersigned personally inspected the property described above, and such inspection and examination has been considered along with the other evidence offered at this hearing.

Upon the record and all of the evidence offered and contentions made, the undersigned Housing Inspector does hereby find the following facts:

1. The above-named owners and parties in interest with respect to the property located at the place specified above were duly served as required by law with written Complaint and Notice of Hearing which set forth the Complaint that the premises located at the above address is unfit for human habitation and violation of the City Minimum Housing Code, and the particulars thereof, and fixed a time and place for a hearing upon the Complaint as provided by law. At the hearing, the following owners, persons in interest or their agents or their agents or attorneys, were present and participated therein:
NONE.

2. The premises described above violates the City Minimum Housing Code, by reason of the conditions found to be present and to exist in and about the structure. The following is a description of conditions:

Dilapidation, decay, unsanitary conditions or disrepair


3. Due to conditions, the building and or premises described above is found to be in condition within the meaning of the City Minimum Housing Code.

IT IS THEREFORE ORDERED that the owners of the property above are required to bring such property into compliance with the Minimum Housing Code by:

Repairing, altering, improving or vacating and demolishing the dilapidated structure and cleaning up the premises.

By a date not later than June 8, 2017.

This the 8th day of March, 2017.



Joshua Woodall, Codes Inspector

Prepared by and Return to:
Erin B. Gilley

AN ORDINANCE AND ORDER
FOR THE DEMOLITION OF
PROPERTY AT 1307 CENTER CHURCH ROAD,
EDEN, NORTH CAROLINA

THIS ORDINANCE is issued pursuant to the provisions of North Carolina General Statutes §160A-443 and Chapter 4, Article IV of the Eden City Code.

WHEREAS, on the 1st day of February, 2017, the Director of the Planning and Inspections Department examined the structure owned by Lonnie Day Frazier Estate at 1307 Center Church Road, Eden, North Carolina and found it to be unfit for human habitation, that said property is more particularly described as follows:

BEGINNING at a stake on the South side of High Street said stake being 310 feet South 78° 15' East from the road running between Moore's Hill property and Clay Martin's land; thence with said High Street North 61° 45' East 171 feet to a stake; thence South 1° West 598 feet to a stake; thence North 78° 15' West 151 feet to a stake; thence North 1° East 490 feet to the point of beginning, same being Lot No. 14 as per map and survey made of Moore's Hill by A. G. Pritchett for Emerson and Whichard. Deed Reference: Book 496, page 636. The above described property being more commonly known as 1307 Center Church Road, Eden, North Carolina, and being further identified by the Rockingham County Tax Dept. as PIN 7060-20-90-4749-00.

WHEREAS, on the 2nd day of February, 2017, the Director caused to be issued a Complaint and Notice of Hearing for the 2nd day of March, 2017, which was served on the property owner by publishing in the News & Record on the 15th and 22nd day of February, 2017, by certified mail, return receipt requested, and first class mail to the address listed with the Rockingham County Tax Department and by posting on the subject property on the 7th day of February, 2017; that the certified mail, return receipt requested, was returned by the U. S. Postal Service marked "unclaimed;" and

WHEREAS, the hearing was held on the 2nd day of March, 2017, and the Director subsequently issued an Order to repair, alter, improve or vacate and demolish the property; and

WHEREAS, a copy of the Order was served on the property owner by publishing in the News & Record on the 15th day of March, 2017, by certified mail, return receipt requested, and first class mail to the address listed with the Rockingham County Tax Department and a copy of the Order was posted on the subject property on the 14th day of March, 2017; that the certified mail, return receipt requested, was returned by the U. S. Postal Service marked "unclaimed;" and

WHEREAS, the Director caused a Notice of Lis Pendens to be filed in the Office of the Clerk of Superior Court for Rockingham County, North Carolina, on the 7th day of April, 2017; and

WHEREAS, the property owner did not appeal the Order and, pursuant to Chapter 4, Section 4-89(b) of the Eden City Code, a copy of the order has been mailed to any organization involved in providing or restoring dwellings for affordable housing that has filed a written request for such notice; and

WHEREAS, the Owners have had a reasonable opportunity to bring the property into conformity with Chapter 4, Article IV of the Eden City Code and they have failed to take any action to comply with the Director's Order.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Eden that the Director is hereby ordered to proceed to effectuate the purpose of the Human Habitation Standards set out in Article IV of Chapter 4 of the Eden City Code with respect to the property described above by demolishing the structures located thereon.

IT IS FURTHER ORDERED that a certified copy of this Ordinance and Order shall be recorded in the Office of the Register of Deeds of Rockingham County, North Carolina, and indexed in the name of Lonnie Day Frazier and Sharon Banks in the Grantor and Grantee index.

IT IS FURTHER ORDERED that the amount of the cost of demolishing the dwelling by the Director shall be a lien against the real property upon which the cost was incurred, said lien shall be filed, have the same priority, and be collected as the lien for special assessment provided by North Carolina General Statutes Chapter 160A, Article 10.

APPROVED, ADOPTED AND EFFECTIVE, this 21st day of November, 2017

CITY OF EDEN

BY: _____
Wayne R. Tuggle, Sr. Mayor

ATTEST:

Sheralene Thompson
CMC, MMC, NCCMC
City Clerk



Planning and Inspections Department

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: **Non-Residential Building Maintenance Standards
216 The Boulevard (Formerly Grand Theater)**
Date: November 6, 2017

Attached you will find a section of the Non-Residential Building Maintenance Standards Ordinance relating to the steps to be taken when an owner fails to comply with an order to repair or demolish. Also attached are copies of the Notice of Condemnation, of Hearing and Order To Take Corrective Action which set out the violations found at the property at the initial inspection. The City of Eden Non-Residential Building Maintenance Standards Ordinance and the enabling legislation permit the City Council, upon adoption of an Ordinance, to order the repair or demolition of the structure. Three (3) bids were submitted to this department as follows:

Sam W. Smith, Inc.	\$ 79,000.00
Rabco, Inc.	\$ 33,900.00
J. W. Saunders Construction	\$ 18,339.00

The 2017-2018 City of Eden Budget Ordinance allocated \$60,000 for the year for demolitions. The amount currently available is \$56,588.40. The Saunders Construction bid is within the funds currently available.

Staff recommends that J. W. Saunders Construction, Inc. be awarded the bid for the demolition of the building with the lowest bid being in the amount of \$18,339.00.

Once the demolition is done at the City's expense, actions can be taken to recoup the funds in the same manner as the collection of special assessments. Special assessments are a lien only on the property in question. That means the best remedy available to us is foreclosure. There is no guarantee that these funds can be recovered.

Non-Residential Building Maintenance Standards

§4-124 PROCEDURE FOR ENFORCEMENT

(d) Failure to Comply with Order and Ordinances.

(1) If the owner fails to comply with an order to either (i) repair, alter, or improve the non-residential building or structure or (ii) vacate and close the non-residential building or structure, the Director shall submit to the city council an ordinance ordering the Director to cause such non-residential building or structure to be repaired, altered, or improved in order to bring it into compliance with the minimum standards established by this article or to be vacated and closed for any use. The property shall be described in the ordinance. If city council adopts the ordinance, the Director shall cause the building or structure to be vacated and closed for any use.

(2) If the owner fails to comply with an order to either (i) remove or demolish the non-residential building or structure or (ii) repair, alter, or improve the non-residential building or structure, the Director shall submit to the city council an ordinance ordering the Director to cause such non-residential building or structure to be removed or demolished. No ordinance shall be adopted to require removal or demolition of a nonresidential building or structure until the owner has first been given a reasonable opportunity to bring it into conformity with the minimum standards established by the city council. The property shall be described in the ordinance. If city council adopts the ordinance, the Director shall cause the building or structure to be removed or demolished. (Ord. passed 12-1-08)

CITY OF EDEN

NOTICE OF CONDEMNATION AND HEARING

Chapter 4, Article VI, Division 1, Section 4-116
Eden City Code

TO: Bryant D. Lemons
Azile P. Lemons
4243 NC 14
Reidsville, NC 27320

TAKE NOTICE THAT:

The building or structure known as:

Property Address: 216 The Boulevard
Brief Legal Description: Deed Book 714, Page 35
Rockingham County Tax Dept. PIN: 7070-14-42-4813

has been found to be UNSAFE AND CONDEMNED by the Codes Inspector of the City of Eden, North Carolina.

FURTHER TAKE NOTICE THAT:

A CONDEMNED NOTICE was affixed to the building or structure by the undersigned Building Inspector on the 30th day of June, 2004, and you were mailed a copy of the CONDEMNED NOTICE certified mail, return receipt requested, as provided by Chapter 4, Article VI, Division 1, Section 4-116 of the Eden City Code.

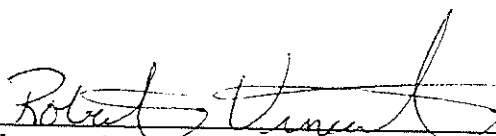
FURTHER TAKE NOTICE THAT:

1. The building or structure is in a condition that appears to constitute a fire or safety hazard or appears to be dangerous to life, health or other property and it is held to be unsafe.

2. A HEARING WILL BE HELD before the Codes Inspector in the office of the Codes Inspector, Eden City Hall, 308 E. Stadium Drive, Eden, North Carolina, at 9:30 o'clock A.M. on the 15th day of December, 2004, and at such hearing you are entitled to be heard in person or by counsel and present arguments and evidence pertaining to this matter.

3. Following the hearing, the Codes Inspector may issue such order to repair, close, vacate or demolish the building or structure as the Building Inspector deems to be appropriate under the existing conditions.

This 23rd day of November, 2004.


Robert Vincent, Codes Inspector
City of Eden
308 East Stadium Drive
Eden, NC 27288
Telephone: (336) 623-2110

ORDER TO TAKE CORRECTIVE ACTION

TO
REMEDY THE DEFECTIVE CONDITIONS
OF

AN UNSAFE AND CONDEMNED BUILDING OR STRUCTURE
Chapter 4, Article VI, Division 1, Section 4-116 Eden City
Code

RE: The building or structure known as: 216 The Boulevard
Brief Legal Description: Deed Book 714, Page 35

Rockingham County Tax Dept.

7070-14-42-4813

TO: Bryant Delanor Lemons
Azile P. Lemons
4243 NC 14
Reidsville, NC 27230

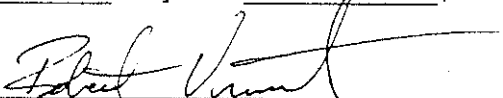
This matter coming on to be heard at 9:30 o'clock a.m., on the 15th day of December, 2004, by the undersigned Building Inspector of the City of Eden, North Carolina, pursuant to a Notice of Condemnation and Hearing issued the 30th day of June, 2004, the Building Inspector does hereby find that the conditions which are opposite the line upon which his initials appear are presently existing in this building or structure.

1. X It has been so damaged by fire or other casualty that a part of its structural system, its roof, floors, walls or porches are in danger of falling or collapsing.
2. X It contains fire hazardous conditions such as unsafe electrical, heating or air conditioning systems, which render it more than ordinarily susceptible to fire or likely to be damaged by fire.
3. X It appears to be especially dangerous to life because of the bad condition of walls, overloaded floors, defective construction, decay, or dilapidated state of repair.
4. _____ It does not have safe and adequate means of egress.
5. _____ The doors, windows or other parts of the building or structure are so damaged or are in such a state of disrepair that the premises cannot be made secure so as to prevent unauthorized entry by children or other persons.
6. _____ The undersigned Building Inspector further finds that: _____

The undersigned Building Inspector further finds and concludes that because of the foregoing conditions the building or structure is in an unsafe condition which constitutes a fire or other safety hazard or renders it dangerous to life, health, or other property.

YOU ARE THEREFORE ORDERED to remedy the defective conditions by repairing or demolishing building within 60 days.

This 29th day of March, 2005.



Robert Vincent, Codes Inspector
City of Eden
308 E. Stadium Drive
Eden, NC 27288
Telephone: (336) 623-2110

Prepared by and Return to:
Erin B. Gilley

AN ORDINANCE AND ORDER
FOR THE DEMOLITION OF
A PORTION OF THE BUILDINGS
AT 216 THE BOULEVARD,
EDEN, NORTH CAROLINA

THIS ORDINANCE is issued pursuant to the provisions of North Carolina General Statutes §160A-426 and Chapter 4, Article VI of the Eden City Code.

WHEREAS, on the 28th day of June, 2004, the Director of the Planning and Inspections Department examined the structure formerly occupied by The Grand Theater and owned by Bryant D. Lemons and wife, Azile P. Lemons, at 216 The Boulevard, Eden, North Carolina and found it to be unsafe and defective, that said property is more particularly described as follows:

BEING AND CONTAINING a lot on which is situated the "Old Grand Theater" and Boulevard Shoe Repair Building", said lot being designated on Rockingham County Tax Map 221 in Block 1 as Lot 32 and further consisting of all those small tracts described in deed dated December 14, 1972, from Robert D . Price et al to Douglas L. Craddock and wife, recorded in Deed Book 685, page 616, Rockingham Registry, said lot being more particularly described as follows:
BEGINNING at an iron located in the Northeastern line of The Boulevard, said iron being located S. 61° 00' E. 104 feet and S. 52° 58' E. 30 feet from the N. E. intersection of Oak Avenue with The Boulevard; thence continuing with the Northeastern linen of The Boulevard, S. 52° 58' E. 71.5 feet, more or less, to an iron, the S.W. corner of a lot now or formerly occupied by The Boulevard branch of the Leaksville Bank and Trust Company; thence with the Northwestern line of said Bank lot, N. 45° 07' E. 150 feet to an iron located in the Southwestern line of Wilson Alley; thence with the Southwestern line of Wilson Alley, N. 45° 07' W. 70.9 feet to an iron, the N.E. corner of a tract conveyed to Frank Joyce by deed recorded in Deed Book 456, page 415, Rockingham Registry; thence with the Southeastern line of said Joyce tract and with the Southeastern line of the lot now or formerly known as the "Floyd Hill Furniture Lot", S. 45° 07' W. 150 feet to the POINT OF BEGINNING. This conveyance includes transfer to the Grantee of all Wall rights and

hereditaments to the above described lot. (For reference see Deed Book 685, page 616, Rockingham Registry.)

The above described property being more commonly known as 216 The Boulevard, Eden, North Carolina, and being further identified by the Rockingham County Tax Dept. as PIN 7070-14-42-4813-00.

WHEREAS, on the 30th day of June, 2004, the Director caused to be issued a Condemned Building Notice and Finding of Unsafe and Condemned Building or Structure which was mailed by certified mail, return receipt requested, and first class mail; that the certified mail was returned by the U. S. Postal Service; that the documents were posted on the subject property on the 30th day of June, 2004; and

WHEREAS, the Director caused a Notice of Condemnation and Hearing to be issued on the 23rd day of November, 2004, calling for a hearing on the 15th day of December, 2004; and

WHEREAS, the Notice was served on the property owners by certified mail, return receipt requested, on the 24th day of November, 2004, and by first class mail; and

WHEREAS, the hearing was held on the 15th day of December, 2004, and the Director subsequently issued an Order to repair or demolish the property; and

WHEREAS, a copy of the Order was served on the property owners by certified mail, return receipt requested, on the 30th day of March, 2005, and by first class mail; and

WHEREAS, the property owners did not appeal the Order and, pursuant to Chapter 4 of the Eden City Code, a copy of the order has been mailed to any organization involved in providing or restoring dwellings for affordable housing that has filed a written request for such notice; and

WHEREAS, the property was sold to Michael E. Hall by deed recorded on December 21, 2015, in Deed Book 1500, page 957 in the Office of the Register of Deeds of Rockingham County; and

WHEREAS, the attorney for the new owner was notified on December 7, 2015, of the pending Non-Residential Structure violation and the new owner was given notice on March 30, 2016, that an Order to Take Corrective Action was issued on March 29, 2005; and

WHEREAS, the Owners have had a reasonable opportunity to bring the property into conformity with Chapter 4, Article IV of the Eden City Code and they have failed to take any action to comply with the Director's Order.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Eden that the Director is hereby ordered to proceed to effectuate the purpose of the Non-Residential Building Maintenance Standards set out in Article VI of Chapter 4 of the Eden City Code with respect to the property described above by demolishing the structure formerly occupied by The Grand Theater located thereon.

IT IS FURTHER ORDERED that a certified copy of this Ordinance and Order shall be recorded in the Office of the Register of Deeds of Rockingham County, North Carolina, and indexed in the name of Michael E. Hall in the Grantor and Grantee index.

IT IS FURTHER ORDERED that the amount of the cost of demolishing the dwelling by the Director shall be a lien against the real property upon which the cost was incurred, said lien shall be filed, have the same priority, and be collected as the lien for special assessment provided by North Carolina General Statutes Chapter 160A, Article 10.

APPROVED, ADOPTED AND EFFECTIVE, this 21st day of November, 2017

CITY OF EDEN

BY: _____
Wayne R. Tuggle, Sr. Mayor

ATTEST:

Sheralene Thompson
CMC, MMC, NCCMC
City Clerk



Planning and Inspections Department

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: **Non-Residential Building Maintenance Standards**
233 The Boulevard
Date: November 6, 2017

Attached you will find a section of the Non-Residential Building Maintenance Standards Ordinance relating to the steps to be taken when an owner fails to comply with an order to repair or demolish. Also attached are copies of the Notice of Condemnation of Hearing and Order To Take Corrective Action which set out the violations found at the property at the initial inspection. The City of Eden Non-Residential Building Maintenance Standards Ordinance and the enabling legislation permit the City Council, upon adoption of an Ordinance, to order the repair or demolition of the structure. Two (2) bids were submitted to this department as follows:

Sam W. Smith, Inc.	\$86,000.00
J. W. Saunders Construction	\$53,389.00

The 2017-2018 City of Eden Budget Ordinance allocated \$60,000 for the year for demolitions. The amount currently available is \$56,588.40. The other two actions on the November agenda are within budgetary allowances. If you choose to proceed to demolition then this amount will need to be taken from fund balance.

Staff recommends that J. W. Saunders Construction, Inc. be awarded the bid for the demolition of the building with the lowest bid being in the amount of \$53,389.00.

Once the demolition is done at the City's expense, actions can be taken to recoup the funds in the same manner as the collection of special assessments.

Once the demolition is done at the City's expense, actions can be taken to recoup the funds in the same manner as the collection of special assessments. Special assessments are a lien only on the property in question. That means the best remedy available to us is foreclosure. There is no guarantee that these funds can be recovered.

Non-Residential Building Maintenance Standards

§4-124 PROCEDURE FOR ENFORCEMENT

(d) Failure to Comply with Order and Ordinances.

(1) If the owner fails to comply with an order to either (i) repair, alter, or improve the non-residential building or structure or (ii) vacate and close the non-residential building or structure, the Director shall submit to the city council an ordinance ordering the Director to cause such non-residential building or structure to be repaired, altered, or improved in order to bring it into compliance with the minimum standards established by this article or to be vacated and closed for any use. The property shall be described in the ordinance. If city council adopts the ordinance, the Director shall cause the building or structure to be vacated and closed for any use.

(2) If the owner fails to comply with an order to either (i) remove or demolish the non-residential building or structure or (ii) repair, alter, or improve the non-residential building or structure, the Director shall submit to the city council an ordinance ordering the Director to cause such non-residential building or structure to be removed or demolished. No ordinance shall be adopted to require removal or demolition of a nonresidential building or structure until the owner has first been given a reasonable opportunity to bring it into conformity with the minimum standards established by the city council. The property shall be described in the ordinance. If city council adopts the ordinance, the Director shall cause the building or structure to be removed or demolished. (Ord. passed 12-1-08)

CITY OF EDEN
COMPLAINT AND NOTICE OF HEARING
Section 4-124, Eden City Code

TO: <u>Rudy S. Walker</u>	<u>108 Gayle Avenue, Eden, NC 27288</u>
<u>Moses H. Cone Memorial Hospital</u>	<u>1200 N. Elm Street, Greensboro, NC 27401</u>
_____ (Names)	_____ (Addresses)

TAKE NOTICE THAT:

The building or structure known as: 233 The Boulevard
Brief Legal Description: Lot containing 12,000 sq. ft. as described in Book 713, page 697
Rockingham County Tax Dept. 7070-14-42-4536

has been found to be in violation of the "Non-Residential Building Maintenance Standards" by the Building Inspector of the City of Eden, North Carolina.

FURTHER TAKE NOTICE THAT:

1. The building or structure is in a condition that appears that it has not been properly maintained so that the safety and health of its occupants or members of the general public are jeopardized for failure of the property to meet the minimum standards of Eden City Code Article VI.
2. A **HEARING WILL BE HELD** before the Building Inspector in the office of the Planning and Inspections Department, Eden City Hall, 308 E. Stadium Drive, Eden, North Carolina, at 8:30 o'clock a.m. on the 26th day of September, 2011, and at such hearing you are entitled to be heard in person or by counsel and present arguments and evidence pertaining to this matter.
3. Following the hearing, the Director may issue such order to repair, alter, improve, remove close, vacate or demolish the building or structure as the Building Inspector deems to be appropriate under the existing conditions.

This 30th day of August, 2011.



Robert Vincent, Chief Building Inspector
City of Eden
308 East Stadium Drive
P. O. Box 70
Eden, NC 27289-0070
Telephone: (336) 623-2110

**FINDINGS OF FACT AND
ORDER TO TAKE CORRECTIVE ACTION
TO REMEDY THE DEFECTIVE CONDITIONS OF
AN UNSAFE NON-RESIDENTIAL BUILDING OR STRUCTURE
Chapter 4, Article VI, Division 1, Section 4-124 Eden City Code**

RE: **The building or structure known as:** 233 The Boulevard
 Brief Legal Description: Deed Book 713, Page 697
 Rockingham County Tax Dept. 7070-14-42-4536

TO: Rudy S. Walker Moses H. Cone Memorial Hospital
 108 Gayle Avenue 1200 N. Elm Street
 Eden, NC 27288 Greensboro, NC 27401

This matter coming on to be heard at 8:30 o'clock a.m., on the 26th day of September, 2011, by the undersigned Building Inspector of the City of Eden, North Carolina, pursuant to a Notice of Condemnation and Hearing issued the 30th day of August, 2011, the Building Inspector does hereby find that the conditions which are opposite the line upon which he has marked are presently existing in this building or structure.

1. _____ It has been so damaged by fire or other casualty that a part of its structural system, its roof, floors, walls or porches are in danger of falling or collapsing.
2. _____ It contains fire hazardous conditions such as unsafe electrical, heating or air conditioning systems, which render it more than ordinarily susceptible to fire or likely to be damaged by fire.
3. XX It appears to be especially dangerous to life because of the bad condition of walls, overloaded floors, defective construction, decay, or dilapidated state of repair.
4. _____ It does not have safe and adequate means of egress.
5. _____ The doors, windows or other parts of the building or structure are so damaged or are in such a state of disrepair that the premises cannot be made secure so as to prevent unauthorized entry by children or other persons.

The undersigned Building Inspector further finds and concludes that because of the foregoing conditions the building or structure is in an unsafe condition which constitutes a fire or other safety hazard or renders it dangerous to life, health, or other property.

YOU ARE THEREFORE ORDERED to remedy the defective conditions by repairing or demolishing the building within 90 days.

This 8th day of December, 2011.



Robert Vincent, Chief Building Inspector
City of Eden
308 E. Stadium Drive
Eden, NC 27288
Telephone: (336) 623-2110

Prepared by and Return to:
Erin B. Gilley

AN ORDINANCE AND ORDER
FOR THE DEMOLITION OF
THE BUILDING AT 233 THE BOULEVARD,
EDEN, NORTH CAROLINA

THIS ORDINANCE is issued pursuant to the provisions of North Carolina General Statutes §160A-426 and Chapter 4, Article VI of the Eden City Code.

WHEREAS, on the 23rd day of August, 2011, the Director of the Planning and Inspections Department examined the structure owned by Rudy S. Walker at 233 The Boulevard, Eden, North Carolina and found it to be unsafe and defective, that said property is more particularly described as follows:

BEGINNING 100 feet from the entrance of Irving Avenue (formerly Byrd Avenue) into The Boulevard; thence with The Boulevard, North 55 deg. 07 min. West 100 feet to a stake; thence parallel with Irving Avenue, South 43 deg. 15 min. West 120 feet; thence parallel with The Boulevard, South 45 deg. 07 min. East 100 feet to a stake; thence parallel with Irving Avenue, North 43 deg. 15 min. East to the BEGINNING, containing twelve thousand (12,000) square feet, more or less, and being all of said lot of land conveyed to J. J. Wilson by the American Warehouse Company by Deed dated June 25, 1906, with the exception of a strip 30 x 100 feet which the said J. J. Wilson sold to J. W. Pugh. SAVE AND EXCEPT FROM THE FOREGOING ALL TRACTS HERETOFORE SOLD THEREFROM. Deed Reference: Book 713, page 697. The above described property being more commonly known as 233 The Boulevard, Eden, North Carolina, and being further identified by the Rockingham County Tax Dept. as PIN 7070-14-42-4536-00.

WHEREAS, on the 30th day of August, 2011, the Director caused to be issued a Complaint and Notice of Hearing for the 26th day of September, 2011, which was served on the property owner by certified mail, return receipt requested on the 1st day of September, 2011, by first class mail and by posting on the subject property on the 1st day of September, 2011; and

WHEREAS, the Director caused a Notice of Lis Pendens to be filed in the Office of the Clerk of Superior Court for Rockingham County, North Carolina, on the 28th day of September, 2011; and

WHEREAS, the hearing was held on the 26th day of September, 2011, and the Director subsequently issued an Order to repair or demolish the property; and

WHEREAS, a copy of the Order was served on the property owner by the Sheriff of Rockingham County on the 12th day of January, 2012, by first class mail, and by posting on the subject property on the 9th day of December, 2011; and

WHEREAS, the property owner did not appeal the Order and, pursuant to Chapter 4 of the Eden City Code, a copy of the order has been mailed to any organization involved in providing or restoring dwellings for affordable housing that has filed a written request for such notice; and

WHEREAS, the Owner has had a reasonable opportunity to bring the property into conformity with Chapter 4, Article VI of the Eden City Code and he has failed to take any action to comply with the Director's Order.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Eden that the Director is hereby ordered to proceed to effectuate the purpose of the Non-Residential Building Maintenance Standards set out in Article VI of Chapter 4 of the Eden City Code with respect to the property described above by demolishing the structure located thereon.

IT IS FURTHER ORDERED that a certified copy of this Ordinance and Order shall be recorded in the Office of the Register of Deeds of Rockingham County, North Carolina, and indexed in the name of Rudy S. Walker in the Grantor and Grantee index.

IT IS FURTHER ORDERED that the amount of the cost of demolishing the dwelling by the Director shall be a lien against the real property upon which the cost was incurred, said lien shall be filed, have the same priority, and be collected as the lien for special assessment provided by North Carolina General Statutes Chapter 160A, Article 10.

APPROVED, ADOPTED AND EFFECTIVE, this 21st day of November, 2017

CITY OF EDEN

BY: _____
Wayne R. Tuggle, Sr. Mayor

ATTEST:

Sheralene Thompson
CMC, MMC, NCCMC
City Clerk



Economic Development Department

November 14, 2017

To: Honorable Mayor and City Council
Thru: Brad Corcoran, City Manager
From: Randy Hunt, Main Street Manager
Re: Branding Study contract approval

Time is being requested under New Business section of the November 2017 Eden City Council agenda for approval of the Eden Branding process contract. The Branding process is part of the Strategic Planning budget approved for the 2017-18 fiscal year. Four companies submitted proposals to conduct the branding process. The final company selected will be reviewed at the City Council meeting with City Council approval requested to begin the branding process.

Please let me know if you have any questions concerning this request.

City Manager's Report – November 2017

Process To Fill Vacancy In Ward 6 City Council Seat

The City Council has initiated the process of filling the Ward 6 City Council position held by Council Member Neville Hall who will be sworn in as Mayor on December 19, 2017 by accepting letters of interest. According to Section 3.2 Terms; Qualifications; Vacancies, Subsection (c) of the Eden City Charter, any vacancy in the office of Mayor or City Council is filled by a majority vote of the remaining members of City Council for the remainder of the unexpired term. The Ward 6 term will expire on December 17, 2019. Qualified residents who live within Ward 6 and are interested in being considered for appointment to the City Council are encouraged to submit a letter (electronically or in writing) that includes relevant experience and qualifications to Sheralene Thompson, City Clerk (sthompson@edennc.us) by **5:00 p.m. on December 5, 2017.**

Citizens Advisory Committee

In an effort to further enhance citizen engagement I am interested in exploring the possibility of establishing a Citizens Advisory Committee that would work with me and would be representative of our community. Prospective members would need to be willing to meet with me and other members of City staff as needed on at least a monthly basis to provide input on implementation of the *Positively Eden* Strategic Plan as well as other city issues, including but not limited to economic and tourism development, downtown revitalization, neighborhoods, code enforcement/nuisance abatements, parks and recreation, water and sewer initiatives, public safety, etc.... First, however, it is necessary to see if there is enough interest in creating such a committee and who would actually be interested in volunteering their time to serve on such an advisory committee. If you would be interested in serving on such a committee please email me at bcorcoran@edennc.us. Once I know if there is enough interest I will proceed accordingly. In the event there is not sufficient interest in creating such a committee I will still reach out to those of you who do email me and will schedule a time meet with you so we can discuss your thoughts and suggestions and further explore ways to get you and others more involved.

What is the background concerning water and sewer rate increases and the reasoning behind these increases?

A common question I receive is to explain the background concerning water and sewer rate increases and the reasoning behind these increases.

- Since 2006, due to NAFTA (North American Free Trade Agreement) and corporate business decisions, Eden has lost nearly 1,500 jobs and approximately **\$4,893,691** in **NET** water/sewer revenue per year as a result of four industry closings:

Parkdale Mills (11-01-06)
Liberty Textiles (07-31-07)

Hanes Brand International (02-05-09)
MillerCoors (09-0-16)

- As a result, our billable gallons of water has been reduced by 57.3% and our billable gallons of sewer have been reduced by 73.1%.
- During this same period of time, Eden was placed under an Administrative Order by the Environmental Protection Agency (EPA) and mandated to completely eliminate all Sanitary Sewer Overflows (SSOs). The cost of meeting this unfunded mandate will equal approximately **\$49.1 million dollars** when all of the work is completed.
- The City’s Water & Sewer Fund is an enterprise fund, which means annual revenues must be sufficient to equal annual expenditures.
- As such, the loss of the billable gallons being generated by these four industries combined with the unfunded mandate placed on the City by the federal government forced the City Council to raise rates so that annual revenues from water and sewer service charges would cover the annual expenditures.
- Why not just cut costs? Unfortunately, the amount of water/sewer expenses the City was capable of eliminating as a result of the four plant closings was minimal and essentially restricted to just electricity and chemicals because we are still required to maintain and repair all of our existing water/sewer infrastructure such as lines and pump stations, and we are required by law to staff and operate our Water Filtration and Wastewater Treatment plants 24 hours each day, 7 days a week, 365 days a year.
- There is no member of City Council (past or present) that I know of that has ever wanted to raise water and sewer rates. However, when we lost such a large percentage of our billable gallons to the industry closings (especially Hanes Brand International and MillerCoors) and were then hit with the unfunded mandate from the EPA there was no viable option but to raise rates.
- The last water and sewer rate increase was implemented on January 1, 2016. An additional increase that was approved by the City Council on November 17, 2015 was supposed to go into effect on September 1, 2016. However, when the City Council adopted the FY 2016-17 budget that went into effect on July 1, 2016 they agreed to delay the increase even further until January 1, 2018. Then, when the City Council adopted the

current FY 2017-18 budget that went into effect on July 1, 2017 they agreed to delay the increase again until January 1, 2019.

- The reason the City Council was able to delay the increase again was due to the treatment of leachate from Duke Energy. Duke Energy is now pumping leachate to our Wastewater Treatment Plant and the projected revenue allowed the City Council to delay the increase.
- If the January 1, 2019 rate increase does take place the increase would be \$9.48 per month (\$63.26 to \$72.74 for both water and sewer) or 14.99% on our average water/sewer customer inside the City who currently uses an average of 3,381 gallons per month.
- However, it is our hope that the January 1, 2019 rate increase will not be necessary. We are continuing to work diligently with officials from Rockingham County and the State of North Carolina to find an industry that would be interested in buying the MillerCoors facility, we are continuing our efforts to attract other industries within our community, and we are working with Pittsylvania County, Henry County and the State of Virginia to find industries that would be interested in locating within the Mega Park off Berry Hill Road in Virginia.

How does Eden’s tax rate compare to the other municipalities here in Rockingham County that has a tax rate?

Another common question I receive is to explain how Eden’s tax rate compares to the other municipalities here in Rockingham County that has a tax rate.

- We are pleased to note that Eden has the lowest tax rate. This is something the City Council (past and present) has worked hard to maintain. Currently, our rate is \$ 0.609.
- The tax rates in the other communities at this point in time is as follows:

Rockingham County	\$ 0.696
Madison	\$ 0.73
Stoneville	\$ 0.69
Mayodan	\$ 0.63
Reidsville	\$ 0.74

Why did the Motor Vehicle License Fee Increase?

Another question I have been asked about during the course of the past few months is why the City's Motor Vehicle License fee was increased from \$5.00 to \$15.00 per licensed vehicle. The information below addresses this issue and has been taken from the FY 2017-18 Budget Message that was written in April 2017 and is available online at www.edennc.us.

- The FY 2017-18 budget increases the motor vehicle license fee from \$5.00 per licensed vehicle to \$15.00 per licensed vehicle. The additional \$99,000 generated will pay the annual debt service on a new \$1,100,000 loan for additional street resurfacing projects that will be completed to address street sections currently rated as poor or very poor. A total of \$1,677,300 is allocated for street resurfacing projects during the upcoming year.
- The city has 620 paved street sections (104.14 paved miles and 1.01 gravel/stone miles) in the city's street system that total 1,383,464 square yards of asphalt pavement streets in the city limits that are repaired and resurfaced in the progression of our Street Resurfacing Program. Based on a 15-year program, we need to resurface 92,231 square yards of asphalt pavement each year at an estimated cost of \$876,195 to maintain the 15-year cycle. The average cost to repair and resurface a street is \$9.50 a square yard based on the actual cost of last years' street resurfacing contracts. During the current fiscal year we received \$477,304 through the state Powell Bill Program which means, in order for the city to meet our annual requirements to maintain a 15-year program we would need an additional \$398,891 for the upcoming year just to meet the annual requirements of a 15-year program.
- However, we currently have 94 street sections (15.16%) in our street system that are in poor (92) or very poor (2) condition. These 94 street sections consist of 235,095 square yards of asphalt pavement. The projected cost to repair and resurface all 94 street sections is \$2,233,403. Three of these street sections, three are scheduled to be resurfaced this spring at a cost of approximately \$110,000. Eight street sections are in poor condition due to recent sewer construction work associated with the Tanyard Branch project. The estimated cost to resurface these eight street sections is \$192,100. Funding to resurface these eight sections has been included in the proposed budget within the Sewer Construction budget. This still leaves a total of 83 street sections that are in poor or very poor condition that are in need of immediate attention.
- We previously considered the idea of changing our resurfacing program to a 20-year program but based on the quality of the material we are receiving today we do not recommend this change. The asphalt today is made with a significant amount of recycled material. In the last few years, we have noticed moderate cracking in new pavement

within a year of it being laid. In fact, based on the quality of the asphalt we are now receiving, an average life expectancy of 10-12 years would really be more realistic.

- During FY 2007-08 Eden received \$583,057 in Powell Bill revenues. Since that point in time the average amount of Powell Bill revenues received from the State has only equaled \$484,749. This is a reduction of nearly \$100,000 per year and this reduced revenue translates into approximately \$1.0 million less dollars to maintain and resurface our streets every 10 years. Clearly, there is a direct correlation between our inability to fully address and fund our street resurfacing needs and the level of funding being received for this purpose. Without an additional source of funding we will continue to fall further behind in reference to our street resurfacing needs.

Eden Youth Council

The Eden Youth Council met on Monday, November 6th and continued to make plans for various projects. Some of their smaller projects include their annual fall yard cleanup up for senior citizens on Saturday, November 18th, ringing the bell for the Salvation Army during the holiday season, and their quarterly street cleanup efforts through the Adopt-A-Street program. They also plan to assist with the Toys for Tots toy drive, a fundraiser for the Matrimony Creek Greenway project and to continue assisting with the Meals on Wheels program. Their largest project, the third annual Kickball Tournament, is still in the early planning stages and they will be working with Johnny Farmer, Director of Parks and Recreation to establish a date for this fundraising tournament for the elementary school children in our community.

Economic & Tourism Development Department

Morehead Memorial Hospital

On November 13th, Judge Benjamin A. Kahn of the U.S. Bankruptcy Court for the Middle District of North Carolina approved the sale of the hospital to UNC Health Care. UNC Health Care improved its bid for Morehead Memorial after its board held a meeting on November 10th. The system's improved bid includes \$11.5 million in cash, \$20 million in capital to be invested in a three-year period and an offer to keep the hospital open for 5 years. This is great news for our community!

Now Hiring!

The following companies are now hiring: Gildan, Weil-McLain, KDH Defense Systems, Proctor and Gamble, Econo-Lodge, Hampton Inn, Advance Auto Parts, Little Caesars, Papa John's, Dalton Plumbing and Tri-City Chevrolet.

The Tile Shop

This distribution warehouse is located just over the North Carolina state line in Ridgway, Virginia off of Friendly Road. Currently, they employ 62 people, most from Eden due to its proximity to our city. They have hired two people since December but do not have much turnover. The warehouse supplies their retail stores that are located in larger metropolitan areas.

Eden Drug

The renovation of the former Atkinson Realty building for Eden Drug should be completed by early December. Their administrative offices will be housed in this location and other services will eventually be offered there. The pharmacy and administrative offices are located adjacent to each other on Stadium Drive.

Carter Auto Repair

This company has moved from Patrick Street to the former NAAPA auto parts facility on King's Highway.

Spray Cotton Mills

This property has been sold to Developer Faisal Khan who renovated the Locker Room Lofts in Roanoke, Virginia. He has contracted with Belk Architecture of Raleigh, who has done several mill projects across the state. The site development will include market rate apartments and other enterprises.

Dan River ST8 Crossings Marketing Campaign

Regional partners and a final Duke Energy grant have raised a total of \$78,000 for the Dan River ST8 Crossings marketing campaign. More partners are being sought to continue this regional marketing effort.

Bridal Promotion

The Main Street bridal promotion ended November 1st with Elizabeth Owens of 104 West Lake Road, Eden winning. Over 30 businesses and organizations are participating and the value of the prize is over \$6,500. Each business has been notified of the results.

EDDI Update

The EDDI board met on November 13th and adopted a new set of by-laws. The next meeting is December 11th at the Eden Chamber of Commerce.

Draper Murals

The owner of the building where we plan to restore two Coca-Cola murals has been contacted, and has given us his verbal consent. The artist is prepared to begin as soon as we receive the owner's consent in writing and is hopeful that the murals can be completed this year as weather permits.

Branding Study

Four companies submitted proposals for the Eden Branding project outlined in the *Positively Eden* strategic plan. It is anticipated that the City Council will vote to select one of the companies during their meeting on November 21st.

Draper Pocket Park

The purchase of the two parcels of property on Fieldcrest Road for the development of the Draper Pocket Park is now complete.

Leaksville Christmas Tree

A 12' commercial Christmas tree with a 3' star was purchased by the Leaksville Municipal Service District (MSD) to be placed at the corner of Washington and Bridge Street. Mayor-Elect Neville Hall and Washington Street resident Jean Harrington will light it on November 24th.

Merchants Association Meetings

Both the Draper and Leaksville merchant associations met during the past month to discuss plans for the upcoming holiday season. In addition, a Boulevard merchants association has been formed and they plan to meet the first Monday of each month at 6:00 p.m.

Glass Blowing Instructor

A glass blower has moved to Eden for the purpose of buying a building to teach glass blowing and casting techniques and for the sale of art. He has been provided direction in creating a non-profit corporation and he has initiated some recruitment efforts designed to attract other artists to Eden.

Veterans Day Ceremony

We conducted our 14th Annual Veterans Day Parade & Ceremony with Draper Elementary on November 9th. Unfortunately, the rain prevented us from holding the event outside but it was

still a very special ceremony and it was very evident that the children and staff had worked very hard on the program. We would like to thank the following people for making this event the huge success it was:

- Principal Christy Bailey
- All Draper Elementary Students
- Sheriff Sam Page
- Police Chief Reece Pyrtle
- Rockingham County Honor Guard
- Morehead High School JROTC
- Bob & Melvne Boone
- Various businesses that contributed to the reception.
- Draper First United Methodist Church
- Photographer Gordon Allen, and
- All the parents, grandparents and veterans who attended.

WGSR & CTT Productions Project

City staff recently met with representatives of WGSR and CTT Productions to discuss the upcoming TV campaign that will be launched in January and will run for twelve months. We believe this is going to be a very informative campaign and are looking forward to the final results.

Eden Rivers & Trails Group

Our Rivers & Trails Group met recently and received updates on the progress of the Matrimony Creek Trail and the Freedom Park Trail. This group meets on the last Wednesday of every month at 3:30 p.m. at City Hall. The next meeting is set for November 29th.

Upcoming Eden Holiday Events

- November 24th – Historic Leaksville Night-Time Christmas Parade – 6:30 p.m.
- November 28th – Draper Tree Lighting – 6:30 p.m.
- December 2nd – Draper Children’s Christmas Parade – 11:00 a.m.
- December 3rd – Historic Leaksville Christmas Open House – 1:00 – 5:00 p.m.

Engineering Department

Street Resurfacing Projects - Update

Waugh Asphalt initiated work on the FY 2017-18 Street Resurfacing Contract, No. 3 on October 16th. The asphalt milling, structure adjustments, asphalt surface treatment, resurfacing and some

of the shoulder reconstruction has been completed on the 25 streets that were scheduled to be resurfaced this fall. The remaining shoulder reconstruction work on the 25 streets is scheduled to be completed by Thanksgiving. Triad Road Maintenance has been awarded a contract to re-install the pavement markings on Henry Street, Irving Avenue and The Boulevard. The remaining 11 streets on Contract, No. 3 will be resurfaced in the spring of 2018.

Southwood Drive Upgrade - Update

Waugh Asphalt was hired by Wynnefield Properties to set up the stone base and pave the gravel section of Southwood Drive behind Walmart. The stone was prepped and setup and Waugh Asphalt installed the black base on Thursday, November 9th. The asphalt surface topping is scheduled to be completed by Tuesday, November 21st weather and conditions permitting.

Waterline Replacement Projects Update

Shiloh Utilities, Inc. has installed about 640 linear feet of 2” PVC schedule 80 pipe in Victor Street. The new water main has passed the hydrostatic pressure test, and is undergoing additional testing before new water taps can be made for customers between Flynn Street and Grove Street. Limited asphalt patching has begun during the testing phase. The project may be completed by the end of November if no problems occur during the remainder of the testing, and dry weather is encountered to allow for the completion of the asphalt patching.

Sam W. Smith, Inc. was the low bidder for the West Arbor and Wildflower Lane waterline replacement project, and he has been awarded the project at a price of \$119,700.85. Required bonds and other documents are being prepared, with a notice to proceed expected to be issued in the near future, after receipt of the necessary bonds and documents.

Preliminary plans prepared by Stolfus Engineering, Inc., have been received for the Sunset Drive 2” waterline replacement project and the plans are currently being reviewed. We anticipate some minor revisions before final design plans can be sent to the NC Public Water Supply Section for formal review and approval.

Survey work for the Jackson Street and Farrell Street 2” waterline replacement project was completed on November 6th. The firm of Alley, Williams, Carmen and King is in the process of creating preliminary design plans.

Fire Department

Public Education Events

During the course of the past month the Eden Fire Department has conducted eight public education events consisting of 20 hours of instruction with a total of 1,869 people attending these

events. The largest event was held at Morehead High School. The Eden Fire Department, Eden Police Department, Eden Rescue Squad, North Carolina Highway Patrol, and Rockingham County Emergency Management Services (EMS) participated in the “VIP for a VIP” program. This program is designed to show teenage drivers the dangers of drinking and driving and the consequences of unattended driving. The VIP program is broken up into two-sessions. The first session offers an opportunity for representatives of the respective agencies to speak about their roles in an auto accident. The second session is a staged wreck scene with an extrication of a teenage victim who does not survive the crash. This program has a very powerful message and it is our hope that additional education such as this can help to prevent the untimely death of other teenage drivers.

Expansion of Training Grounds

The City of Eden has secured a tract of land from the Rockingham County School Board. The land is located behind Station 4 on East Stadium Drive. The City acquired the land in exchange for a 1987 model fire truck that was decommissioned and taken out of service. The fire truck will be used in the high school firefighter program that is being taught at Rockingham High School. The land is in the process of being cleared and will be used to further expand the training grounds behind the fire station. Fire Chief Tommy Underwood is currently in the process of launching a fundraiser to help raise funds that could be put towards the cost of constructing a new two-story burn building for training.

Information Technology

General Information

Following recommendations from the Multi State Information Sharing and Analysis Center (MS-ISAC), we have configured our SPAM firewall to reject attachments containing Microsoft Office Macros or VBA scripts. MS-ISAC is tracking a large uptick in both Emotet and Ursnif viruses. Both use phishing attacks with Word documents containing malicious macros as their vector. We are also in the process of completing a move from hosted VoIP (Voice over Internet Protocol) phones to an on-premise VoIP phone system with SIP (Session Initiation Protocol) trunks. While the conversion has been difficult we are seeing some progress and hope to have the project completed by Thanksgiving. Finally, we have taken delivery of replacements for some outdated Police Patrol MDT (Mobile Data Terminal) laptops and plan to complete those installations in the next couple of weeks.

Municipal Services Department

Tornado Clean-Up Efforts & NC Emergency Management Update

The final phase (and most expensive single component) of our cleanup effort is the grinding and hauling of the debris that we collected and placed in our tornado related debris pile. We have been advised that the contractor expects to complete their work by the end of November. Once we have completed all of our work we will submit the appropriate documentation to NC Emergency Management for reimbursement of 75% of our eligible costs. The City of Eden will be responsible for the remaining 25% of costs.

Surplus Auction

The City held a surplus auction on November 4th at its Public Works facility on Klyce Street. We are pleased to report that the auction brought in \$82,651.50 in proceeds based on information from Ms. Tammie McMichael, Director of Finance and Human Resources.

Parks & Recreation Department

Community Accents Program

Staff participated in the Community Accents Program with WLOE radio on October 20th and November 15th. We use these opportunities to update our residents and others about the Parks and Recreation programs that are happening during the months of November and December and the upcoming winter season.

Dog Park Update

The City Council voted on October 17th to proceed with the construction of a dog park in Freedom Park for both small and large dogs. City staff is currently obtaining quotes in order to issue purchase orders for the equipment and materials that will be needed for this project. In addition, City staff is planning to install the water lines for the water fountains within the course of the next month. This project is scheduled for completion in the spring of 2018.

Be Healthy Rockingham County

Parks and Recreation staff attended a Be Healthy Rockingham County meeting on November 1st and will be attending the upcoming meeting scheduled for December 1st. This group is working on doing a survey of the County to determine what the needs of the County are as it relates to

recreation and health related activities offered in the County. They are using the recently completed City of Eden Parks & Recreation Comprehensive Plan as a guide.

Freedom Park Nature Trail Improvements Project Update

Staff is planning to begin work on upgrading the Freedom Park Nature Trail with additional stone and granite dust, additional picnic tables, and the installation of 10 camping sites for RVs at the back of Freedom Park. We expect to begin applying the additional stone and granite dust in December and starting work on the RV pads so the sites and will be ready for use in the Spring of 2018.

Matrimony Creek Trail Project Update

The Matrimony Creek Trail project is moving forward. Stoltzfus Engineering Inc. has provided the City with the engineering drawings for this project and this information is being submitted to the NC Department of Environmental Resources (NCDENR) for approval of the erosion control plan. In addition, a request has been submitted to the NC Department of Transportation (NCDOT) for a curb cut for the parking lot at this site. The plat for the land that will be purchased from Hampton Heights Baptist Church has been prepared and City staff is asking the City Council to approve the purchase of this property for \$6,000 at the November 21st City Council meeting. In addition, the City Attorney continues to work on completing all the easement property transfers to the city for this project and hopes to have this completed in the very near future. City staff hopes to begin work on the parking lot and trail areas sometime in December or January. Finally, City staff is currently in the process of obtaining price estimates for prefabricated bathroom units for placement near the entrance to the trail as well as the existing shelter and proposed parking area below the Hampton Heights Baptist Church

River Access Points

The City of Eden has submitted a letter of inquiry to the Duke Energy Water Resources fund for a \$100,000 grant to replace the Draper Landing access point and to add another one at the end of Klyce Street. The city should be notified in a few weeks if the projects have been accepted for a full application to be submitted.

Planning & Inspections Department

Code Enforcement and Inspections Update

We gained access to the Accurint program on Friday, September 29, 2017. This program is designed to assist us in finding property owners for code enforcement actions. We have been able to find 2 property owners for buildings that are the subject of a violation of the Minimum Housing Code. We will continue to search for other property owners that have housing

violations or owe the City for nuisance abatements. Also, during the past month staff sent 13 letters for local code violations. 6 were for high grass, 2 for junk, 1 for junk car and 4 for violation of the Minimum Housing Code.

Lidl

The architect for Lidl expects to submit new plans for a scaled back floor plan by December 5th with construction expected to begin around the first week of January 2018.

Ashton Way Apartments

Wynnefield Development has officially purchased the property on E. Harris Place from Osborne Investments and anticipates beginning construction on the Ashton Way Apartments in the near future.

Boards and Commissions Updates

Planning Board

At their October meeting, the Planning Board decided to table a request for I-3 zoning on Friendly Road. The applicant was agreeable to the action. Staff had recommended denial of the request. The Board asked staff to look into a different way to deal with recycling operations.

Board of Adjustment

On October 19th, the Board of Adjustment approved a request for a special use permit to allow a flea market at the Eden Mall. They have six months to meet all of the requirements and the requirements must be met before they can begin operation. All of the flea market will be located inside the structure and no outside storage will be allowed.

Police Department

Retirement of Reece Pyrtle – Chief of Police

After 27 years of service to the citizens of Eden, Reece Pyrtle, Chief of Police will be retiring on January 1, 2018. Reece has done a tremendous job for the citizens of our community and will certainly be missed. If you see Reece between now and January 1st please take the time to thank him for his service to our community and congratulate him on his upcoming retirement.

Community Outreach Meetings

November 15th, Police Chief Reece Pyrtle and Assistant Police Chief Greg Light will be attending a Community Stakeholder meeting- Preparing for Raising the Age of juvenile

jurisdiction from 16 to 18. This meeting will take place at the King Recreation Acers. In addition, they, along with other law enforcement officers from our county will be meeting with the Attorney General of North Carolina on November 21st at the Rockingham County Sheriffs Department for a forum on the opioid epidemic.

Public Utilities Department

EPA Administrative Order on Consent (AOC) to Stop Sewer System Overflows Update

At this time, we are on or ahead of schedule for our projects and our documentation submittals to the EPA and water infrastructure for our grant and loan funding. The engineering report that was submitted to NC Water Infrastructure should be approved within the next two weeks. Our design work on all the mandated projects has been started by W. K. Dickson Engineering and is currently on schedule for submittal by May 1, 2018. We are currently preparing the first Semi-Annual Progress Report to be submitted to the EPA as part of the Administrative Order on Consent (AOC) that is due November 22nd. This report is comprehensive and lists our Sanitary Sewer Overflows for the last six months, their causes, what we have done to stop them, and our overall progress to comply with the AOC within the five-year timetable that we have. We have completed a final draft of the required submittal and we are doing a final review before mailing by no later than November 17th.

Generator Repairs

The Water Filtration Plant has a 1600 KW generator that is used for backup electricity for the Water Filtration Plant and Wastewater Treatment Plant should our connection to Duke Energy fail for any reason. This generator was installed in 1999. Because this is an emergency piece of equipment, we have a maintenance agreement with Carolina CAT out of Greensboro to handle routine maintenance and servicing. During a routine preventative maintenance visit on October 17th the Caterpillar technician was checking the oil and discovered that there was antifreeze in the oil and began looking for the source of this contamination. After extensive checks the Caterpillar diesel mechanic found that a seal in one of the cylinders was cracked and leaking. Further inspection by the master mechanics upon disassembling the engine revealed a broken spacer plate and water in the intake manifold. Several of the cylinders were found to have water damage and galling of liner walls. It was determined that all sixteen cylinder packs and piston cooling jets will need to be replaced. As of November 14th the cost estimate for these unanticipated repairs is \$83,127.83. The projected cost to replace the generator would be between \$600,00 - \$700,000 based on information received from Mr. Terry Shelton, Director of Public Utilities.

CITY OF EDEN, N. C.

The regular meeting of the City Council, City of Eden, was held on Tuesday, October 17, 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:	Justyn Melrose, Rockingham Now
	Roy Sawyers, RCENO

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. Wayne Parlier, Pastor, Meadow View United Methodist Church, gave the invocation followed by the Pledge of Allegiance.

RECOGNITIONS AND PROCLAMATIONS:

- a. Imagine a Day Without Water

Mayor Tuggle asked Ms. Melinda Ward, Wastewater Superintendent to come forward and read the following proclamation recognizing “Imagine a Day without Water”.

IMAGINE A DAY WITHOUT WATER

Whereas, the infrastructure that brings water to and from homes and businesses is essential to the quality of life and economic vitality of the City of Eden; and

October 17, 2017

City of Eden, N.C.

Minutes of the regular October 17, 2017 meeting of the City Council, City of Eden:

Whereas, 15,527 residents on average utilize 50 gallons of water per person, per day; and

Whereas, the City of Eden has about 5900 residential customers, 169 miles of water distribution lines, the water system 95 years ago; and

Whereas, the crisis in Flint, Michigan and recent hurricanes in Texas and Florida show the severe impacts of what can happen to the health and well-being of a community without access to clean drinking water; and

Whereas, utilities nationwide are grappling with aging infrastructure and lack reliable revenue and funding to maintain systems let alone upgrade their systems; and

Whereas, one-fifth of the U.S. economy would grind to a halt without a reliable and clean source of water; and

Whereas, managing water responsibly is critical to our nation's environmental health and to a high quality of life through economic commerce, power generation, and recreation; and

Whereas, investing in our drinking water and wastewater systems will secure a bright and prosperous future for generations to come; and

Whereas, innovation in water conservation and water reuse will drive job growth, economic development, and establish a 21st century paradigm of water management in the United States; and

Whereas, for every one job created in the water sector, another 3.68 jobs are added in the national economy. And for every \$1 spent on infrastructure improvements, the US generates \$6 in returns; and

Whereas, different regions face different water challenges, so the solutions to strengthen our drinking water and wastewater systems must be locally driven, but reinvestment in our water must be a national priority; now; therefore, be it **RESOLVED, BY Wayne Tuggle, Sr., Mayor** that the City of Eden recognizes that water is essential to the quality of life and economic competitiveness and acknowledges the importance of educating the public about the value of water through the "Imagine a Day Without Water" campaign.

FURTHER RESOLVED, that the City of Eden is dedicated to investing in water and wastewater infrastructure and calls on our federal partners to bring much-needed funding and innovation to protect and restore our critical water infrastructure.

Dated this 17th Day of October, 2017

By: Wayne Tuggle, Sr., Mayor

SET MEETING AGENDA:

Mayor Tuggle stated that they needed to pull the second part of Item 7d (1) and all of 7d (2) of the Public Hearing. A motion was made by Council Member Hall seconded by Council Member Carter to set the meeting agenda as amended. All Council Members voted in favor of this motion. This motion passed.

PUBLIC HEARINGS:

- a. Consideration of a Public Hearing to approve and adopt a resolution as well as approval of \$14,200.00 as part of the 10% matching requirement for a NC Department of Transportation grant in the amount of \$142,000.00. This grant is from the US Department of Transportation, Federal Transit Administration and receives funds from the North Carolina General Assembly to provide

Minutes of the regular October 17, 2017 meeting of the City Council, City of Eden:

assistance for public transportation projects. The NCDOT has been designated as the State agency with principle authority and responsibility for administering capital projects for small urbanized and rural areas. All municipalities in which the SKAT bus is located are asked to provide matching funding for the services rendered in those communities.

Mayor Tuggle called for a public hearing and asked Ms. Meggan Odell, Senior Director of Transit Service, to come forward.

Ms. Odell explained that the sole purpose of this public hearing was to discuss the consolidated grant for the SKAT bus service for Fiscal Year 2019 which begins July 1, 2018 and ends June 30, 2019, so they were in fast forward.

She stated that the SKAT bus has been very successful in Eden since its launch in January 2013 and the service has helped numerous citizens of the city by providing reliable transportation for employment, school, socialization, etc.

The entire SKAT system county-wide has provided 101,000 trips. The Eden bus alone has seen 47,215 of those trips since it launched and 11,726 of those was this last fiscal year.

She explained that already for the first quarter of fiscal year 2018, July through September, Eden has had 3,743 trips proving that the system is still growing and right on track for an increase in ridership over last year. The highest volume stops in the Eden area were the Dollar Generals in both Spray and Draper and of course the Walmart.

Other highlights were that they sold 26 semester passes to RCC students for the fall semester of 2017 and six of those went to Eden residents so there are six people that ride the bus every day to school to RCC and then there are at least seven people in Eden who use the bus daily for employment.

They have been able to maintain the cost efficiently so the amount in this application was the same as the previous years of \$142,000 and the match to the grant which was the city's portion was 10% of that which was \$14,200.00 and always this amount was offset by any advertising revenue or fares collected so it was \$1.00 to ride any bus passes that they sell and then any advertising that they do on the outside or interior of the buses.

They continue to assess existing routes and encourage improvements. They have built partnerships with other health and human service organizations, governmental entities and nonprofits who have all found that the SKAT bus was the answer to get their participants to where they need to go. They also certainly appreciate the city's continued support, such as the bus shelters that were approved and their advocacy, she knew that a lot of them have gotten on the bus and ridden and they definitely appreciated that.

She closed by stating that she was available to answer any questions and to point out there were some voluntary surveys on the table for anyone who wanted to fill one out relating to this project.

Mayor Tuggle stated that over the years he had been to the bus stops and talked to a lot of people who would not have any opportunity to get medical help or go to the grocery store, it has been a wonderful thing and it has helped a lot of people.

Mayor Tuggle asked if anyone would like to speak in favor or in opposition of this request. As no one came forward to speak, he then declared the public hearing closed.

A motion was made by Council Member Ellis seconded by Council Member Burnette to approve

Minutes of the regular October 17, 2017 meeting of the City Council, City of Eden:

and adopt a resolution as well as approval of \$14,200.00 as part of the 10% matching requirement for a NC Department of Transportation grant in the amount of \$142,000.00. All Council Members voted in favor of this motion. This motion carried.

PUBLIC TRANSPORTATION PROGRAM RESOLUTION

FY 2019 RESOLUTION

Section 5311 (including ADTAP), 5310, 5339, 5307 and applicable State funding, or combination thereof.

Applicant seeking permission to apply for Public Transportation Program funding, enter into agreement with the North Carolina Department of Transportation, provide the necessary assurances and the required local match.

A motion was made by (*Board Member's Name*) Council Member Ellis and seconded by (*Board Member's Name or N/A, if not required*) Council Member Burnette for the adoption of the following resolution, and upon being put to a vote was duly adopted.

WHEREAS, Article 2B of Chapter 136 of the North Carolina General Statutes and the Governor of North Carolina have designated the North Carolina Department of Transportation (NCDOT) as the agency responsible for administering federal and state public transportation funds; and

WHEREAS, the North Carolina Department of Transportation will apply for a grant from the US Department of Transportation, Federal Transit Administration and receives funds from the North Carolina General Assembly to provide assistance for rural public transportation projects; and

WHEREAS, the purpose of these transportation funds is to provide grant monies to local agencies for the provision of rural, small urban, and urban public transportation services consistent with the policy requirements of each funding source for planning, community and agency involvement, service design, service alternatives, training and conference participation, reporting and other requirements (drug and alcohol testing policy and program, disadvantaged business enterprise program, and fully allocated costs analysis); and

WHEREAS, the funds applied for may be Administrative, Operating, Planning, or Capital funds and will have different percentages of federal, state, and local funds.

WHEREAS, non-Community Transportation applicants may apply for funding for "purchase-of-service" projects under the Section 5310 program.

WHEREAS, (*Legal Name of Applicant*) City of Eden, NC hereby assures and certifies that it will provide the required local matching funds; that its staff has the technical capacity to implement and manage the project(s), prepare required reports, obtain required training, attend meetings and conferences; and agrees to comply with the federal and state statutes, regulations, executive orders, Section 5333 (b) Warranty, and all administrative requirements related to the applications made to and grants received from the Federal Transit Administration, as well as the provisions of Section 1001 of Title 18, U. S. C.

WHEREAS, the applicant has or will provide all annual certifications and assurances to the State of North Carolina required for the project;

NOW, THEREFORE, be it resolved that the (*Authorized Official's Title*)* City Manager of (*Name of Applicant's Governing Body*) City of Eden City Council is hereby authorized to submit grant application (s) for federal and state funding in response to NCDOT's calls for projects, make the necessary assurances and certifications and be empowered to enter into an agreement with the NCDOT to provide rural, small urban, and urban public transportation services.

Minutes of the regular October 17, 2017 meeting of the City Council, City of Eden:

I (*Certifying Official's Name*)* Wayne R. Tuggle, Sr. (*Certifying Official's Title*) Mayor of City of Eden, NC do hereby certify that the above is a true and correct copy of an excerpt from the minutes of a meeting of the (*Name of Applicant's Governing Board*) Eden City Council duly held on the 17 day of October, 2017.

HUMAN SERVICE AGENCY TRANSPORTATION RESOLUTION

State Funds

FY 2019 RESOLUTION

Section 5311 (ADTAP), 5310, 5339, 5307 and applicable State funding, or combination thereof.

Applicant seeking permission to apply for Human Service Transportation funding, enter into agreement with the North Carolina Department of Transportation, provide the necessary assurances, and the required local match.

A motion was made by (*Board Member's Name*) Council Member Jerry Ellis and seconded by (*Board Member's Name or N/A, if not required*) Council Member Jim Burnette for the adoption of the following resolution, and upon being put to a vote was duly adopted.

WHEREAS, Article 2B of Chapter 136 of the North Carolina General Statutes and the Governor of North Carolina have designated the North Carolina Department of Transportation (NCDOT) as the agency responsible for administering federal and state public transportation funds; and

WHEREAS, the North Carolina Department of Transportation receives funds from the North Carolina General Assembly to provide assistance for rural public transportation projects; and

WHEREAS, the purpose of these transportation funds is to provide grant monies to local agencies for the provision of rural public transportation services; and

WHEREAS, the funds applied for may be Administrative, Operating, Planning or Capital funds and will have different percentages of federal, state, and local funds.

WHEREAS, non-Community Transportation applicants may only apply for funding for "purchase-of-service" projects under the Section 5310 program

WHEREAS, (*Legal Name of Applicant*) City of Eden, NC hereby assures and certifies that it will provide the required local matching funds; that its staff has the technical capacity to implement and manage the project, prepare required reports, obtain required training, attend meetings and conferences; and agrees to comply with the federal and state statutes, regulations, executive orders, and all administrative requirements related to the applications made to and grants received from the North Carolina Department of Transportation;

NOW, THEREFORE, be it resolved that the (*Authorized Official's Title*)* City Manager of (*Name of Applicant's Governing Body*) City Council of City of Eden, NC is hereby authorized to submit a grant application for state funding, make the necessary assurances and certifications and be empowered to enter into an agreement with the NCDOT to provide rural public transportation services.

I (*Certifying Official's Name*)* Wayne Tuggle (*Certifying Official's Title*) Mayor of City of Eden, NC do hereby certify that the above is a true and correct copy of an excerpt from the minutes of a meeting of the (*Name of Applicant's Governing Board*) City Council of City of Eden, NC duly held on the 17 day of October, 2017.

b. (1)Consideration of a Zoning Text Amendment Request and Adoption of an Ordinance to amend Section 11.24(i)(2) of the City of Eden Zoning Ordinance to Remove Wording Which Requires that

Minutes of the regular October 17, 2017 meeting of the City Council, City of Eden:

Automobile Sales Lots be Paved in the Business-General District. Request Submitted by Roger Ore. ZONING CASE Z-17-07.

(2)Consideration of a Resolution adopting a statement of consistency regarding the amendment of Section 11.24(i)(2) of the City of Eden Zoning Ordinance to remove wording which requires that automobile sales lots be paved in the Business-General District.

Mayor Tuggle called for a public hearing and asked Ms. Kelly Stultz, Director of Planning & Inspections, to come forward.

Ms. Stultz explained that this amendment was initiated by Roger Ore so that he could use his property in the BG district for a used car business. The property in question formerly housed a used car business which was “grandfathered” when the zoning ordinance was amended to require that used car lots be paved.

The property owner planned to open a similar business on the property, but because the former business has been closed for longer than six months, it has lost its legal-nonconforming status. The original amendment to the zoning ordinance, to require that used automobile sales lots be paved, was initiated primarily for the BH-1 and BH-2 districts along Highway 14. Staff is of the opinion that requiring the sales lot for used cars to be paved places an unnecessary hardship on property owners wishing to operate used automobile sales businesses in the BG district. Furthermore, staff can see no benefit to requiring that the sales lots be paved, since paving creates more impervious surface, which creates more runoff into the watershed and other areas. Therefore, staff recommends removing the requirement that used automobile sales lots be paved in the BG district.

Based upon the foregoing information, staff recommends in favor of the text amendment.

Council Member Burnette asked if this was in all zones.

Ms. Stultz replied that right now it was required in Business-General and it should not be.

Council Member Burnette asked if this applied to all zones or only Business-General.

Ms. Stultz replied that it replied only to Business-General.

Mayor Tuggle asked if anyone would like to speak in favor or in opposition of this request. As no one came forward to speak, he then declared the public hearing closed.

A motion was made by Council Member Epps seconded by Council Member Ellis to approve the Zoning Text Amendment Request and Adoption of an Ordinance to amend Section 11.24(i)(2) of the City of Eden Zoning Ordinance to Remove Wording Which Requires that Automobile Sales Lots be Paved in the Business-General District and to also approve the Resolution adopting a statement of consistency regarding the amendment of Section 11.24(i)(2) of the City of Eden Zoning Ordinance to remove wording which requires that automobile sales lots be paved in the Business-General District. All Council Members voted in favor of this motion. This motion carried.

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF EDEN

BE IT ORDAINED BY THE CITY COUNCIL of the City of Eden, North Carolina, that, after having fully complied with all legal requirements, including publication of notice of a public hearing and the holding of a public hearing relative thereto, Section 11.24(i) Business-General District (2) Conditional Uses of the Zoning Ordinance of the City of Eden is hereby amended to read as follows:

Minutes of the regular October 17, 2017 meeting of the City Council, City of Eden:

(2) Conditional Uses

Automobile sales; provided that the office and any other structures located on the property be permanent structures situated on permanent foundations, and that said structures meet all state and local building codes; provided further that any exterior lighting associated with the business may directly illuminate only the said property; provided further that any public address system associated with the business be operated only during normal business hours, and turned off after normal hours of operation; provided further that all entrances, exits and traffic patterns associated with the business meet N. C. Department of Transportation and City standards, and that said entrances, exits and traffic patterns be approved by the Planning Department.

APPROVED, ADOPTED AND EFFECTIVE, this 17th day of October, 2017.

CITY OF EDEN
BY: Wayne R. Tuggle, Sr., Mayor

ATTEST:
Sheralene Thompson,
CMC, MMC
City Clerk

**A RESOLUTION ADOPTING A
STATEMENT OF CONSISTENCY REGARDING
A PROPOSED AMENDMENT TO THE
CITY OF EDEN ZONING ORDINANCE
CASE NUMBER Z-17-07
TEXT AMENDMENT**

WHEREAS, pursuant to North Carolina General Statutes Chapter 160A-383, prior to adoption or rejection of any zoning amendment, the Eden City Council is required to adopt a statement as to whether the amendment is consistent with the Land Development Plan and why the City Council considers the action taken to be reasonable and in the public interest;

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

WHEREAS, the City of Eden Planning Board received a request to remove wording which requires that automobile sales lots be paved in the Business-General District;

WHEREAS, On September 26, 2017, the City of Eden Planning Board voted to recommend changes to the Zoning Ordinance as follows:

To amend **Section 11.24(i)(2)** to remove wording which requires that automobile sales lots be paved in the Business-General District.

STATEMENT OF NEED:

The original amendment to the zoning ordinance, to require that used automobile sales lots be paved, was initiated primarily for the BH-1 and BH-2 districts along Highway 14. Staff is of the opinion that requiring the sales lot for used cars to be paved places an unnecessary hardship on property owners wishing to operate used automobile sales businesses in the BG district. Furthermore, staff can see no benefit to requiring that the sales lots be paved, since paving creates more impervious surface, which creates more runoff into the watershed and other areas.

STATEMENT OF CONSISTENCY:

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

- A. Strategically locate new land development in the most appropriate places.

Minutes of the regular October 17, 2017 meeting of the City Council, City of Eden:

- B. Maintain and enhance Eden’s community character and heritage.
- C. Use infrastructure investments as effectively as possible.
- D. Attract new jobs and a more diverse tax base.
- E. Protect natural, cultural and historic resources and open space as we grow.

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

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

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

Approved and adopted and effective this 17th day of October, 2017.

CITY OF EDEN
BY: Wayne R. Tuggle, Sr., Mayor

ATTEST:
Sheralene S. Thompson,
CMC, MMC
City Clerk

c. (1)Consideration of a zoning text amendment request and adoption of an Ordinance to amend Section 11.24(k) and Section 11.24(l) to remove automobile repair as a conditional use in the BH-1 and BH-2 Districts and to allow automobile repair as a permitted use in these districts. Request submitted by the Planning Board. ZONING CASE Z-17-08

(2)Consideration of a Resolution adopting a statement of consistency regarding the amendment of Section 11.24(k) and Section 11.24(l) to remove automobile repair as a conditional use in the BH-1 and BH-2 Districts and to allow automobile repair as a permitted use in these districts.

Mayor Tuggle called for a public hearing and asked Ms. Stultz to come forward.

Ms. Stultz explained that this amendment was initiated by the Planning Board in order to correct some inconsistencies in the zoning ordinance. Currently, service stations are allowed as a conditional use in the BH-1 and BH-2 districts, however major automobile repair is not allowed in the BH-1 district. Over the years, there have been numerous automobile repair businesses (both major and minor) operated in these districts, either independently or in conjunction with service stations. There are several properties that have operated as legal non-conforming uses in these areas for years. There are also several vacant properties that would be ideally suited for this type of business, if allowed. This amendment would allow reuse of these properties with proper provisions in place so as not to adversely affect surrounding properties and other districts. Staff is of the opinion that there are sufficient provisions in place (buffer requirements, no open storage, etc.) so that automobile repair can be compatible with other uses in these districts.

Minutes of the regular October 17, 2017 meeting of the City Council, City of Eden:

Staff recommends that service stations continue to be allowed as a conditional use in the BH-1 and BH-2 districts. Staff also recommends that automobile repair be allowed (as stated above) in the BH-1 district, and therefore in the BH-2 district, with the conditions listed (no open storage, etc.) Based upon the foregoing information, staff recommends in favor of the text amendment.

Mayor Tuggle asked if anyone would like to speak in favor or in opposition of this request. As no one came forward to speak, he then declared the public hearing closed.

A motion was made by Council Member Hall seconded by Council Member Carter to approve the zoning text amendment request and adoption of an Ordinance to amend Section 11.24(k) and Section 11.24(l) to remove automobile repair as a conditional use in the BH-1 and BH-2 Districts and to allow automobile repair as a permitted use in these districts and to approve the resolution adopting a statement of consistency regarding the amendment of Section 11.24(k) and Section 11.24(l) to remove automobile repair as a conditional use in the BH-1 and BH-2 Districts and to allow automobile repair as a permitted use in these districts. All Council Members voted in favor of this motion. This motion carried.

AN ORDINANCE AMENDING THE ZONING
ORDINANCE OF THE CITY OF EDEN

BE IT ORDAINED BY THE CITY COUNCIL of the City of Eden, North Carolina, that, after having fully complied with all legal requirements, including publication of notice of a public hearing and the holding of a public hearing relative thereto, Section 11.24(k) Business-Highway #1 District and Section 11.24(l) Business-Highway #2 District of the Zoning Ordinance of the City of Eden are hereby amended as follows:

1. Section 11.24(k)(1) Business-Highway #1, Permitted Uses is amended by adding the following:

Automobile repair, towing and temporary storage services (including body works, but excluding open storage of wrecked automobiles).

2. The first paragraph under Conditional Uses in Section 11.24(k) and Section 11.24(l) shall read as follows:

(2) **Conditional Uses**

Automobile sales; provided that the office and any other structures located on the property be permanent structures situated on permanent foundations, and that said structures meet all state and local building codes; provided further that any exterior lighting associated with the business may directly illuminate only the said property; provided further that any public address system associated with the business be operated only during normal business hours, and turned off after normal hours of operation; provided further that all entrances, exits and traffic patterns associated with the business meet N. C. Department of Transportation and City standards, and that said entrances, exits and traffic patterns be approved by the Planning Department.

APPROVED, ADOPTED AND EFFECTIVE, this 17th day of October, 2017.

CITY OF EDEN
BY: Wayne R. Tuggle, Sr., Mayor

ATTEST:
Sheralene S. Thompson,
CMC, MMC
City Clerk

Minutes of the regular October 17, 2017 meeting of the City Council, City of Eden:

**A RESOLUTION ADOPTING A
STATEMENT OF CONSISTENCY REGARDING
A PROPOSED AMENDMENT TO THE
CITY OF EDEN ZONING ORDINANCE
CASE NUMBER Z-17-08
TEXT AMENDMENT**

WHEREAS, pursuant to North Carolina General Statutes Chapter 160A-383, prior to adoption or rejection of any zoning amendment, the Eden City Council is required to adopt a statement as to whether the amendment is consistent with the Land Development Plan and why the City Council considers the action taken to be reasonable and in the public interest;

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

WHEREAS, the City of Eden Planning Board received a request to remove automobile repair as a conditional use in the BH-1 and BH-2 districts and to allow automobile repair as a permitted use in these districts.

WHEREAS, On September 26, 2017, the City of Eden Planning Board voted to recommend changes to the Zoning Ordinance as follows:

To amend Section 11.24(k) and 11.24(l) to remove automobile repair as a conditional use in the BH-1 and BH-2 districts and to allow automobile repair as a permitted use in these districts.

STATEMENT OF NEED:

This amendment was initiated by the Planning Board in order to correct some inconsistencies in the zoning ordinance. Currently, service stations are allowed as a conditional use in the BH-1 and BH-2 districts, however major automobile repair is not allowed in the BH-1 district. Over the years, there have been numerous automobile repair businesses (both major and minor) operated in these districts, either independently or in conjunction with service stations. There are several properties that have operated as legal non-conforming uses in these areas for years. There are also several vacant properties that would be ideally suited for this type of business, if allowed. This amendment would allow reuse of these properties with proper provisions in place so as not to adversely affect surrounding properties and other districts. Staff is of the opinion that there are sufficient provisions in place (buffer requirements, no open storage, etc.) so that automobile repair can be compatible with other uses in these districts.

STATEMENT OF CONSISTENCY:

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

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

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

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

- 1. The Eden City Council finds that the proposed amendment to the City of Eden Zoning Ordinance is

Minutes of the regular October 17, 2017 meeting of the City Council, City of Eden:

consistent with the goals and recommendations of the 2007 City of Eden Land Development Plan, as amended.

- 2. At no time are land use regulations or plans of the City of Eden or any jurisdiction in the State of North Carolina permitted to be in violation of the North Carolina General Statutes.
- 3. Therefore, based upon the foregoing information, the amendment to the Zoning Ordinance is reasonable and in the public interest.

Approved and adopted and effective this 17th day of October, 2017.

CITY OF EDEN
BY: Wayne R. Tuggle, Sr., Mayor

ATTEST:
Sheralene S. Thompson,
CMC, MMC
City Clerk

d.(1)Consideration of a zoning text amendment request and adoption of an Ordinance to repeal Section 11.24(r) I-RO Industrial Reuse Overlay District and Section 11.24(s) Manufactured Home Overlay District of the City of Eden Zoning Ordinance. Request submitted by the Planning Board. ZONING CASE Z-17-09

(2) Consideration of a Resolution adopting a statement of consistency regarding the amendment of Section 11.24.

Mayor Tuggle called for a public hearing and asked Ms. Stultz to come forward. He clarified that they were only considering the first part to which Ms. Stultz replied yes they were not going to do the Manufactured Homes. Mayor Tuggle explained that they would be considering just the one on the Industrial Reuse Overlay District.

Ms. Stultz explained that this amendment was initiated by the Planning staff in an on-going effort to update the city’s land use regulations. The Zoning Ordinance has far too many districts, and some of these have become unnecessary or obsolete over time.

The Industrial Reuse Overlay District (I-RO) was designed to allow manufacturing operations in districts that would not otherwise allow them. This district was originally created when a local company requested to establish a textile sewing operation in a former grocery store building in a downtown district. That was the one-and-only request the Planning Department has ever received for this type of use, and that company has long since ceased to exist. The City now has a mixed-use district that would allow such a use as part of a development plan.

The Manufactured Home Overlay District (M-HO) was a district created specifically for mobile home parks. Since 1967 the City has had no new applications for a mobile home park. The Zoning Ordinance provides for orderly development of subdivisions for manufactured housing. Therefore this district is obsolete.

Staff is of the opinion that the I-RO or the M-HO districts are no longer needed in the Zoning Ordinance.

Minutes of the regular October 17, 2017 meeting of the City Council, City of Eden:

Based upon the foregoing information, staff recommends in favor of the text amendment.

Mayor Tuggle asked if anyone would like to speak in favor or in opposition of this request. As no one came forward to speak, he then declared the public hearing closed.

A motion was made by Council Member Burnette seconded by Council Member Moore to approve (1)Consideration of a zoning text amendment request and adoption of an Ordinance to repeal Section 11.24(r) I-RO Industrial Reuse Overlay District as amended and to also approve a resolution adopting a statement of consistency regarding the amendment of Section 11.24. All Council Members voted in favor of this motion. This motion carried.

AN ORDINANCE AMENDING THE ZONING
ORDINANCE OF THE CITY OF EDEN

BE IT ORDAINED BY THE CITY COUNCIL of the City of Eden, North Carolina, that, after having fully complied with all legal requirements, including publication of notice of a public hearing and the holding of a public hearing relative thereto, Section 11.24(r) I-RO Industrial Reuse Overlay District and Section 11.24(s) M-H Manufactured Home Overlay District are hereby repealed.

APPROVED, ADOPTED AND EFFECTIVE, this 17th day of October, 2017.

CITY OF EDEN
BY: Wayne R. Tuggle, Sr., Mayor

ATTEST:
Sheralene S. Thompson,
CMC, MMC
City Clerk

A RESOLUTION ADOPTING A
STATEMENT OF CONSISTENCY REGARDING
A PROPOSED AMENDMENT TO THE
CITY OF EDEN ZONING ORDINANCE
CASE NUMBER Z-17-09
TEXT AMENDMENT

WHEREAS, pursuant to North Carolina General Statutes Chapter 160A-383, prior to adoption or rejection of any zoning amendment, the Eden City Council is required to adopt a statement as to whether the amendment is consistent with the Land Development Plan and why the City Council considers the action taken to be reasonable and in the public interest;

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

WHEREAS, the City of Eden Planning Board received a request to repeal Section 11.24(r) I-RO Industrial Reuse Overlay District and Section 11.24(s) Manufactured Home Overlay District.

WHEREAS, On September 26, 2017, the City of Eden Planning Board voted to recommend changes to the Zoning Ordinance as follows:

To repeal Section 11.24(r) I-RO Industrial Reuse Overlay District and Section 11.24(s) Manufactured Home Overlay District.

STATEMENT OF NEED:

This amendment was initiated by the Planning staff in an on-going effort to update the city’s land use regulations. The Zoning Ordinance has far too many districts, and some of these have become unnecessary or obsolete over time.

Minutes of the regular October 17, 2017 meeting of the City Council, City of Eden:

STATEMENT OF CONSISTENCY:

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

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

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

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

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

Approved and adopted and effective this 17th day of October, 2017.

CITY OF EDEN
BY: Wayne R. Tuggle, Sr., Mayor

ATTEST:
Sheralene S. Thompson,
CMC, MMC
City Clerk

e. Consideration of a Local Historic Landmark Designation for the Eden Historical Museum located at 656 Washington Street. The request was submitted by the property owner. HPCL-17-01.

Mayor Tuggle called for a public hearing and asked Ms. Stultz to come forward.

Ms. Stultz explained that the Eden Historical Museum (former Roberts Café) was built around 1885 and remains one of Leaksville’s most distinctive commercial structures. Originally a business operated by L.J. Martin, the building also housed a Coca-Cola distributorship as early as 1909. Beginning around 1919, the Spencer Roberts family operated a café on the first floor and lived on the second until around 1950 when the property was purchased by Jimmy and George Hondros, who continued to operate a café here until around 1980. It has since seen several occupants before its current occupant, the Eden Historical Museum.

Minutes of the regular October 17, 2017 meeting of the City Council, City of Eden:

The building is a two-story brick structure featuring a bracketed frame cornice above the storefront and a band of corbeled brick pendants across the cornice at the top of the façade. The front has two segmental arched windows in large, recessed window planes. The building has been meticulously maintained and retains most of its original features. The property is a contributing structure in the Old Leaksville Commercial District, a National Register District.

Based upon the historical and architectural significance of the property and the above information, staff recommends in favor of the designation of the property as a local historic landmark.

Council Member Burnette asked what the criteria was for this designation.

Ms. Stultz replied that they look at the age, the integrity of the building and this was one that the current owner has spent a lot of money to restore it to its former glory. They look at its contribution to the community and the fact that after all these years she could say that it was the Robert’s Café building tells them that on a local level it was important. This was a good way to encourage people to invest in downtown development and other historic properties. It was a tool that had been used for a long time and in this case she thought it would benefit them more than they could ever gross in property taxes.

Council Member Moore asked that when she said it would give them more control over the building, was that like when it had some structural problems a year or so ago, they would have more say-so in that.

Ms. Stultz explained that they had plenty of say-so in that and what was at risk of falling, but what she was talking about was to stop someone from taking off the historic façade, or putting in windows that were not in keeping with the other buildings around it, it was to help keep the district more purer than it would have been and they did not regulate anything inside.

Mayor Tuggle asked if anyone would like to speak in favor or in opposition of this request. As no one came forward to speak, he then declared the public hearing closed.

A motion was made by Council Member Epps seconded by Council Member Hampton to approve the Local Historic Landmark Designation for the Eden Historical Museum located at 656 Washington Street. All Council Members voted in favor of this motion. This motion carried.

AN ORDINANCE DESIGNATING THE EDEN HISTORICAL MUSEUM
TO BE A HISTORIC LANDMARK

BE IT ORDAINED BY THE CITY COUNCIL of the City of Eden, North Carolina, that, after the Eden Historic Preservation Commission and the City Council of the City of Eden having fully complied with all legal requirements, including publication of notices of public hearings and the holding of separate public hearings relative thereto, and the Eden Historic Preservation Commission having proposed the designation of the Eden Historical Museum located at 656 Washington Street as a Historic Landmark and the North Carolina Department of Cultural Resources State Historic Preservation Office having deemed that the Eden Historical Museum at 656 Washington Street has the requisite special significance and integrity for landmark designation, the following described property is hereby designated to be a “Historic Landmark”:

Section 1: Description of the property:

Being all of that property commonly known as 656 Washington Street located on the south side of Washington Street and identified by the Rockingham County Tax Dept. as PIN 7979-0758-3129 and Parcel ID #137542.

Section 2: Name of Owner: Jean Dunn Harrington.

Minutes of the regular October 17, 2017 meeting of the City Council, City of Eden:

Section 3: Elements of the Property Integral to Historical Value: The Eden Historical Museum (former Roberts Café) was built around 1885 and remains one of Leaksville’s most distinctive commercial structures. Originally a business operated by L.J. Martin, the building also housed a Coca-Cola distributorship as early as 1909. Beginning around 1919, the Spencer Roberts family operated a café on the first floor and lived on the second until around 1950 when the property was purchased by Jimmy and George Hondros, who continued to operate a café here until around 1980. It has since seen several occupants before its current occupant, the Eden Historical Museum.

The building is a two-story brick structure featuring a bracketed frame cornice above the storefront and a band of corbeled brick pendants across the cornice at the top of the façade. The front has two segmental arched windows in large, recessed window planes. The building has been meticulously maintained and retains most of its original features. The property is a contributing structure in the Old Leaksville Commercial District, a National Register District.

Section 4: The waiting period set forth in Part 3C of Article 19 of Chapter 160A of the North Carolina General Statutes entitled, “Historic Districts and Landmarks,” shall be observed prior to any demolition on the property.

Section 5: Filings and Notices of Ordinances: The Eden Historic Preservation Commission shall:

- (a) file this Ordinance in the Office of the Register of Deeds of Rockingham County, North Carolina;
- (b) file a copy of this Ordinance with the Codes Inspector, City of Eden; and
- (c) notify the Tax Supervisor of the Rockingham County Tax Department of the adoption of this Ordinance.

APPROVED, ADOPTED AND EFFECTIVE, this 17th day of October, 2017.

CITY OF EDEN
BY: Wayne R. Tuggle, Sr., Mayor

ATTEST:
Sheralene S. Thompson,
CMC, MMC
City Clerk

REQUESTS AND PETITIONS OF CITIZENS:

No one came forward to speak at this time.

UNFINISHED BUSINESS:

- a. Consideration of the Certificate of Sufficiency by the City Clerk and approval to hold a public hearing on the annexation petitions of property located at 889 Morgan Road and 893 Morgan Road.

Ms. Stultz explained that at their September regular meeting, the City Council had instructed the City Clerk to investigate the sufficiency of a petition for voluntary annexation for properties identified as follows:

Address Owner(s)
889 Morgan Road Ruby Scales
893 Morgan Road Burdock Millner

Minutes of the regular October 17, 2017 meeting of the City Council, City of Eden:

With the assistance of the City Attorney, staff has determined that proper signatures were placed on the petition and that the owners listed above are the owners of the properties identified on the Petitions.

This type of annexation does not have the same requirements as does an involuntary annexation. However, there are requirements with regard to fire service. She then asked the City Council to accept the certificate of sufficiency and call a public hearing for their November regular City Council meeting.

A motion was made by Council Member Burnette seconded by Council Member Carter to accept the Certificate of Sufficiency by the City Clerk and approval to hold a public hearing on the annexation petitions of property located at 889 Morgan Road and 893 Morgan Road. All Council Members voted in favor of this motion. This motion carried.

NEW BUSINESS:

a. Strategic Plan

- A. Request for purchase of property and development of pocket park at 165/167 N. Fieldcrest Road.

Ms. Stultz explained that they have been working to develop a pocket park. The sight they have selected is located at 165/167 Fieldcrest Road. These buildings were in a serious state of dilapidation. The owner of the property tore down the buildings and it has left a large, unsightly void in the buildings along Fieldcrest Road. The combined tax value of these properties is \$9,291. The cost to purchase the site is \$9000.00. Attached is a landscape plan for the pocket park at this site. The estimated cost for the new park is approximately \$24,000.00.

She stated that they respectfully request that the City Council approve the purchase of the property located at 165/167 Fieldcrest Road for the amount of \$9,000.00, approve the attached park design and approve the funding to build the park at an estimated cost of \$24,000. Staff also plan to apply for an Urban Forestry Grant to help with some of the costs associated with the park.

She also presented a design of what they had planned for the park. Mayor Tuggle pointed out that aesthetically it would be an improvement. Ms. Stultz agreed that there would be more foot traffic, the businesses would do better and the area would be safer. So this would be a spot for people to meet and gather.

Council Member Epps stated that it was an eyesore and very dangerous as it was. Council Member Ellis stated that it was a great job.

Council Member Carter asked if the front façade and everything been inspected.

Minutes of the regular October 17, 2017 meeting of the City Council, City of Eden:

Ms. Stultz replied that the buildings in that particular downtown area are not party walls in the same sense as the ones in some of their other downtown areas. Things sometimes surprise her, but so far that was what they knew. That was why they thought they could do it for \$24,000. She stated that Mr. Randy Hunt, Main Street Manager, had something to add.

Mr. Hunt presented one side of the building and then another picture of the other side. The muralist just recently worked on the Town of Stoneville mural and he has agreed to paint both of these murals and buy the paint that he recommended for \$1,000. So they were trying to get this in as time was of the essence, if did not get it approved, he would not be able to paint before it gets too cold. That was why it was so important to be able to add this mural in at this time.

Ms. Stultz added that they would like for them to consider all of this together so it would include the \$33,000 that they asked for and then another \$1,000 to total \$34,000 of the \$300,000 that the City Council appropriated.

Council Member Burnette stated for clarification that the Coca-Cola mural was not on the proposed (park) to which Ms. Stultz replied no, it was not the same site. He asked if that contained a contingency in that as well to which she replied yes.

Council Member Hampton thought that it was a great idea and considering the Mega Park, when you are coming from the Berry Hill Road and you come through Draper that was a total eyesore. It was the first thing you see once you go around the corner, so anything they could do to improve that look, since they were working on this Mega Park, would really help them with that.

Council Member Carter asked if Coca-Cola would help pay for any of that to which Mr. Hunt replied that there was a group that did go around repainting these murals. Cindy Adams has repeatedly tried to get in touch with them and they were just so log jammed and at this point, no they had not been able to get any relief from Coca-Cola.

Council Member Moore commented that the \$1,000 to paint both sides was just the Coca-Cola and not the rest of the building to which Mr. Hunt replied that was correct, just the murals.

A motion was made by Council Member Ellis seconded by Council Member Burnette to approve the purchase of property and development of pocket park at 165/167 N. Fieldcrest Road and also to include the repainting of the murals at 104 N. Fieldcrest. All Council Members voted in favor of this motion. This motion carried.

B. Request for the development of a dog park on the Freedom Park campus.

Mr. Johnny Farmer, Director of Parks & Recreation, explained that over the past several months, the Positively Eden Strategic Plan and the Parks and Recreation Comprehensive Plan have been approved and adopted by the Eden City Council. Each of these plans discuss ways of helping to enhance the quality of life for the city residents. One of the items that was discussed in the Parks and Recreation Comprehensive Plan was the development of a Dog Park at Freedom Park and one of the goals in the Positively Eden Strategic Plan is to implement recommendations of the Parks and Recreation Comprehensive Plan.

Minutes of the regular October 17, 2017 meeting of the City Council, City of Eden:

With this in mind, Parks and Recreation Staff and the City Manager have visited Dog Parks in other municipalities and in the surrounding area (Burlington) to see how their facilities are laid out. Staff has also researched Dog Park site designs and development on the internet, and feel that it has a plan that will provide a great space for the development of a Dog Park at Freedom Park. The site is located across from Picnic Shelter 1 and it is a little over an acre of land. The area will be divided up into two sections, one for small dogs and one for large dogs. The area will be fenced, along with water fountains, benches, pet waste containers, and trash cans located in each section.

The cost for the Dog Park Development is as follows:

Fencing	\$14,000
Water Fountains	\$ 6,600
Pet Waste Containers	\$ 1,672
Trash Cans	\$ 2,620
Benches	\$ 2,920
Materials for Water Lines	\$ 3,000
Signage	\$ 2,000
Contingency	\$ 2,188
Total	\$35,000

Staff has spoken to city residents about the potential Dog Park and they are very excited about having a place to bring their dogs to get exercise, play and interact with other dogs.

City Staff would like to recommend that the Mayor and City Council approve the development of the Dog Park at Freedom Park and authorize the use of funds from the Positively Eden Strategic Plan Account.

Mr. Farmer also presented a PowerPoint that is available online and in the office of the City Clerk.

Council Member Epps asked if there would be trees there for shade to which Mr. Farmer explained that right now there were a lot of trees there but they would need to add a few trees on the right hand side as you go in the gate. This was just the first stage, once they get this done, he wanted to ask local veterinarians to sponsor exercise equipment and get that installed. They hoped that this would be something that would benefit not only their residents but also the pets that the residents love so much.

Council Member Epps pointed out that most people do not carry rabies verification around so how would he handle that.

Mr. Farmer explained that most of the time if you have a dog that was out you have your rabies tags and they were pretty much required to have that.

Mayor Tuggle asked if maintenance on this type of park any different and was there anything unique to it.

Minutes of the regular October 17, 2017 meeting of the City Council, City of Eden:

Mr. Farmer explained that he and the City Manager toured other dog parks and they looked at the maintenance. The Burlington dog park had two gates at the back end of their park where their mower could go in and do one side and then the other.

Council Member Moore stated that he thought it was a good idea but asked what kind of trash can would cost \$655.

Mr. Farmer explained that they were made like the ones out of the coated vinyl. It was the type of cans they place at the Greenway. That trash can would probably last 10 or 12 years where you could go to Lowes and buy a \$25 or \$35 trash can but you would probably change those out every 6 to 10 months.

Council Member Moore asked if this was something like Burlington had to which Mr. Farmer explained that most of the places, it was a specialized thing for parks. Most of the parks put in these heavy duty trash cans so that they were in place and put in the ground and they were built to last for a very long time.

Council Member Burnette stated that he thought this was a good way to encompass more and more of their citizens and engage them in different things. He knew he said he went to Burlington and also to other areas.

Mr. Farmer replied that they went to Greensboro and other areas but Burlington and Greensboro had kind of a larger area than what they have and so he thought this was a trend that was happening all over the country now.

Council Member Hall asked if the signage would also spill out the liability issues to which Mr. Farmer explained that it states that you are responsible for any damage that your dog does and that would be in part when they come and fill out the registration form they would make sure that they sign that.

A motion was made by Council Member Burnette seconded by Council Member Moore to approve the request for the development of a dog park on the Freedom Park campus. All Council Members voted in favor of this motion. This motion carried.

C. Request for Text Message Marketing & WGSR Advertising Package.

Ms. Cindy Adams, Tourism & Events Coordinator, gave a PowerPoint presentation. She noted the things that they were already doing to engage citizens.

- LED Sign at City Hall
- Explore Eden Facebook Page
- Explore Eden Website
- City of Eden Facebook Page
- City of Eden Municipal Website

Minutes of the regular October 17, 2017 meeting of the City Council, City of Eden:

Monthly E-Newsletter
City Hall Page in Eden's Own Journal
City Manager's Monthly Report

Text Message Marketing

She explained that the effectiveness of Text Message Marketing is due to the fact that **91 percent** of people keep the mobile phones within reach **24 hours a day**.

Studies shows that **98 percent** of all text messages are ready within **3 minutes** of delivery. People tend to reach for their mobile phone as soon as they hear the ringtone of an incoming message.

\$299 to start / \$129 per month unlimited keywords and unlimited texts

There can be multiple keywords to best target our desired markets. For example, text Eden to 12345—all Eden news; text River to 12345—all river events; or text Festivals to 12345—all festivals. Texting is a cost-effective way to be able to **IMMEDIATELY** connect with your followers. They opt in because they want to stay informed.

WIN/WIN - Total: \$1,847

WGSR TV 47 Studio Gilmer Street, Reidsville
Transmitter –Friendship Church Road, Brown
Station information

- HD Digital OTA Station
- 1.5 million potential viewers
- Live programming (news, weather, talk and community interest)
- One share on Neilson
- More value for your money

WGSR TV 47 Coverage Map

Minutes of the regular October 17, 2017 meeting of the City Council, City of Eden:

	Time Warner Cable	Ch. 5
	AT&T Uverse	Ch. 47
	Comcast Cable	Ch. 17
	Chatmosse Cable	Ch. 14

Serving Partial Markets:
DMA 46 - Greensboro Triad
DMA 67 - Roanoke - Lynchburg
wgsr47.com

Twelve months contract:

- Run 10 – Did You Know – :05 spots per day
- Run 3 minute infomercial -3 times per week (Include rivers, parks and other attractions as a tourism piece)
- Run :30 spot –3 times per day (ways to engage citizens)
- Mayor –once a month show –15 minutes (could go longer if topic requires not exceed 28:30)

Total - \$1,500 per month for 12 months = \$18,000

All content provided by CTT Productions, LLC

Using drone, stills and video

Film with drone –rivers, parks, downtowns (Draper, Leaksville, Spray, Cook Block and Boulevard), industrial parks and current business locations

Film:

- Did You Know –series of questions about Eden :05 spots –up to 25
- Create 3 :30 spots (Small Town Big Outdoors and others)
- Mini infomercial –2 –3 minutes
- Short sound bites from Who’s Who and citizens

Minutes of the regular October 17, 2017 meeting of the City Council, City of Eden:

- Professional voice overs
- Professional graphics

CTT Productions will produce and package all the above and deliver electronically to use on TV, websites, social media, movie theater and other.

Total: \$5,000

Implementation

Collectively we would like to request \$92,847 to move forward with the three sets of projects just presented.

This money is part of the \$300,000 City Council previously approved for the Strategic Plan Implementation.

Council Member Moore asked if this would start in January or when to which Ms. Adams replied it would start whenever they wished. He asked if it would be a twelve month contract to which she replied consistently twelve months and most every day and ten times a day for the “did you knows”.

Mayor Tuggle stated that he has heard this non-stop for fourteen years and there was always somebody in the community who says you do not do such a good job communicating whether you do websites, Rockingham Now, or interviews, it is never enough. Everything is about social media and the way to get the word out is through something like this.

Council Member Epps asked if they would have the right to terminate with WGSR without penalty to which Ms. Adams replied yes because they would probably pay monthly.

Council Member Burnette agreed with Mayor Tuggle in that you always hear people ask how they would know this, how were they supposed to find out, where was this and he thought this was an opportunity to get that message out and goodness, everybody was attached to their cell phone.

Council Member Epps added that you have to spend money to make money.

Mayor Tuggle pointed out that this was the world of social media, no question about it.

Council Member Ellis asked her to give a description of the texting part to which Ms. Adams explained that it was done through the computer. She would have a website that people could opt in and they would be issued a number per message that they have. They would give the city their number and then it goes into a group. Then all they do is type in what message they want and they hit one button and it goes in.

A motion was made by Council member Ellis seconded by Council Member Burnette to approve the request for Text Message Marketing & WGSR Advertising Package. All Council Members voted in favor of this motion. This motion carried.

Before moving to the next item, Mr. Randy Hunt came forward to provide an update their initial

Minutes of the regular October 17, 2017 meeting of the City Council, City of Eden:

return for their proposal for their branding study was only met with one proposal. The original request was sent out to all the branding companies listed on the North Carolina Main Street website. Ms. Stultz shared with him a planning web list that had information of other branding companies. So they sent the new companies an RFP and he had received some good feedback and expected more.

He also noted that parking had always been an issue for businesses on the Bridge Street end of Washington Street. The owner of the former Belks building and former Leaksville Hardware building planned to build a microbrewery in those buildings. His project was contingent on the extension of the Bridge Street municipal lot, so they were currently working on that. The University of Chapel Hill, NC Masters candidate from the Department of City and Regional Planning continues to research 622 Washington Street. That work will help them create the best use for that space.

The wedding contest was going on and over 30 organizations have participated. It was kicked off on September 29th and will end on October 31st. Their grand prize was valued at over \$7,000 and a lot of the businesses have seen increased traffic.

They also applied for a Duke Energy Water Resources Grant to help repair the Draper Landing and create a new landing on Klyce Street that was currently owned by the city. The new landing would double the length of a trip from the Leaksville Landing to the boat landing.

Mayor Tuggle thanked him for the information.

- b. Request to adopt an ordinance for the demolition of a structure at 733 Taylor Street under the City of Eden Human Habitation Ordinance.

Ms. Kelly Stultz explained that an estimate for the demolition of the structure on this property is \$1,790.00. Once the demolition is done at the City’s expense, actions can be taken to recoup the funds in the same manner as the collection of special assessments.

AN ORDINANCE AND ORDER
FOR THE DEMOLITION OF
PROPERTY AT 733 TAYLOR STREET,
EDEN, NORTH CAROLINA

THIS ORDINANCE is issued pursuant to the provisions of North Carolina General Statutes §160A-443 and Chapter 4, Article IV of the Eden City Code.

WHEREAS, on the 2nd day of November, 2016, the Director of the Planning and Inspections Department examined the structure owned by Lawson J. McCollum at 733 Taylor Street, Eden, North Carolina and found it to be unfit for human habitation that said property is more particularly described as follows:

Lying and being in Leaksville Township, Rockingham County, N.C. and COMMENCING at an iron pipe driven at the northwest corner of Taylor Street (formerly known as Spring Street) and Monroe Street and runs thence South 57 deg. 15 min. West 25 feet with the northern line of Taylor Street to the Point of Beginning; thence South 57 deg. 15 min. West 25 feet with the northern line of Taylor Street to a point; thence North 36 deg. 30 min. West 66 feet and parallel with Monroe Street to a point; thence North 57 deg. 15 min. East 25 feet to a point; thence South 36 deg. 30 min. East 66 feet to the POINT OF BEGINNING. This being the same land conveyed on November 19, 1972 from John F.

Minutes of the regular October 17, 2017 meeting of the City Council, City of Eden:

Adams and wife, Viola F. Adams by deed recorded in the Rockingham County, N.C. Registry in Book 591, on page 196, to Mary S. McCollum, widow.

The above described property being more commonly known as 733 Taylor Street, Eden, North Carolina, and being further identified by the Rockingham County Tax Dept. as PIN 7070-18-40-1100-00.

WHEREAS, on the 24th day of July, 2006, the Director caused to be issued a Complaint and Notice of Hearing for the 17th day of August, 2006, which was served on the property owner by certified mail, return receipt requested on the 9th day of August, 2006, and by first class mail; and

WHEREAS, Lawson McCollum appeared at the hearing on August 17, 2006, and made arrangements with the building inspection to make the necessary repairs; and

WHEREAS, on 2nd day of November, 2006, the Chief Building Inspector made an inspection and determined that the repairs were being made; that the house was vacant and secure as required by the Complaint, and the action should be put on hold; and

WHEREAS, on the 9th day of September, 2008, the Director of the Planning and Inspections Department examined the structure owned by Lawson J. McCollum at 733 Taylor Street, Eden, North Carolina and found it to be unfit for human habitation; and

WHEREAS, on the 9th day of September, 2008, the Director caused to be issued a Complaint and Notice of Hearing for the 8th day of October, 2008, which was mailed to Lawson J. McCollum and wife, Shirley D. McCollum by certified mail, return receipt requested; that the Complaint was served on Shirley D. McCollum by certified mail, return receipt requested on the 15th day of September, 2008; the Complaint and Notice of Hearing was served on the property owners by posting the property on the 10th day of September, 2008, and by first class mail; that the certified mail, return receipt requested mailed to Lawson J. McCollum was returned by the U.S. Postal Service marked "Unclaimed"; and

WHEREAS, the Director caused a Notice of Lis Pendens to be filed in the Office of the Clerk of Superior Court for Rockingham County, North Carolina, on the 12th day of September, 2008; and

WHEREAS, the hearing was held on the 8th day of October, 2008 and the Director issued an Order to repair, alter, improve or vacate and demolish the property; and

WHEREAS, a copy of the Order was served on the property owner, Lawson J. McCollum, by certified mail, return receipt requested, a Copy of the Order was served on the property owners by first class mail and a copy of the Order was posted on the subject property on the 9th day of October, 2008; that a copy of the Order mailed to Shirley J. McCollum by certified mail, return receipt requested, was returned by the U. S. Postal Service marked "Unclaimed"; and

WHEREAS, the property owners did not appeal the Order and, pursuant to Chapter 4, Section 4-89(b) of the Eden City Code, a copy of the order has been mailed to any organization involved in providing or restoring dwellings for affordable housing that has filed a written request for such notice; and

WHEREAS, the Owners have had a reasonable opportunity to bring the property into conformity with Chapter 4, Article IV of the Eden City Code and they have failed to take any action to comply with the Director's Order.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Eden that the Director is hereby ordered to proceed to effectuate the purpose of the Human Habitation Standards set out in Article IV of Chapter 4 of the Eden City Code with respect to the property described above by demolishing the structures located thereon.

IT IS FURTHER ORDERED that a certified copy of this Ordinance and Order shall be recorded in the Office of the Register of Deeds of Rockingham County, North Carolina, and indexed in the name of Lawson J. McCollum and wife, Shirley D. McCollum, in the Grantor and Grantee index.

Minutes of the regular October 17, 2017 meeting of the City Council, City of Eden:

IT IS FURTHER ORDERED that the amount of the cost of demolishing the dwelling by the Director shall be a lien against the real property upon which the cost was incurred, said lien shall be filed, have the same priority, and be collected as the lien for special assessment provided by North Carolina General Statutes Chapter 160A, Article 10.

APPROVED, ADOPTED AND EFFECTIVE, this 17th day of October, 2017

CITY OF EDEN
BY: Wayne R. Tuggle, Sr., Mayor

ATTEST:
Sheralene S. Thompson,
CMC, MMC
City Clerk

A motion was made by Council Member Epps seconded by Council Member Ellis to adopt an ordinance for the demolition of a structure at 733 Taylor Street under the City of Eden Human Habitation Ordinance. All Council Members voted in favor of this motion. This motion carried.

- c. Consideration of an Interlocal Agreement with Rockingham County for the Provision of Building Inspections Services.

Ms. Stultz explained that she and Ms. Tonya Caddle, Rockingham County Planning and Inspections Director, had discussed earlier in the year the need to establish a defined procedure for mutual aid and cooperation as related to building inspections. This will apply to periods when the City or the County has staffing issues or in times of emergency.

She recommended that the city join the county in approving this agreement for the protection and safety of their citizens.

Mayor Tuggle asked if this was a new thing.

Ms. Stultz explained that they have never had one for building inspections.

Mayor Tuggle asked if this was a typical thing in other places to which she explained that it was fairly common but they had never done it. This formalized it. They have helped each other out in the past but this makes the legal folks happy.

Council Member Burnette asked if any of the other municipalities in the county done this to which she replied she was not sure.

A motion was made by Council Member Ellis seconded by Council Member Hall to approve the Interlocal Agreement with Rockingham County for the Provision of Building Inspections Services. All Council Members voted in favor of this motion. This motion carried.

Minutes of the regular October 17, 2017 meeting of the City Council, City of Eden:

- d. Confirm the amount of the indebtedness of demolition costs to be collected in the same manner as special assessments.

Ms. Stultz explained that the following properties have been the subject of housing code actions and the structures situated on the properties have been demolished pursuant to an Ordinance adopted by the Eden City Council. The cost of the demolition is noted for each property.

414 Glenn Street 8,220.00
580 & 766 Thornton Street 5,990.00

These particular liens are collected in the same manner as special assessments. The staff needs for the City Council to formally establish these liens and then to authorize legal action. When staff appear in court, their formal action will be proven through the minutes.

A motion was made by Council Member Carter seconded by Council Member Hampton to confirm the amount of the indebtedness of demolition costs to be collected in the same manner as special assessments. All Council Members voted in favor of this motion. This motion carried.

- e. Adopt Order of Collection for nuisance abatement fees to be collected as delinquent property taxes.

Ms. Stultz explained that the attached is a list of properties which have had nuisance violations and the costs associated with the abatement of the violation (copies of the invoices have been delivered to the City Clerk with the Order of Collection).

These particular liens are collected in the same manner as delinquent property taxes. The staff needs for the City Council to formally establish these liens and then to authorize legal action. When they appear in court, the Council's formal action will be proven through the minutes and the execution of the attached Order of Collection.

A motion was made by Council Member Epps seconded by Council Member Burnette to Adopt an Order of Collection for nuisance abatement fees to be collected as delinquent property taxes. All Council Members voted in favor of this motion. This motion carried.

Minutes of the regular October 17, 2017 meeting of the City Council, City of Eden:

Council Authorization for Action
October 17, 2017

Acct No	Street No.	Street Name	Owner/Paid By	Date Billed	Amount Billed
21368	748	Ayden Rd	DePriest, Celeste V. (mow)	06/30/17	194.00
22310	826	Bridge St.	Fitzgerald, Patrick J. (mow)	09/22/17	82.00
20243	1116	Center Church	Wilkerson, Rosabelle Heirs (mow)	06/30/17	65.50
21341	709	Circle Drive	Carter, Carol M. (mow)	06/26/17	90.00
22220	753	Davis St.	Property Transactions (mow)	06/26/17	90.00
22293	421	Decatur St	King, Karson (mow)	07/20/17	90.00
22299	429	Decatur St	Radford Properties of Rockingham County (mow/junk)	08/31/17	90.00
20637	607	Fieldcrest Rd.	Deboe, Elga (mow)	06/19/17	120.50
20637	607	Fieldcrest Rd.	Deboe, Elga (mow)	08/31/17	140.00
22020	1210	Fieldcrest Rd.	Witt, Kenneth W. (bush hog grass)	01/27/17	130.81
21604	1212	Fieldcrest Rd.	Patricia Meeks Bolen Heirs	01/27/17	130.81
22219	910	First St.	Owen, Jill L. (mow)	09/22/17	74.00
22228	314	Greenwood St.	Bullins, Thomas Edward (mow/junk)	08/31/17	110.00
22286	129	High St. N	Jackson, Robert E. (car towed)	07/20/17	100.00
20214	101	Hollingsworth St	Farmer, Jr., Melvin J. (mow & remove slude)	06/30/17	941.25
21718	1226	Irving Ave.	North Star Land & Properties, LLC	06/30/17	113.00
22312	1254	Irving Ave.	Battle, Sylvia B. & Others	9/22/2017	66.00
21720	1132	Lawson St.	Hall, Michael Elton (mow)	06/26/17	90.00
21704	405	Moir Street	Lowery, Dean (mow)	11/21/16	129.25
21704	405	Moir Street	Lowery, Dean (mow)	06/26/17	90.00
21981	631	North St.	Sawyer, Justin W. (mow)	08/31/17	89.00
21957	616	Oak St.	Springboard Legacy Ltd. (mow)	09/22/17	74.00
22181	814	Oak St.	TM Property Solutions, LLC (mow)	06/30/17	81.50
22175	721	Patrick St.	Stroud, Porsha & Adrian Hairston (mow)	06/26/17	90.00
21594	105	Periwinkle Rd.	McDaniel, Karen (mow)	06/26/17	90.00
21594	105	Periwinkle Rd.	McDaniel, Karen (mow)	08/31/17	140.00
22295	173	Periwinkle Rd.	WR Asset Trust (mow)	07/28/17	144.00
22296	422	Price St.	Mozingo, Shaun Kyle & others	07/28/17	97.00
22303		Prospect St.	Mabe, Kevin W.	08/31/17	110.00
20195	645	Prospect St.	Baldwin, John	08/31/17	90.00
10962	652	Riverside Dr.	Burns, Sherry S.	07/20/17	89.00
22302	711	Riverside Dr.	Metcalf, Uriah	08/31/17	89.00
21959	118	Shady Grove Rd.	Hairston Estate, Betty (mow)	06/30/17	122.00
22300	1000	Sharpe Ave.	Tinsley, Eugene Heirs	08/31/17	90.00
21000	1006	Sharpe Ave.	Curtis, Dorothy M. (mow)	06/30/17	81.00
21232	723	Spring St.	Kirkman, Myrtle Heirs	11/21/16	139.00
22097	1218	E. Stadium Dr.	Harris, Susan V. & Daniel A. (mow)	11/21/16	139.00
22097	1218	E. Stadium Dr.	Harris, Susan V. & Daniel A. (mow)	06/30/17	122.00
22301	109	Stephens St	Hopper, Jennifer & Kristen	08/31/17	89.00
20981	766	Thornton St.	Powell, Andrew A. (cap water)	01/27/17	190.99
22281	223	Vintage Rd	Dwiggins, Kathy Marie (mow)	06/30/17	96.50
22243	206	Warehouse St.	Piedmont Folk Legacies, Inc. (Clean & Secure)	03/24/17	1,118.27

REPORTS FROM STAFF:

City Manager’s Report - October 2017

Economic & Tourism Development Department

MillerCoors Site Update

Minutes of the regular October 17, 2017 meeting of the City Council, City of Eden:

Two prospects are considering this site at this time. The City of Eden, Rockingham County and NC Department of Commerce have been working with all pertinent parties that are conducting due diligence work on this site.

New Street Sewer Line Upgrade

We have submitted a grant pre-application in the amount of \$1.0 million to the North Carolina Department of Commerce to upgrade the New Street sewer line. Both Gildan Activewear and Weil-McLain are located in this area.

Available Jobs

Gildan Activewear, Weil-McLain and KDH Defense Systems are currently hiring for various positions, including general laborers. Please visit NC Works on-line or the individual industry web sites for more information.

Lidl Supermarket

Work continues on the Eden Lidl store. No opening date has been given for the Eden store but it is anticipated that it will not happen before the first quarter of 2018. The City has been advised that it will be informed of an opening date when the Lidl representatives determine that date. We have also been advised that there are other Lidl stores that are also, or previously, have experienced construction delays.

Rite Aid Pharmacies

Rite Aid has been purchased by Walgreens. No plans have been submitted to convert the Eden Rite Aid to a Walgreens but that may happen in the future since Walgreens does not currently have a presence in the Eden market.

Farm House Deli

Missy Robertson Snyder has just opened this deli in the former Belk building, now called Total Vintage, on Meadow Road in Eden. They serve soups, wraps, panini sandwiches and have an adjoining baked goods shop. If you have not visited Total Vintage, this place is growing daily. Stop by to see what they have to offer. Their hours of operation are Wednesday-Saturday from 11:00 a.m. – 6:00 p.m. and Sunday from 1:00 p.m. – 6:00 p.m.

Kentucky Fried Chicken (KFC)

The Eden KFC recently celebrated its completed renovation with a ribbon cutting. The franchisee thanked Eden customers who have supported their restaurant since it opened in 1984.

Bridal Promotion

The Main Street bridal promotion began September 29th with a city wide scavenger hunt and will continue through November 1st. Over 30 businesses and organizations are participating and the value of the prize is over \$6,500.

Eden Downtown Development Inc. (EDDI) Update

The EDDI board met on October 2nd and continued its review of their by-laws. Members from the public were invited to address any concerns to the board. The next meeting is November 13th at the

Minutes of the regular October 17, 2017 meeting of the City Council, City of Eden:

Eden Chamber of Commerce. For additional information please contact Mr. Randy Hunt, Main Street Manager at rhunt@edennc.us

Murals

An artist has been contacted about restoring the two Coke murals in the Draper section of town. The murals can be completed this year as weather permits.

Microbrewery

An investor has interest in building a microbrewery on Washington Street. A major concern with this type of business is adequate parking. Information was shared about City plans to pursue the development of additional parking. A detailed plan will be submitted to the City Council in the near future.

Draper Pocket Park

The owner of property on Fieldcrest Road is working with the City to sell land for the creation of a pocket park. This will create a pleasing space to replace current blight. Detailed information including a drawing of the proposed pocket park will be presented to the City Council for their review and consideration during their meeting on October 17th.

Temptations in the Garden – Thursday, October 26th

The Eden Chamber of Commerce is sponsoring Temptations in the Garden on Thursday, October 26th between 6:00-9:00 p.m. at the Spray Mercantile Courtyard and Canalside at 413 Church Street. You are invited to come and be “Tempted” at this celebration of great food, spirits, art and music. Restaurants and caterers, along with beer and wine producers, are proud to share their best with you. Tickets are \$20 per person or \$35 per couple in advance and \$25 per person at the door. The ticket entitles you to 10 tastings, food, music and a great experience! There will be a silent auction that includes food art and history items as well as an elegant cake auction that includes selections prepared by talented local bakers. This event is limited to 300 people so get your tickets early. For additional information please call the Chamber of Commerce at 623-3336 or check out their web site at www.edenchamber.com.

Treat Street – Friday, October 27th

The Historic Downtown Eden Merchants group is sponsoring Treat Street on Friday, October 27th between 3:00-5:30 p.m. along Washington Street. Children may dress up and trick-or-treat with participating merchants, identified with a Treat Street flyer in their window. Also participating this year is Simply the Best Flowers at 349 West Kings Highway. In addition, the annual costume contest will begin at 6:00 p.m. in the Washington Street Park.

Riverfest Wrap-Up

Wow! We had quite a festival with record numbers in attendance. We certainly had the good weather on our side. Our entertainment was a big hit! Both headline bands did an outstanding job, along with all the local talent featured during the day Saturday on both stages. We had record numbers for the concerts as well. Also, our features that included the Paul Bunyan Lumberjack Show, Knockerball, Amusements, Rock Painting, Archery, Trick Roping, Chainsaw Carving and so much more were very busy. Our strolling magician on Friday night said he had large crowds all evening long. Another great moment at the festival was our 50th Anniversary Celebration and

Minutes of the regular October 17, 2017 meeting of the City Council, City of Eden:

Recognitions. A huge thank you to the Eden Historical Museum and their volunteers for being such a big part of our weekend long celebration. They created some incredible displays and were open the entire festival. We debuted our new “Small Town Big Outdoors” tent/display setup at the festival and received several positive comments about it. Plans for 2018 have already begun!!

Arts Council Grant

We were pleased to recently learn that we have been awarded a \$2,100 Grassroots Grant to conduct Hispanic Heritage Day in 2018 by the NC Arts Council. The local arts council raved about the event last year and really wanted us to do it again. We will once again invite all Eden 5th graders to participate. A date will be coordinated with the school system and announced at some point in the future.

LED Sign

The new sign here at City Hall is working great!! It has been mulched and straw has been put around the bare areas. The Sign Shop will be installing the letters “EDEN CITY HALL” this week and additional landscaping will be completed in the near future. We have received a great deal of positive feedback from the community! Recent messages have included information about Leaf Collection, Breast Cancer Awareness Activities, Freedom Park Activities, City Council Meetings and more.

Quilt Square – Rockingham County Quilt Trail

The quilt square has been put under glass and had a metal frame put around it at Tri-City Glass to protect it from the elements. Our square will be placed in Grogan Park and is the 30th square on the Rockingham County Quilt Trail.

Veteran’s Day Celebration

We have been working with Draper Elementary School on our Annual Veterans Day Parade (8:45 a.m.) & Ceremony (9:15 a.m.). It is set for Thursday, November 9th and will be held in the Veteran’s Park located on Fieldcrest Road.

Engineering Department

Street Resurfacing Projects – Update

The FY 2017-18 Street Resurfacing Contract, No. 3 – Waugh Asphalt hopes to start construction the week of October 16th. Weather permitting, 25 of the 36 street sections on this contract are scheduled to be completed by November 15th. The remaining 11 street sections will be resurfaced in the spring of 2018.

Southwood Drive Upgrade – Waugh Asphalt hired Delta Contracting to mill out the gravel section of Southwood Drive between E. Arbor Lane and E. Harris Place at a depth of 9.5 inches. This work was completed in conjunction with the E. Harris Place Improvements Project on September 26, 2017. After milling out three small areas on E. Harris Place later that afternoon, we realized we were not going to be able to use the asphalt millings as the stone base due to the size of the material being removed. The following day, city forces hauled 493 tons of ABC Stone from Martin Marietta

Minutes of the regular October 17, 2017 meeting of the City Council, City of Eden:

to the site and installed the 6-inch stone base. The city's cost to upgrade Southwood Drive was \$15,674.05. Wynnefield Properties, the developer of Ashton Way Apartments; has hired Waugh Asphalt to install the asphalt on the gravel section of Southwood Drive while they are working in Eden later this month.

E. Harris Place Improvements Project – Delta Contracting milled out the deteriorated sections of asphalt pavement between Linden Drive and Southwood Drive on September 26th, 27th and 28th. Waugh Asphalt installed 7 inches of asphalt base course in the areas as they were dug out. Waugh Asphalt's paving crew came in on Thursday, September 29th and overlaid the entire street section with 1.5 inches of virgin asphalt surface course. On October 3rd, Triad Road Maintenance re-installed the pavement markings.

Morgan Road Resurfacing – This is a North Carolina Department of Transportation (NCDOT) project. The Gordon Brothers completed the asphalt milling on Tuesday, October 10th. Over the next 7 to 10 days, NCDOT will have contractors working on the patching, structure adjustments and the installation of 2 additional handicap ramps. The road is scheduled to be resurfaced the week of October 23rd.

Waterline Replacement Projects Update

Additional revisions to plans for the W. Arbor Lane and Wildflower Lane Water Main Replacement project resulted in the Bid Opening date being changed to October 31st.

A crew from Shiloh Utilities, Inc. begin work on the Victor Street 2" Water Main Replacement project on October 12th. Work on the project is expected to be completed by the end of November.

Survey and design work by engineering consulting firms is expected to be underway by the last week of October for the Water Main Replacement projects along a portion of Sunset Drive, and a couple sections of Jackson Street.

Finance & Personnel Department

Eden Budget Message

The Eden Budget Message for the current 2017-2018 fiscal year is available on our web site at www.edennc.us. This 57-page document gives a comprehensive overview about our current budget. Once you go to our web site click on the Documents and Forms link at the bottom of the page. Once you are on the Documents and Forms page click on the Budget Documents – City of Eden link. Once you are on the Budget Documents – City of Eden page click on the 2017-2018 Budget Documents link and you will then see a link to the City Budget Message for FY 2017-2018 on the right side of the page. If you have any questions after reviewing the Eden Budget Message please feel free to contact me at bcorcoran@edennc.us.

Information Technology Department

Minutes of the regular October 17, 2017 meeting of the City Council, City of Eden:

October is Cyber Security Awareness Month. We would like to remind each of you to be extra vigilant in regards to your online activities. Data breaches are increasing at a rapid pace. No business, institution, or individual is now considered too small for hacking groups to target. It seems the tool of choice for today’s hackers is e-mail. Infected e-mail attachments that install ransomware that encrypts your files, holding them for ransom, or that install back doors allowing a hacker to steal your online account and banking information are becoming more prevalent. E-mails that trick the user into thinking it is from their bank or financial institution often contain links to specially crafted websites designed to capture and record account numbers, credit card numbers, account login credentials, and passwords. We encourage each of you to keep these red flags in mind when determining if an e-mail is genuine:

- Generic subject line – Legitimate e-mails usually have detailed subject lines.
- Suspicious links – Hover over links with your mouse cursor in e-mails to see the actual destination of the link. In general, avoid clicking on any link in an e-mail.
- Improper use of copyright – This is often used to make a phishing email look official.
- Bad grammar/spelling – Phishing e-mails often contain misspelled words and bad grammar. This is a sign that the e-mail did not come from a professional organization or a real person.
- Unnecessary urgency – Be wary of e-mails that implore you to act immediately, offer something that sounds too good to be true, or ask for personal information. Use your intuition and if something ‘feels’ wrong, consider calling the organization or institution directly to confirm the e-mail is actually from them.

Remember, when in doubt, throw it out. If an e-mail looks suspicious, it probably is.

Municipal Services Department

Tornado Response & Recovery Costs Summary & Request for Public Assistance Funds

On October 6th I sent a letter to Mr. Michael A. Sprayberry, Director – North Carolina Emergency Management (NCEM) respectfully requesting that our response and recovery costs related to the EF-1 Tornado that struck our community on May 5th be recommended to Governor Cooper for consideration as a State Type 1 disaster declaration for public assistance as forth under North Carolina General Statutes 166-A. Specifically, it was noted that Eden has documented actual response and recovery costs in the following amounts:

Debris Removal:	\$216,906.67
Emergency Protective Measures:	\$ 30,541.79
Road and Bridges:	<u>\$ 953.01</u>
Total	\$248,401.47

The threshold for declaration previously set forth by NCEM is \$193,154. Since the City’s actual documented eligible costs exceed this threshold the City is eligible for reimbursement of 75% of its documented eligible costs or \$186,301.10 if approved by the Governor. The City of Eden will be responsible for the remaining \$62,100.37 in costs.

Surplus Auction Scheduled for November 4th

Minutes of the regular October 17, 2017 meeting of the City Council, City of Eden:

A surplus auction will be held at our Municipal Services facility on Klyce Street on November 4th. For more information please contact Paul Dishmon, Director of Municipal Services at pdishmon@edennc.us.

Parks & Recreation Department

Freedom Park Fall Festival & Cruz In

The Eden Parks and Recreation Department will be sponsoring the Freedom Park Fall Festival & Cruz in at the Kiwanis Amphitheatre in Freedom Park on Saturday, October 28th from 3:00-7:00 p.m. The event will include FREE inflatables, mini golf, Zap the Zombie game, Italian Ice and food vendors, Scooby Doo Bounce House and Slide, various games, cake walk, FREE face painting, a prizes. There will be a costume contest at 6:00 p.m. with the winner receiving a Walmart gift card. Music will be provided by the Bullet Band plus Karaoke. This is a fun filled event for the whole family!

Dog Park

One of the goals in the *Positively Eden* strategic plan is the implementation of recommendations included in the recently completed and adopted Park and Recreation Master Plan. City staff has created a conceptual plan (see below) for a dog park at Freedom Park. There will be two separate areas: one for large dogs and one for small dogs. A formal recommendation concerning this project will be presented to the City Council for their review and consideration during their meeting on October 17th. For additional information concerning this project please contact Johnny Farmer, Director of Parks and Recreation at jfarmer@edennc.us.



Draper Landing River Access Repairs & New River Access Point Off Klyce Street

City staff is in the process of preparing a grant request to the Duke Energy Water Resources Fund that provides grants up to \$100,000. First, we intend to seek funds to repair the Draper Landing River Access that was damaged by the Spring rains and second, we intend to seek funding for the installation of a new river access point on City property at the end of Klyce Street approximately

Minutes of the regular October 17, 2017 meeting of the City Council, City of Eden:

one-mile from the Leaksville Landing. This will allow tubers a longer float along the Dan and create a more manageable race beginning point for the Great River Race.

WLOE – Parks & Recreation Radio Program & Community Accents Program

Staff conducted the monthly Parks & Recreation Radio Program with WLOE on September 20th, and then participated in the Community Accents Program with WLOE on October 13th. We use these opportunities to update our residents and others about the Parks and Recreation programs that are happening.

Freedom Park Nature Trail Improvements – Project Update

Staff has met at the Freedom Park Nature Trail and discussed the improvements that will be made to the trails that include additional stone and granite dust, additional picnic tables, and the installation of 10 RV camp site pads at the back of Freedom Park. Work is expected to begin in the fall of this year and will be completed no later than April 20, 2018 per the grant agreement. For additional information concerning this project please contact Johnny Farmer, Director of Parks and Recreation at jfarmer@edennc.us.

Be Healthy Rockingham County

Parks and Recreation staff attended a Be Healthy Rockingham County meeting on October 4th and will be attending the upcoming meeting on November 1st. This group is working on doing a survey of the County to determine what the needs of the County are as it relates to recreation and health related activities offered in the County. They are using the recently completed City of Eden Parks & Recreation Master Plan as a guide.

Matrimony Creek Greenway – Project Update

The Matrimony Creek project is moving forward, Josh Woodall, Landscape Specialist/Code Inspector of the Planning Department has contracted Pilot Environmental to identify wetlands for this project as required by the North Carolina Department of Environment and Natural Resources (NCDENR), and this work should be completed soon. Once this is completed, the area will be surveyed, and this information will be sent to Stoltzfus Engineering Inc. for the Engineering Services that will be necessary for this project. Erin Gilley, City Attorney is working with Hampton Heights Baptist Church on the transfer of property as well as all of the necessary easement property transfers and hopes to have all of this work concluded by the end of October. Once this stage of the project is completed, then the actual work on building the Matrimony Creek Natural Trail can begin. This Project must be completed by no later than April 20, 2018 per the grant agreement.

Planning & Inspections Department

Code Enforcement Update

We gained access to the Accurint program on September 29th. We have already been able to find 2 property owners for buildings that are the subject of a violation of Minimum Housing Code. We will continue to search for other property owners that have housing violations or owe the City for nuisance abatements. 9 notices have been mailed by certified mail and first class mail. 6 were for high grass, 1 for junk, 1 for junk cars and 1 was for violation of the Minimum Housing Code. Staff will follow up on notices as they reach their deadlines and send any that have not been abated to the Facility Maintenance Division.

Minutes of the regular October 17, 2017 meeting of the City Council, City of Eden:

Historic Preservation Commission Update

The Commission recently held a public hearing to consider a request for local landmark designation of the Eden Historical Museum. The Commission recommended in favor of the request. The Commission discussed book sales and ways to promote the book. In addition, the Commission plans to proceed with a historic marker recognizing the east end of Stadium Drive as the former “Ferry Road”.

Planning Board Update

Zoning Case Z-17-07 – The Planning Board recommended approval of a text amendment to remove wording which requires that automobile sales lots be paved in the BG districts.

Zoning Case Z-17-08 – The Planning Board recommended approval of a text amendment to allow automobile repair as a permitted use in the BH-1 and BH-2 districts.

Board of Adjustment Update

This board did not meet during the past month.

Community Appearance Commission Update

The Commission discussed ways to “re-energize” the commission and possible projects. They voted to change their meeting date to the 1st Tuesday of each month (to avoid conflict with Planning Board meeting time). Prioritized projects include: Freedom Park overflow parking, sign ordinance revisions, safety/appearance issues at driveway entrance to Hampton Inn & Walmart (off of Hwy. 14), issues with dilapidated mills, and neighborhood improvement awards.

Tree Board Update

The Tree Board did not have a quorum for their September meeting.

Police Department

The Project SAFE Rockingham County (PSRC) program is an anti-gun violence coalition that seeks to reduce gang-related and chronic offender violent crime and illegal gun possession. After two years of operational success with funding from the Governor’s Crime Commission, PSRC is now supported by the six law enforcement departments in the county. In its six years of operation, PSRC has brought about positive changes to the criminal landscape. The next session for this program will be held on October 25th.

Vehicle Injury Prevention for a Very Important Person Program

The VIP for a VIP program (Vehicle Injury Prevention for A Very Important Person) is a program taking place at Morehead High School on October 24th, involving presentations by the Eden Police Department, Eden Fire Department, and other local first responder agencies. It will consist of a one-hour presentation in the auditorium at 10:00am, providing testimony and statistics directly related to teenage fatalities. At 2:15 in the afternoon, the students will assemble outside for a demonstration of a fatal car crash.

Minutes of the regular October 17, 2017 meeting of the City Council, City of Eden:

Public Utilities Department

EPA Administrative Order on Consent (AOC) to Stop Sewer System Overflows Update

At this time, we are on or ahead of schedule for our projects and our documentation submittals to the EPA and water infrastructure for our grant and loan funding. The Water Infrastructure Section of the North Carolina Department of Environment and Natural Resources has until November 1st to complete their review of our engineering report and give their approval for all projects. Design work on all the projects has been started by our engineering firm. Our first semi-annual progress report to be submitted to the EPA as part of the Administrative Order on Consent will be due November 1st.

Leachate from the Duke Energy

The Duke Energy Landfill Project began pumping leachate to our Wastewater Treatment Plant during the last ten days of June. During the billing cycle for July and into August they only pumped two days due to limited rain. The month of September was very dry, and no leachate was pumped to the City. Duke Energy is beginning to start filling the first cell of the landfill with coal ash, and this activity should start producing an accumulation of leachate.

If anyone has any questions about any of this material or would like to meet with me to discuss any suggestions or concerns please feel free to contact me at bcorcoran@edennc.us.

CONSENT AGENDA:

- a. Approval and Adoption of Minutes: September 19, 2017.
- b. Approval of Garbage Truck - 5-Year Financing.

In the 2017-2018 Budget, City Council approved the purchase of a new garbage truck for the Solid Waste department and it has been set up in the budget to be financed. On September 28, 2017, bids were requested from our local banks for the financing and received the following quotes:

Cater Bank & Trust	2.35%
United Financial (Home Trust)	1.71%

The lowest quote is from United Financial at 1.71%. The first payment will not be due until next fiscal year (2018-2019) and the annual payments will be \$60,327.26 for five years. It was respectfully ask that Council approve United Financial (Home Trust) as the successful bid.

- c. General Fund Street Resurfacing Projects Financing.

The City 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.

Minutes of the regular October 17, 2017 meeting of the City Council, City of Eden:

Resolution Approving Financing Terms

WHEREAS: The City of Eden, North Carolina (the “City”) has previously determined to undertake a project for the financing of street resurfacing projects, (the “Project”), and the Finance Officer has now presented a proposal for the financing of such Project.

BE IT THEREFORE RESOLVED, as follows:

1. The City hereby determines to finance the Project through Branch Banking and Trust Company (“BB&T”), in accordance with the proposal dated July 25, 2017. The amount financed shall not exceed \$1,100,000.00, the annual interest rate (in the absence of default or change in tax status) shall not exceed 2.63%, and the financing term shall not exceed fifteen (15) years.

2. All financing contracts and all related documents for the closing of the financing (the “Financing Documents”) shall be consistent with the foregoing terms. All officers and employees of the City are hereby authorized and directed to execute and deliver any Financing Documents, and to take all such further action as they may consider necessary or desirable, to carry out the financing of the Project as contemplated by the proposal and this resolution. The Financing Documents shall include a Financing Agreement and a Project Fund Agreement as BB&T may request.

3. The Finance Officer is hereby authorized and directed to hold executed copies of the Financing Documents until the conditions for the delivery of the Financing Documents have been completed to such officer's satisfaction. The Finance Officer is authorized to approve changes to any Financing Documents previously signed by City officers or employees, provided that such changes shall not substantially alter the intent of such documents or certificates from the intent expressed in the forms executed by such officers. The Financing Documents shall be in such final forms as the Finance Officer shall approve, with the Finance Officer’s release of any Financing Document for delivery constituting conclusive evidence of such officer's final approval of the Document’s final form.

4. The City shall not take or omit to take any action the taking or omission of which shall cause its interest payments on this financing to be includable in the gross income for federal income tax purposes of the registered owners of the interest payment obligations. The City hereby designates its obligations to make principal and interest payments under the Financing Documents as "qualified tax-exempt obligations" for the purpose of Internal Revenue Code Section 265(b)(3).

5. The City intends that the adoption of this resolution will be a declaration of the City’s official intent to reimburse expenditures for the project that is to be financed from the proceeds of the BB&T financing described above. The City intends that funds that have been advanced, or that may be advanced, from the City’s general fund, or any other City fund related to the project, for project costs may be reimbursed from the financing proceeds.

6. All prior actions of City officers in furtherance of the purposes of this resolution are hereby ratified, approved and confirmed. All other resolutions (or parts thereof) in conflict with this resolution are hereby repealed, to the extent of the conflict. This resolution shall take effect immediately.

Approved this 17th day of October, 2017.

Wayne R. Tuggle, Mayor

d. Approval and Adoption of Resolution Authorizing the Sale of Surplus Vehicles and Equipment at Public Auction.

The listed items have reached end of life and/or are in need of parts that exceeded the cost of replacement of the item. Staff respectfully request that they be declared surplus and sold at public auction at the Public Works Facility on Saturday, November 4th, 2017 at 10:00 am. All items will

Minutes of the regular October 17, 2017 meeting of the City Council, City of Eden:

be sold “as is/where is”. A resolution and notice was published not less than 10 days before the day of the auction.

**RESOLUTION AUTHORIZING THE SALE OF CERTAIN
PERSONAL PROPERTY AT PUBLIC AUCTION**

WHEREAS, the City Council of the City of Eden desires to dispose of certain surplus property of the city by public auction to the highest bidder:

WHEREAS, the City of Eden has surplus property as listed below:

2017 Surplus Vehicles and Equipment

MAKE/MODEL	YEAR	VIN NUBMER	CONDITION
FORD 4S	2001	2FAFP71W21X137497	POOR
FORD 4S	2005	2FAFP71W45X149575	POOR
FORD 4S	2005	2FAFP71W95X149572	POOR
FORD 4S	2005	2FAFP71W25X149574	POOR
FORD 4S	2005	2FAFP71WX5X149578	POOR
FORD 4S	2005	2FAFP71W85X149577	POOR
FORD 4S	2005	2FAFP71W55X149570	POOR
FORD 4S	2000	2FAFP71W6YX173137	POOR
FORD 4S	2006	2FAFP71W06X163491	POOR
FORD 4S	2006	2FAFP71W96X163490	POOR
FORD 4S	2005	2FAFP71W75X149571	POOR
GMC TRUCK	1985	1GDG6T1B4FV618184	POOR
FORD 4S	2005	2FAFP71W15X149579	POOR
CHEV 4S	2005	2G1WF55K459284724	POOR
FORD 4S	2000	2FAFP71W2YX173135	POOR
WSTR. TRUCK	1996	2WKPDCC6TK941933	POOR
CHEV 4S	1995	1G1BL52P9SR177628	POOR
CHEV TRUCK	1991	1GNGV26K7MF129254	POOR
FORD TRUCK	1993	1FTEF25N3PNB22658	POOR

Minutes of the regular October 17, 2017 meeting of the City Council, City of Eden:

CHEV 4S	2005	2G1WF55KX59285229	POOR
FORD TRUCK	1994	1FTHF25H5RNB53758	POOR
FORD 4S	1996	2FALP71W4TX192135	POOR
CHEV TRUCK	1984	2GCEK14H6E1178643	POOR
FORD TRUCK F350	1995	1FDKF37H1SNA65090	POOR
FORD 4S	2005	2FAFP71W65X149576	POOR
CHEV 4X4 TRUCK	1985	1GCGD34J0FF317192	POOR
FORD 4S	1998	2FAFP71W4WX169925	POOR
AUTC TRUCK	2005	5VCDC6BE55H201621	POOR
FORD DUMP TRUCK	1991	1FDXK74P6MVA28138	POOR
MACK TRUCK	1988	1M2AY04Y3JM004238	POOR
TRAILER	1988	NCX696934	POOR
CHEV TRUCK	1994	1GBM7H1J9RJ102542	POOR
CHEV 4S	1995	1G1BL52P4SR176628	POOR
GMC	2002	1GDM7H1C32J509772	POOR
FORD	1988	6610 4X4 TRACTOR	POOR
	1988	BUSH HOG MD406	POOR
	1974	GREAT DANE TRAILER	POOR
TORO		(2) 2870 MASTER TORO MOWERS	POOR
TORO		(2) MASTER TORO MOWERS	POOR
	1995	(2) PULL TRAILERS	POOR
HEIL	1984	HEIL TRAILER	POOR
	1970	20FT HOMEMADE TRAILER	POOR
FRAIL MOWER 3PT	UNKNOWN	NONE	POOR

Minutes of the regular October 17, 2017 meeting of the City Council, City of Eden:

HITCH			
(3) AIR COMPRESSORS	UNKNOWN	NONE	POOR
(2) START ALLS	UNKNOWN	NONE	POOR
PIPE LIFTING TOOL	UNKNOWN	NONE	POOR
FILE SAFE	UNKNOWN	NONE	POOR
(6) FORD REAR ENDS	UNKNOWN	NONE	POOR
HYDRAULIC TANK	UNKNOWN	NONE	POOR
(16) SKID STEER TIRES	UNKNOWN	NONE	POOR
TRUCK TOOL BOX	UNKNOWN	NONE	POOR
(2) MILITARY GENERATORS	UNKNOWN	NONE	POOR
BLOODMOBILE SIGN	UNKNOWN	NONE	POOR
(3) KNUCKLE BOOM CLAMS	UNKNOWN	NONE	POOR
KNUCKLE BOOM PARTS	UNKNOWN	NONE	POOR
DUMPSTER TRANSPORTER	UNKNOWN	NONE	POOR
RAIL ROAD TIES	UNKNOWN	NONE	POOR
(4) STIHL CHAINSAWS	UNKNOWN	NONE	POOR
PURE POINT CAMERA SYSTEM	UNKNOWN	NONE	POOR
3PT HITCH WOODS MOWER	UNKNOWN	NONE	POOR
PAPER PRINTER	UNKNOWN	NONE	POOR
(5) SNOW PLOWS	UNKNOWN	NONE	POOR
SEATS FOR VEHICLES	UNKNOWN	NONE	POOR
(19) CAR WHEELS	UNKNOWN	NONE	POOR

Minutes of the regular October 17, 2017 meeting of the City Council, City of Eden:

POLICE SURPLUS EQUIPMENT	UNKNOWN	NONE	POOR
MASSEY FEGUSON COMPACT	UNKNOWN	NONE	POOR
TRACTOR	1981	NONE	POOR
MISC., BELTS, BEARINGS, CHAINS, OIL AND AIR FILTERS	UNKNOWN	NONE	POOR

WHEREAS, North Carolina General Statutes 160A-270 provides for the sale of such City property by public auction. **NOW, THEREFORE BE IT RESOLVED**, by the City Council of the City of Eden that the above listed property is hereby declared as surplus and Paul Dishmon, Municipal Services Director is authorized to arrange for the sale of said surplus property and complete the sale at the auction. A public auction shall be conducted on November 4th, 2017 at 10:00 am at the City of Eden Public Works Facility located at 1050 Klyce Street, Eden, NC.

BE IT FURTHER RESOLVED, that the property listed above will be sold on an “as is, where is” basis with all sales being final and the right to reject any and all bids being reserved.

BE IT FURTHER RESOLVED, the City Council shall cause a notice setting forth the details of this resolution to be published in accordance with NCGS 160A-270.

Adopted this the 17th day of October 2017.

CITY OF EDEN

Wayne R. Tuggle, Sr.
Mayor

ATTEST:

Sheralene Thompson
City Clerk

A motion was made by unanimous consent to approve the Consent Agenda.

CITIZENS ACADEMY:

Mayor Tuggle welcomed the members of the 2017 Citizens Academy graduates who were present, Gerri Hunt, Mona Lisa Mccorkle, Deirdre Moyer, Michael Richardson, and Sandy Williams to accept their certificates.

He also announced the Favorite Department Award to the Eden Police Department. Chief Reece Pyrtle accepted the award.

Mayor Tuggle then announced the Favorite Instructor Award to Fire Chief Tommy Underwood.

Minutes of the regular October 17, 2017 meeting of the City Council, City of Eden:

ANNOUNCEMENTS:

Council Member Burnette had a few comments to make. *The comments are verbatim below:*

Recently I finished reading ***Celebrating 50 Years Consolidation: 1967-2017***. First I am going to recommend that if you have not read this book, please do so. I think you will find it very informative and very interesting. It can be instructive if you let it.

As I was reading the book, it made me reflect about a lot of the proceedings. I found this book to not only provide history but also lessons about the present and lessons about the future. And I would like to share with you my thoughts about that and those lessons.

Once consolidation was approved by the citizens, a 23 member governing board made up of leaders from the consolidated areas and led by Bill Armfield served from September 1967 until the first election in May of 1968. And this board faced its challenges right from the beginning when a law suit was filed to block consolidation. On April 8, 1968 the North Carolina Supreme Court unanimously upheld a lower court decision holding valid the consolidation of the Tri-Cities.

May 7, 1968 Jones Norman was elected the first mayor of Eden. In his acceptance speech he talked about the characteristics of leadership that contribute to good leadership in local, state and national government. He also said that *he wanted a unified Eden, not just a consolidated one*. Think about that. Unified vs consolidated. There is a big difference. The leadership of the City Council and Mayor is always important but extremely so in the formation of a new city. To me this would be like starting a corporation from scratch with 15,000 employees already there.

There were many accomplishments in that first year. At the one year anniversary Mayor Norman talked about many of those accomplishments, to name just a few were the creation of a new zoning ordinance, upgraded street lighting, employing a city manager, combining the police departments in to one location, purchasing property and a building for a central city hall, and many more.

But the comment that he made that really made me consider where we really are today was, “Now as we recognize and celebrate Eden’s first anniversary, may we all as citizens rededicate ourselves in unity and spirit to continue our efforts to make Eden the finest city in the United States. To help attain that goal, all of us need to be boosters of our city. If you want to live in the kind of a city like the kind of city that you like, why you need not slip your clothes in a grip and go on a long, long hike, you’ll find what you’ve left behind for there’s nothing that’s really new. You knock yourself when you knock your city, it isn’t the city it is you. This is true, we reflect the city in which we live.”

One of the largest challenges the city faced in the early years was the lack infrastructure for water and sewer. There were homes in Eden that had septic tanks that were overflowing. There were two separate bond issue votes for water and sewer improvements in the first few years and they both were defeated. Part of the negative information that was put out about passing the bond issue was supposition, part was half-truths and part untruths. This sharing of information was done much like

Minutes of the regular October 17, 2017 meeting of the City Council, City of Eden:

the information that was put out a few years earlier when consolidation was vehemently opposed. At that time, unsigned leaflets were distributed house to house with some very incorrect and negative information. They had no internet back then.

The city continued with not only these major struggles but other problems as well. For example, City Manager Ed Welch after completing his first year on the job commented “there have been some exasperating times and problems that really had me in a sweat”. He knew that the jealousies between the old towns of Leaksville, Spray and Draper still existed. He would get complaints that more work was being done in one area than another.

At the May 1969 Council meeting Mayor Norman being reelected addressed the audience as follows: “It is my hope that my brief remarks will in no way ruffle anyone’s feelings. There are far too many important issues before us to waste time or efforts in personal recriminations which are in most cases 90 percent untrue and always 100 percent unnecessary. Certainly, I am not laboring under any cloudy delusions regarding the gravity of local problems facing this board, nor the urgency of teamwork on the part of this board and all of its citizens of Eden. If we take a human view of the problems that affect our city and attempt to solve them with good common sense, I feel sure we can succeed in overcoming them to the best advantage of all citizens. No man was big enough yesterday, no man is big enough today and no man will be big enough tomorrow to have animosity and reason at the same time.”

Think about all of those things being said 50 years ago. And the struggles then. And the struggles now in 2017. And what is being said in 2017.

But with leadership from mayors and councils over the 50 years many problems and obstacles have been overcome and Eden has progressed. We still have many problems and obstacles to work through. It is our job to provide the leadership so Eden will continue to progress. Over the years, I think that as a city council we have made progress and as a council we have had a good working relationship. Well, I can think of one term that was an exception to that.

I said in the beginning that this was not only about history but also about the present and the future.

Those words and quotes that I have shared with you are as appropriate today as they were 50 years ago. Maybe even more so today.

So what did I learn? First is, “The more things change the more they stay the same”. You may not have heard those words 50 years ago....but have you heard them recently? Have you heard of similar negative situations recently? Maybe you have even seen a negative sign recently!

Next, for us as leaders and as a city council, let us make sure that today we learn from the mistakes in our history or else it is true that we are destined to repeat it.

Let me assure you that each council member and every person at this dais is working to make Eden the finest city in the United States. And that is a fact, regardless of the innuendos and half-truths that are being circulated by a few antagonists.

Minutes of the regular October 17, 2017 meeting of the City Council, City of Eden:

So in conclusion, let me share some advice given by Teddy Roosevelt. This is especially for our council, councils of the future, city staff and employees and city staff and employees of the future: "It is not the critic who counts. ... The credit belongs to the man who is actually in the arena; whose face is marred by the dust and sweat and blood; who strives valiantly ... who, at worst, if he fails, at least fails while daring greatly; so that his place shall never be with those cold and timid souls who know neither victory or defeat."

Mayor thank you for allowing me the time to share this with everyone.

Mayor Tuggle stated that he wanted to follow up and unfortunately a lot of times you have to say these type of things but, I am on my last leg as mayor here, I will be out in November, there will be a new mayor and unfortunately I think, I have been in the community a long time I spent 30 years in education and some of you out there are some of my former students sitting there tonight. I have always tried to be a man of integrity and a man of honesty and I have tried to do the right thing, I never have done anything illegal or not do anything with any child I have ever dealt with and I have always felt the same way about dealing with the people in the city.

Social media now it is there to divide people, with all the good there is a lot of bad there. And with Brad Corcoran, I have known him for a long time, Cindy Adams, Mike Dougherty, Reece Pyrtle, Paul Dishmon, Tammie McMichael, Tommy Underwood, Johnny Farmer and all of these Council Members and myself, I assure you that you take a beating from certain individuals that claim you are dishonest, you don't do what you are supposed to do, there is malfeasance associated with everything you do. You don't care about people...and I would hope that all of you out there do not let these people that are negative people try to divide all of us. They will divide us by wealth, they will divide us by religion, they will divide us any way they possibly can and unfortunately with all the good that comes from social media there is also a lot of bad with it too. Like I said, these people I have called out I have known them for a long time and some of them I actually taught in school just like some of you that are sitting out there. And they are some of the most decent, honest, hardworking people I have ever worked with. It was in education for 30 years and 14 with City Council. And what a fine group of people it is here to work with and I take a lot of pride in it and I hope when you see and read and hear these things from these negative people, that is all they bring to this community is negative stuff, they never do anything positive, all they do is gripe and complain all the time. And I don't have to tell any of you, you probably already know certain people right now, that's all they live for is to gripe and complain and they never do anything to help. So I hope you will stand up to them and tell them how you have some decent, honest, good people that are trying to do the right thing for the city.

Council Member Hall also commented:

I would just like to say that I attended the funeral today for Wink Hoover, he was a great statesman in our county and he was going to be missed, a great man.

In closing Mayor Tuggle thanked all of the Citizens Academy participants for attending the meeting, what a wonderful bunch of people. He hoped that they would have a greater appreciation of how difficult it was to run the city. You don't make everybody happy all of the time.

October 17, 2017

City of Eden, N.C.

Minutes of the regular October 17, 2017 meeting of the City Council, City of Eden:

ADJOURNMENT:

A motion was made by unanimous consent to adjourn.

Respectfully submitted,

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

ATTEST:

Wayne R. Tuggle, Sr., Mayor

Eden Police Department
308 B East Stadium Drive
Eden, North Carolina 27288

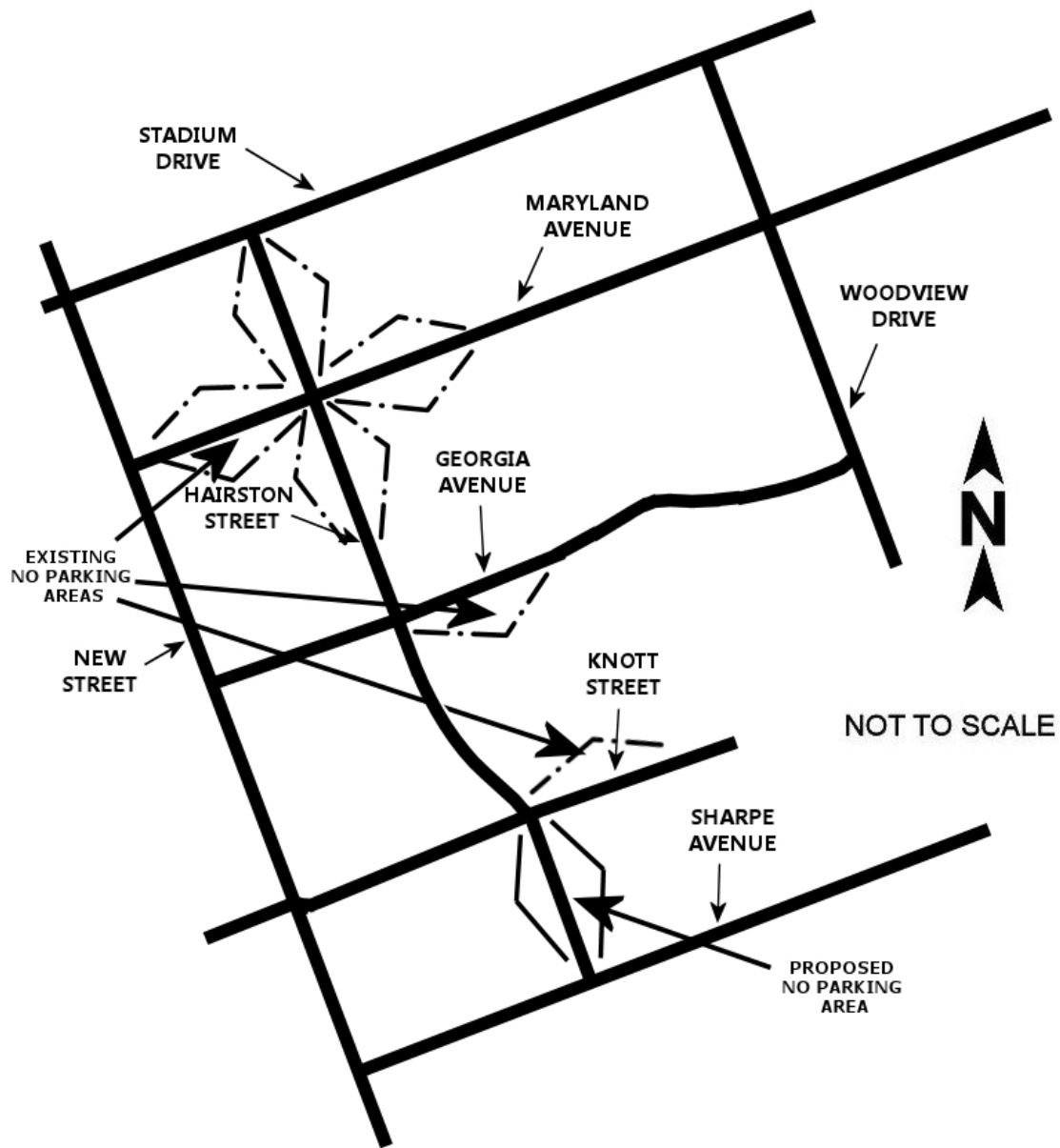
Memorandum

To: The Honorable Mayor and City Council
Through: Chief Reece Pyrtle
From: Sgt. Sam Shelton
Subject: Traffic Study Request in reference to no parking on
Hairston Street from the intersection of Knott Street
to the intersection of Sharpe Avenue
Date: November 13, 2017

I received a traffic study request from Council Member Ellis in reference to no parking on Hairston Street from the intersection of Knott Street to the intersection of Sharpe Avenue.

Hairston Street travels from Stadium Drive to Sharpe Avenue and is located in a residential area, intersecting three residential streets along the way. Due to the narrow nature of the roadway, the neighborhood already has a number of no parking areas (see attached). Investigation has revealed that congestion caused by vehicles parked along the roadside of Hairston Street from the intersection of Knott Street to the intersection of Sharpe Avenue has caused safety concerns for both School Bus drivers and sanitation trucks drivers.

The Police Department's recommendation would be to prohibit parking on Hairston Street from the intersection of Knott Street to the intersection of Sharpe Avenue.



AN ORDINANCE DECLARING NO PARKING ZONE ON HAIRSTON STREET

BE IT ORDAINED BY THE CITY COUNCIL of the City of Eden, North Carolina, pursuant to authority granted by N.C.G.S. § 160A-301 that:

Section 1 – The City Council of the City of Eden has determined that in order to ensure pedestrian and motor vehicle traffic safety, parking along each side of Hairston Street southward from the intersection of Hairston Street with Knott Street to the intersection of Hairston Street with Sharpe Avenue should be prohibited.

Section 2 – It shall be an infraction to park a motor vehicle on each side of Hairston Street southward from the intersection of Hairston Street with Knott Street to the intersection of Hairston Street with Sharpe Avenue.

Section 3 – Signs shall be placed, erected or installed on each side of Hairston Street southward from the intersection of Hairston Street with Knott Street to the intersection of Hairston Street with Sharpe Avenue.

Section 4 – The OFFICIAL TRAFFIC MAP of the City of Eden is hereby amended to conform with this Ordinance.

Section 5 – All ordinances in conflict with this Ordinance are hereby repealed.

APPROVED, ADOPTED AND EFECTIVE, this 21st day of November, 2017.

CITY OF EDEN

By: _____
Wayne R. Tuggle, Sr., Mayor

ATTEST:

Sheralene Thompson, City Clerk

CITY OF EDEN – MEMORANDUM

To: HONORABLE MAYOR AND CITY COUNCIL

THRU: BRAD CORCORAN, CITY MANAGER

FROM: MARK BULLINS, WATER AND SEWER CONSTRUCTION PROJECTS MANAGER,
AND TERRY SHELTON, PUBLIC WORKS DIRECTOR

DATE: NOVEMBER 8, 2017

SUBJECT: PURCHASE OF HOUSE AND PROPERTY AT 947 HARRIS STREET

As part of the administrative order of consent with the US EPA, the City of Eden is planning to replace the sanitary sewer outfall line along Burton Branch due to the poor condition of the sanitary sewer piping and the amount on of inflow entering the same. A section of this sewer line is located under the southwest corner of the residence at 947 Harris Street belonging to James and Erin Gilley through their holdings in JMG Properties of Eden, LLC. This property is located on the east side of Burton Branch and the main sewer pipe crosses under the stream from the north side of 945 Harris Street.

There are two options for correcting the situation of the sewer pipe being located under the house and replacing the pipe. One is to jack and bore between the two houses while abandoning the pipe under the corner of the house. The other is purchase the property and demolish the house in order to reroute the sewer line.

The option for the entire project that includes demolishing the Gilley property was estimated to be \$1,587,907.20. The option for the project that includes boring between the houses was estimated to be \$1,763,445.84. The difference between the 2 options is estimated to be \$175,538.64. Keep in mind these costs are based on 2015 unit prices. The larger option (boring between the 2 houses) was included in the total budget for Bridge Street Basin construction cost. . (This information comes from Monroe Huckaby with W.K. Dickson.)

As a representative of the City of Eden I have negotiated a price for the property with Mr James Gilley of \$ 45,000 and allowing Mr Gilley to remove any and all furnishings and appliances he wants including HVAC components prior to demolition. (Mrs. Gilley has recused herself in this matter due to conflict of interest as City Attorney.)

Enclosed is a copy of the appraisal completed for the City of Eden by Carolina Appraisals.

It is our recommendation that we proceed with the purchase of this property as it seems to be priced reasonably in accordance with the appraisal. We also see no reason not to allow Mr. Gilley to remove any and all appliances including the HVAC from the premises prior to demolition.

CITY OF EDEN – MEMORANDUM

TO: HONORABLE MAYOR AND CITY COUNCIL

THRU: BRAD CORCORAN, CITY MANAGER

FROM: ERIN GILLEY, CITY ATTORNEY

DATE: OCTOBER 3, 2017

SUBJECT: CONFLICT OF INTEREST & RECUSAL

According to WK Dickson & Co., Inc., the Engineering Firm hired to advise the City through the sewer rehabilitation ordered by the EPA in the Administrative Order on Consent, a property has been identified in the Lower Matrimony Creek outfall that will require demolition of a privately owned residential structure. The location of the sewer line with respect to the structure leaves no other feasible option. When property owner records were discovered, it was discovered that the owner is a limited liability corporation owned by me and my husband.

Immediately, I determined that this presents a conflict of interest according to the NC State Rules of Professional Conduct (Code of Ethics governing practicing attorneys in NC) and our own City Code of Ethics. This issue most likely will involve in some way or another my own, personal financial interests. By both sets of codes of conduct, I am prohibited from being involved on behalf of the City in any way.

As required, I am informing the City Council as my client, as well as the City Manager that this conflict does exist. As a result, I am also withdrawing my representation of the City in this specific issue and any other issue that may be related to this property ownership. In addition, the City should seek other counsel as needed to resolve this issue. Please contact me if you should have any questions or concerns.

MADDREY ETRINGER SMITH HOLLOWELL & TONEY, L.L.P.

ATTORNEYS AT LAW
610 HENRY STREET, 27288
POST OFFICE BOX 507
EDEN, NORTH CAROLINA 27289-0507
(336) 623-4491

JOSEPH G. MADDREY*
WALTER J. ETRINGER (1947-2014)
MATTHEW W. SMITH
WAYNE A. HOLLOWELL, JR.
SONIA L. TONEY

FACSIMILE
(336) 623-7308

*CERTIFIED BY NC STATE BAR AS A
SPECIALIST IN REAL PROPERTY-RESIDENTIAL

November 8, 2017

Mark Bullins
City of Eden

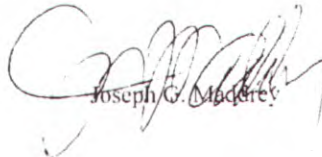
Dear Mark:

I am in receipt of the Memorandum dated October 3, 2017 from Erin Gilley City Attorney to the City Council. Ms. Gilley has correctly and properly set forth the reason why she recused herself from any involvement in the sale and purchase of 947 Harris Street titled in the name of JMG Properties of Eden, LLC owned by James and Erin Gilley. I will be the attorney for all matters relating to said sale and purchase. Furthermore the purchase price of \$45,000.00 is supported by the appraisal of Charles Caruso, dated August 28, 2017, who appraised the property for \$45,000.00.

I have searched the title to the property and JMG Properties of Eden, LLC is vested with marketable title to the property. A copy of my title opinion is attached. The LLC has a Deed of Trust to Carter Bank that has several properties under it, and the LLC will need to get from Carter Bank a release amount for 947 Harris Street. I will conduct the closing for the sale and purchase whenever the City advises me it is ready to close.

If there are any questions, please advise.

Sincerely,


Joseph G. Maddrey

OPINION ON TITLE FOR

The City of Eden, NC

The undersigned has examined the record title on the Rockingham County records (and municipal tax and assessment records if within a municipality) for the period shown below relative to title to the real property described below, and gives the following opinion of status:

Owner(s) JMG Properties of Eden, LLC

Interest or estate: marketable fee simple

Property Description: (or attach copy of legal description)

see attached sheet Exhibit A

Subject to the uninitialed STANDARD EXCEPTIONS attached hereto. Also subject to the following SPECIAL INFORMATION AND EXCEPTIONS:

Taxes:

- 1. Ad valorem taxes are paid through and including those for the year:.....2017
- 2. Taxes now due and payable:.....2017 taxes due in the amount of \$421.48. This property is identified by Rockingham County Tax Parcel #138322.
- 3. Taxes, a lien, deferred or otherwise, but not yet due and payable:.....N/A
- 4. Special levies or assessments now due or payable in future installments:..N/A
- 5. Estate or inheritance taxes:.....N/A.

Restrictive Covenants? No [X]

Survey and Inspection Report Attached? Yes []; No [x].

Recorded Plat? Yes [X].

- 1. Book 3, Page 136
- 2. Building Setback Line(s) of feet from front; feet from side; feet from side street; from rear.
- 3. Violated? Yes [] No [] Unknown [x].
- 4. Easements/Other Matters: none

Access to Public Right of Way?

Yes [x]; No [], Direct [x]; or over a private easement []? (if private easement, attach copy.)

If over a private easement, has a search been made of adjoining property on which easement crosses: Yes []; No [].

Property Occupied By: Owner []; Tenant []; Unimproved []; Unknown [x].

Updating From Previous Title Insurance Policy? Yes []; No [x];

Other Easements, Liens, Deeds of Trust, Objections or Defects:

- 1. Deed of Trust from JMG Properties of Eden, LLC to Carter Bank and Trust Company, dated October 3, 2014 and recorded in Book 1480, page 836, for the principal amount of \$64,000.00.

(Continue on additional pages if necessary)

This opinion of title is for the parties to whom it is furnished, is not transferable, and may not be used by any other person or entity without the prior written consent of the undersigned.

The Search Period was from September 12, 1966 to October 16, 2017 at 8:30 A. M.

Attorney's Telephone: 336-623-4491 (fax 336-623-7308)

Attorney's Address: P.O. Box 507 Eden, NC 27289-0507

By:

Joseph G. Maddrey Attorney

41,500.00

BOOK 3
PAGE 136



BOOK 3, PAGE 136
 NORTH CAROLINA, ROCKINGHAM COUNTY
 LEARNVILLE TOWNSHIP
HAMILTON STREET DEVELOPMENT
 SCALE 1"=100' APRIL 10, 1941.
 Revised May 8, 1941
 W.F. CONNOR, CIVIL ENGINEER
 Page 3 of 136



APPRAISAL OF REAL PROPERTY

LOCATED AT:

947 Harris St
Deed Book 1457 Page 980
Eden, NC 27288

FOR:

City of Eden
308 E. Stadium Drive
Eden, NC 27288

AS OF:

08/28/2017

BY:

Charles Caruso

CAROLINA APPRAISALS
659 Highland Park Drive
Eden, NC 27288
(336) 623-1622

September 12, 2017

City of Eden
308 E. Stadium Drive
Eden, NC 27288

Re: Property: 947 Harris St
Eden, NC 27288
Borrower: N/A
File No.: 071722

Opinion of Value: \$ 45,000
Effective Date: 08/28/2017

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

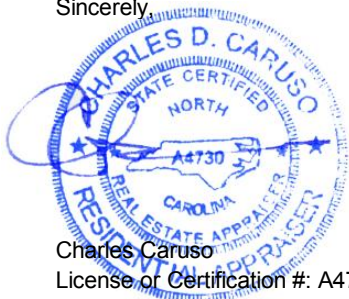
The purpose of the appraisal is to develop an opinion of market value for the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,



Charles Caruso
License or Certification #: A4730
State: NC Expires: 06/30/2018
charles@CarolinaApr.com

Uniform Residential Appraisal Report

File # 071722

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

SUBJECT

Property Address 947 Harris St City Eden State NC Zip Code 27288
 Borrower N/A Owner of Public Record JMG Properties of Eden, LLC County Rockingham
 Legal Description Deed Book 1457 Page 980
 Assessor's Parcel # 138322 Tax Year 2017 R.E. Taxes \$ 421
 Neighborhood Name Leaksville Map Reference 7979 10 46 0569 Census Tract 0405.02
 Occupant Owner Tenant Vacant Special Assessments \$ 0 PUD HOA \$ per year per month
 Property Rights Appraised Fee Simple Leasehold Other (describe)
 Assignment Type Purchase Transaction Refinance Transaction Other (describe) Condemnation
 Lender/Client City of Eden Address 308 E. Stadium Drive Eden, NC 27288
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? Yes No
 Report data source(s) used, offering price(s), and date(s). Triad Multiple Listing Service

CONTRACT

I did did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.
 Contract Price \$ Date of Contract Is the property seller the owner of public record? Yes No Data Source(s)
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? Yes No
 If Yes, report the total dollar amount and describe the items to be paid.

NEIGHBORHOOD

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics		One-Unit Housing Trends		One-Unit Housing		Present Land Use %	
Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	80 %		
Built-Up <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	%		
Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input type="checkbox"/> Under 3 mths <input checked="" type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	25	Low 20	Multi-Family	%		
Neighborhood Boundaries The subject neighborhood is bordered north by Washington Street, east by NC 87, south by the city limits of Eden and west by West Avenue.		125	High 110	Commercial	10 %		
		65	Pred. 65	Other	10 %		
Neighborhood Description The subject is located in a residential neighborhood improved with homes of varied ages, styles and values. It is in close proximity to employment, schools, shopping, recreation and all other supporting amenities.							

Market Conditions (including support for the above conclusions) The area appears to have average marketing conditions and a reasonably active real estate market. Supply and demand appear to be in balance with an average marketing time of 3 to 6 months. Seller concessions are normally limited to loan discount points and closing costs paid by sellers.

SITE

Dimensions Many calls.....refer to plat or survey Area .29 ac Shape Irregular View Average
 Specific Zoning Classification R 6 ED Zoning Description Residential (9,000 sf min)
 Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)
 Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe
 Utilities Public Other (describe) Public Other (describe) Off-site Improvements - Type Public Private
 Electricity Water Street Asphalt
 Gas Sanitary Sewer Alley None
 FEMA Special Flood Hazard Area Yes No FEMA Flood Zone AE FEMA Map # 37157C7979J FEMA Map Date 07/03/2007
 Are the utilities and off-site improvements typical for the market area? Yes No If No, describe
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes No If Yes, describe
 There were no easements, encroachments, or other conditions noted that would have an adverse effect on the subject. There were no adverse environmental conditions observed, however the appraiser is not an expert in this area.

IMPROVEMENTS

General Description	Foundation	Exterior Description	materials/condition	Interior	materials/condition
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input checked="" type="checkbox"/> Crawl Space	Foundation Walls	Block/Avg	Floors	Wood/Vinyl/Avg
# of Stories 1	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	Vinyl/Avg	Walls	Paster/Panel/Avg-
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area 0 sq.ft.	Roof Surface	Comp Shingle/Avg	Trim/Finish	Wd,Paint/Avg-
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish %	Gutters & Downspouts	None	Bath Floor	Vinyl/Avg-r
Design (Style) Bungalow	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	DH Wood/Avg	Bath Wainscot	FG/Avg
Year Built 1904	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated	Some Storms/Avg	Car Storage	<input type="checkbox"/> None
Effective Age (Yrs) 30	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	Some/Avg	<input checked="" type="checkbox"/> Driveway	# of Cars 1
Attic <input type="checkbox"/> None	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> Woodstove(s) # 0	Driveway Surface	Gravel
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other Fuel Electric	<input checked="" type="checkbox"/> Fireplace(s) # 2	<input checked="" type="checkbox"/> Fence ChnLink	<input type="checkbox"/> Garage	# of Cars 0
<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input type="checkbox"/> Patio/Deck None	<input checked="" type="checkbox"/> Porch Covered	<input type="checkbox"/> Carport	# of Cars 0
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input type="checkbox"/> Pool None	<input checked="" type="checkbox"/> Other StgBldg	<input type="checkbox"/> Att.	<input type="checkbox"/> Det. <input type="checkbox"/> Built-in
Appliances <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input type="checkbox"/> Dishwasher <input type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)					
Finished area above grade contains: 5 Rooms 2 Bedrooms 1 Bath(s) 1,000 Square Feet of Gross Living Area Above Grade					
Additional features (special energy efficient items, etc.). New Heat Pump					

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). The subject is in overall average condition with some minor deferred maintenance. At the time of the site visit the former renter had left the house cluttered. However, it does not enter into the value based on this being a condemnation appraisal.

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes No If Yes, describe

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes No If No, describe

Uniform Residential Appraisal Report

File # 071722

There are N/A comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ N/A to \$ N/A .							
There are N/A comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ N/A to \$ N/A .							
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3			
Address	947 Harris St Eden, NC 27288	1319 W Fieldcrest Road Eden, NC 27288	320 High Street Eden, NC 27288	638 Park Avenue Eden, NC 27288			
Proximity to Subject		4.45 miles NE	4.78 miles NE	2.11 miles N			
Sale Price	\$	\$ 45,000	\$ 46,000	\$ 55,000			
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 42.06 sq.ft.	\$ 41.97 sq.ft.	\$ 73.53 sq.ft.			
Data Source(s)		MLS#827020 DOM:16	MLS#820733 DOM: 1	MLS #801745			
Verification Source(s)		County Tax Records	County Tax Records	County Tax Records			
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing Concessions		Unknown No Conc.		Owner No Conc.		USDA 2,500	
Date of Sale/Time		04/26/2017		04/05/2017		11/15/2016	
Location	Suburban/Avg	Suburban/Avg -	+2,500	Suburban/Avg -	+2,500	Suburban/Avg	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	.29 ac	.33 ac		1.43 ac	-3,000	.79 ac	-1,500
View	Average	Average		Average		Average	
Design (Style)	Bungalow	Bungalow		Bungalow		Bungalow	
Quality of Construction	Average	Average		Average		Average	
Actual Age	103	92		79		72	
Condition	Average	Average +	-3,000	Average		Good	-5,000
Above Grade Room Count	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths	
	5 2 1	5 2 1		5 2 1		4 2 1	
Gross Living Area	1,000 sq.ft.	1,070 sq.ft.	0	1,096 sq.ft.	0	748 sq.ft.	+5,040
Basement & Finished Rooms Below Grade	0	0		0		375 sf UnFin	-3,750
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	Heat Pump	FWA/CAC		FWA/CAC		FWA/CAC	
Energy Efficient Items	Typical	Typical		Typical		Typical	
Garage/Carport	None	None		1 Car Carport	-1,000	1 Car Garage	-2,000
Porch/Patio/Deck	Cov Porch	Cov Porch		Cov Porch		Cov & Scrn Pch	-2,500
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -500	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -1,500	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -9,710
Adjusted Sale Price of Comparables		Net Adj. 1.1 % Gross Adj. 12.2 %	\$ 44,500	Net Adj. 3.3 % Gross Adj. 14.1 %	\$ 44,500	Net Adj. 17.7 % Gross Adj. 36.0 %	\$ 45,290

SALES COMPARISON APPROACH

I did did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s) **County Tax Records**

My research did did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data Source(s) **County Tax Records**

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer		02/14/2017		
Price of Prior Sale/Transfer		23,000		
Data Source(s)	County Tax Records	County Tax Records	County Tax Records	
Effective Date of Data Source(s)	09/05/2017	09/05/2017	09/05/2017	

Analysis of prior sale or transfer history of the subject property and comparable sales **Purchased by investor, given some updates and put back on the market for sale.**

Summary of Sales Comparison Approach Older two bedroom, one bath homes that sold within the past years were very limited, therefore it was necessary to extend the search to other areas in Eden in order to consider the best sales. Sales #1 and #2 are given a location adjustment due to there areas being somewhat inferior to the subject area. The location for sale #3 is more similar to the subject location. Adjustments were made for any differences in GLA and or amenities, with sales #2 and #3 adjusted for larger sites. Sales #1 and #3 are adjusted respectively for different degrees of superior condition. The net and gross adjustments for sale #3 are slightly higher than ideal which is attributable to the combination of it's smaller GLA and superior condition. A search was performed in all of Eden in search of the most relevant sales and those used in this report were the best available.

Indicated Value by Sales Comparison Approach \$ 45,000

Indicated Value by: Sales Comparison Approach \$ 45,000 Cost Approach (if developed) \$ Income Approach (if developed) \$

The cost approach was not considered due to the age of the home and the income approach was not developed as it is not applicable for this property.

RECONCILIATION

This appraisal is made "as is", subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 45,000 , as of 08/28/2017 , which is the date of inspection and the effective date of this appraisal.

Uniform Residential Appraisal Report

File # 071722

I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three year period immediately preceding acceptance of this assignment.

ADDITIONAL COMMENTS

COST APPROACH

INCOME

PUD INFORMATION

COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.
Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE			= \$
Source of cost data	DWELLING	Sq.Ft. @ \$	= \$
Quality rating from cost service	Effective date of cost data	Sq.Ft. @ \$	= \$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)				= \$
	Garage/Carport	Sq.Ft. @ \$	= \$
	Total Estimate of Cost-New			= \$
	Less Physical	Functional	External	
	Depreciation			= \$()
	Depreciated Cost of Improvements			= \$
	"As-is" Value of Site Improvements			= \$
Estimated Remaining Economic Life (HUD and VA only)	Years	INDICATED VALUE BY COST APPROACH		= \$

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ Indicated Value by Income Approach
Summary of Income Approach (including support for market rent and GRM)

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? Yes No Unit type(s) Detached Attached
Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.
Legal Name of Project
Total number of phases Total number of units Total number of units sold
Total number of units rented Total number of units for sale Data source(s)
Was the project created by the conversion of existing building(s) into a PUD? Yes No If Yes, date of conversion.
Does the project contain any multi-dwelling units? Yes No Data Source
Are the units, common elements, and recreation facilities complete? Yes No If No, describe the status of completion.
Are the common elements leased to or by the Homeowners' Association? Yes No If Yes, describe the rental terms and options.
Describe common elements and recreational facilities.

Uniform Residential Appraisal Report

File # 071722

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing the appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

Uniform Residential Appraisal Report

File # 071722

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

Uniform Residential Appraisal Report

File # 071722

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature _____
 Name Charles Caruso
 Company Name CAROLINA APPRAISALS
 Company Address 659 Highland Park Drive, Eden, NC 27288
 Telephone Number (336) 623-1622
 Email Address charles@CarolinaApr.com
 Date of Signature and Report September 12, 2017
 Effective Date of Appraisal 08/28/2017
 State Certification # A4730
 or State License # _____
 or Other (describe) _____ State # _____
 State NC
 Expiration Date of Certification or License 06/30/2018

ADDRESS OF PROPERTY APPRAISED
947 Harris St
Eden, NC 27288

APPRAISED VALUE OF SUBJECT PROPERTY \$ 45,000

LENDER/CLIENT

Name _____
 Company Name City of Eden
 Company Address 308 E. Stadium Drive
Eden, NC 27288
 Email Address _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
 Name _____
 Company Name _____
 Company Address _____
 Telephone Number _____
 Email Address _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____

SUBJECT PROPERTY

- Did not inspect subject property
- Did inspect exterior of subject property from street
Date of Inspection _____
- Did inspect interior and exterior of subject property
Date of Inspection _____

COMPARABLE SALES

- Did not inspect exterior of comparable sales from street
- Did inspect exterior of comparable sales from street
Date of Inspection _____

Subject Photo Page

Borrower	N/A						
Property Address	947 Harris St						
City	Eden	County	Rockingham	State	NC	Zip Code	27288
Lender	City of Eden						



Subject Front

947 Harris St
Sales Price
Gross Living Area 1,000
Total Rooms 5
Total Bedrooms 2
Total Bathrooms 1
Location Suburban/Avg
View Average
Site .29 ac
Quality Average
Age 103



Subject Rear



Subject Street

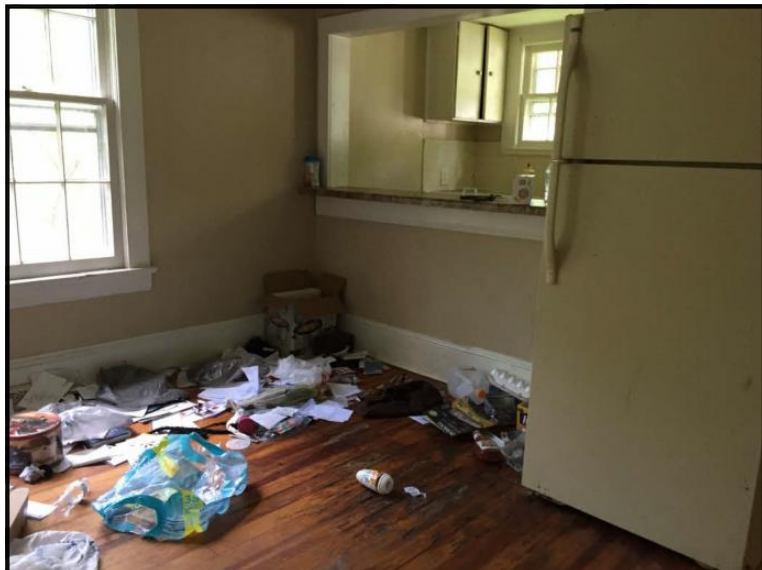
Subject Photo Page

Borrower	N/A			
Property Address	947 Harris St			
City	Eden	County Rockingham	State NC	Zip Code 27288
Lender	City of Eden			

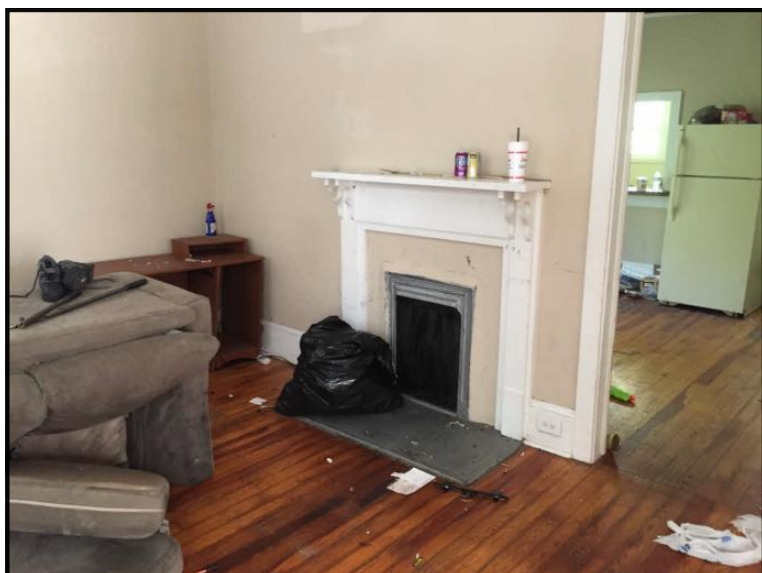


Subject Kitchen

947 Harris St
 Sales Price
 Gross Living Area 1,000
 Total Rooms 5
 Total Bedrooms 2
 Total Bathrooms 1
 Location Suburban/Avg
 View Average
 Site .29 ac
 Quality Average
 Age 103



Subject Dining Room



Subject Living Room

Subject Photo Page

Borrower	N/A						
Property Address	947 Harris St						
City	Eden	County	Rockingham	State	NC	Zip Code	27288
Lender	City of Eden						

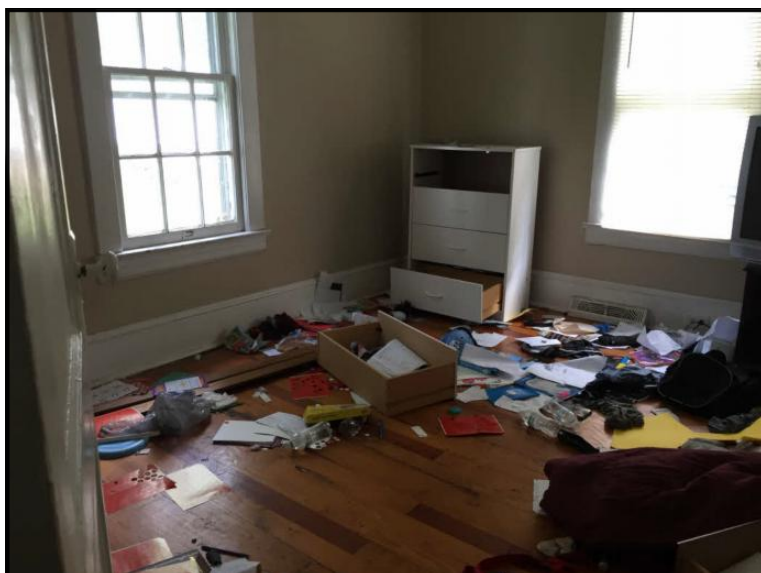


Subject Bedroom

947 Harris St
Sales Price
Gross Living Area 1,000
Total Rooms 5
Total Bedrooms 2
Total Bathrooms 1
Location Suburban/Avg
View Average
Site .29 ac
Quality Average
Age 103



Subject Bathroom



Subject Bedroom

Comparable Photo Page

Borrower	N/A				
Property Address	947 Harris St				
City	Eden	County	Rockingham	State	NC
Lender	City of Eden				
				Zip Code	27288



Comparable 1

1319 W Fieldcrest Road
 Prox. to Subject 4.45 miles NE
 Sale Price 45,000
 Gross Living Area 1,070
 Total Rooms 5
 Total Bedrooms 2
 Total Bathrooms 1
 Location Suburban/Avg -
 View Average
 Site .33 ac
 Quality Average
 Age 92



Comparable 2

320 High Street
 Prox. to Subject 4.78 miles NE
 Sale Price 46,000
 Gross Living Area 1,096
 Total Rooms 5
 Total Bedrooms 2
 Total Bathrooms 1
 Location Suburban/Avg -
 View Average
 Site 1.43 ac
 Quality Average
 Age 79

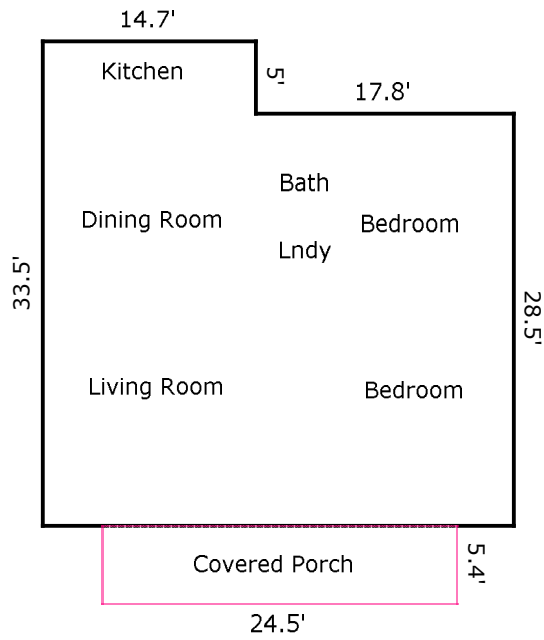


Comparable 3

638 Park Avenue
 Prox. to Subject 2.11 miles N
 Sale Price 55,000
 Gross Living Area 748
 Total Rooms 4
 Total Bedrooms 2
 Total Bathrooms 1
 Location Suburban/Avg
 View Average
 Site .79 ac
 Quality Average
 Age 72

Building Sketch

Borrower	N/A			
Property Address	947 Harris St			
City	Eden	County Rockingham	State NC	Zip Code 27288
Lender	City of Eden			



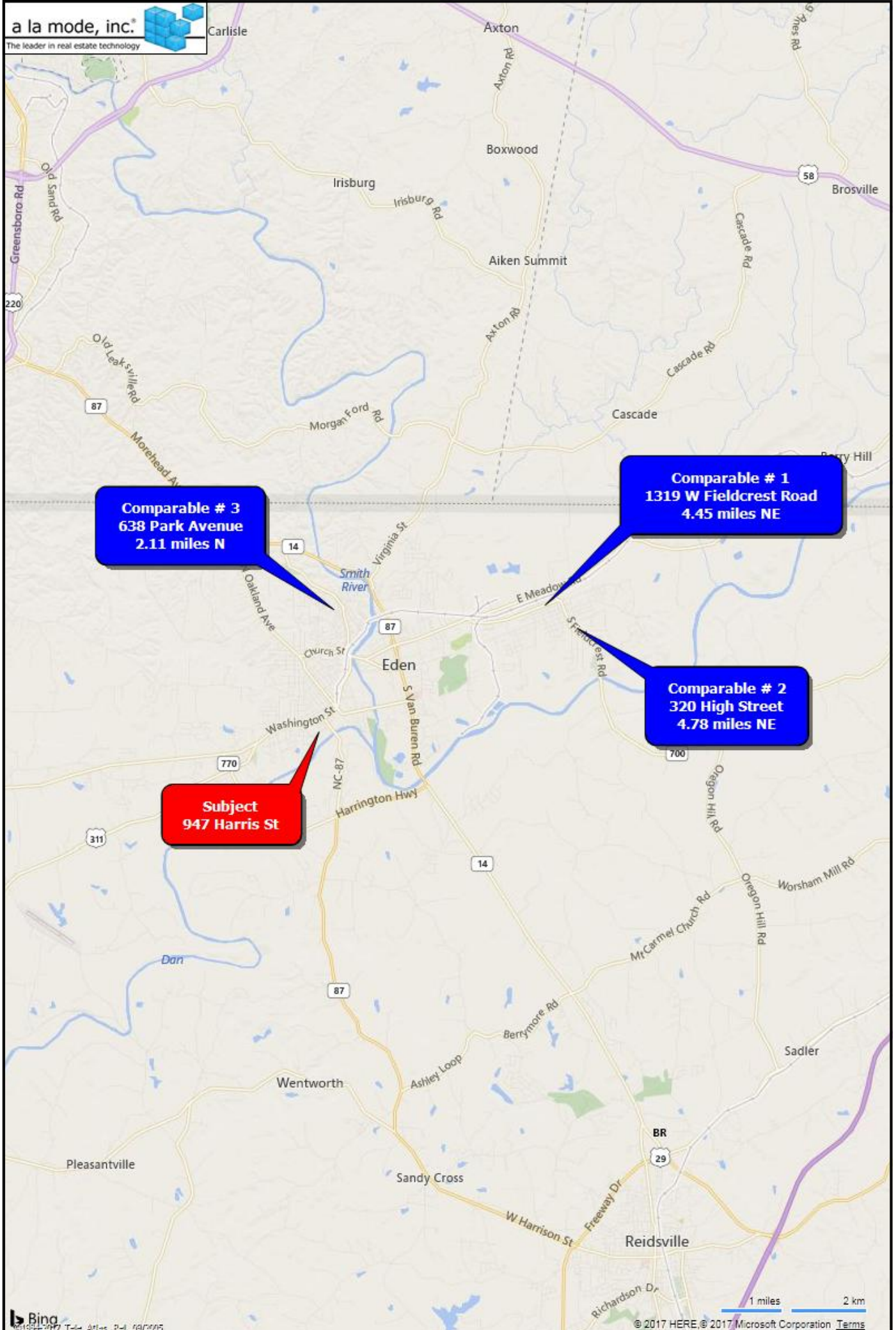
TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area	Calculation Details	
First Floor	999.7 Sq ft	$32.5 \times 28.5 = 926.2$ $5 \times 14.7 = 73.5$
Total Living Area (Rounded):	1000 Sq ft	
Non-living Area		
Cov Pch	132.3 Sq ft	$5.4 \times 24.5 = 132.3$

Location Map

Borrower	N/A						
Property Address	947 Harris St						
City	Eden	County	Rockingham	State	NC	Zip Code	27288
Lender	City of Eden						



Borrower	N/A	File No. 071722
Property Address	947 Harris St	
City	Eden	County Rockingham
		State NC
Lender	City of Eden	Zip Code 27288

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

- Appraisal Report** (A written report prepared under Standards Rule 2-2(a) , pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- Restricted Appraisal Report** (A written report prepared under Standards Rule 2-2(b) , pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

Comments on Standards Rule 2-3

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

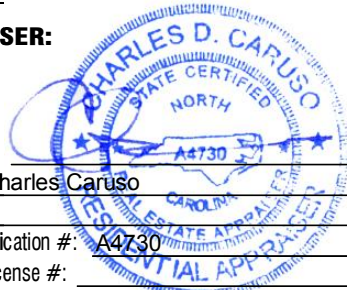
Reasonable Exposure Time (USPAP defines Exposure Time as the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.)
My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is: 1 to 5 months

Comments on Appraisal and Report Identification

Note any USPAP-related issues requiring disclosure and any state mandated requirements:

The Intended User of this appraisal report is the Client. The Intended Use is to evaluate the property that is the subject of this appraisal for a condemnation proceeding, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended users are identified by the appraiser.

APPRAISER:



Signature: _____
 Name: Charles Caruso
 State Certification #: A4730
 or State License #: _____
 State: NC Expiration Date of Certification or License: 06/30/2018
 Date of Signature and Report: September 12, 2017
 Effective Date of Appraisal: 08/28/2017
 Inspection of Subject: None Interior and Exterior Exterior-Only
 Date of Inspection (if applicable): 08/28/2017

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____
 Name: _____
 State Certification #: _____
 or State License #: _____
 State: _____ Expiration Date of Certification or License: _____
 Date of Signature: _____
 Inspection of Subject: None Interior and Exterior Exterior-Only
 Date of Inspection (if applicable): _____

INVOICE

FROM:

Carolina Appraisals, Inc.
659 Highland Park Drive
Eden, NC 27288

Telephone Number: 336-623-1622 Fax Number: 336-623-3978

INVOICE NUMBER

071722

DATE

09/07/2017

REFERENCE

Internal Order #: 071722

Lender Case #:

Client File #:

Main File # on form: 071722

Other File # on form:

Federal Tax ID:

Employer ID:

TO:

City of Eden
308 E. Stadium Drive
Eden, NC 27288

Telephone Number: Fax Number:
Alternate Number: E-Mail:

DESCRIPTION

Lender: City of Eden **Client:** City of Eden
Purchaser/Borrower: N/A
Property Address: 947 Harris St
City: Eden
County: Rockingham **State:** NC **Zip:** 27288
Legal Description: Deed Book 1457 Page 980

FEES

AMOUNT

Residential Appraisal	350.00
SUBTOTAL	350.00

PAYMENTS

AMOUNT

Check #:	Date:	Description:	
Check #:	Date:	Description:	
Check #:	Date:	Description:	
SUBTOTAL			
TOTAL DUE			\$ 350.00

CITY OF EDEN – MEMORANDUM

To: HONORABLE MAYOR AND CITY COUNCIL

THRU: BRAD CORCORAN, CITY MANAGER

FROM: MARK BULLINS, WATER AND SEWER CONSTRUCTION PROJECTS MANAGER

DATE: NOVEMBER 14, 2017

SUBJECT: RELOCATION OF THE SANITARY SEWER LINE BEHIND THE DRAPER FIRE DEPARTMENT

This is to address the need to relocate the sanitary sewer line behind Draper Fire Department. The current sewer main line at this location runs north to the Dry Creek Sewer Outfall and is undersized as a 6-inch. All sewer lines leading to the manhole that this line comes from are 8-inch. This sewer line is in danger of catastrophic failure. The line has collapsed in several places and the sewer camera is unable pass through. In addition, there is no easement in place for maintenance, repair or replacement of this sewer line and it is located under the piles of stock on the yard for Draper Lumber.

The decision has been made to relocate the sewer line so as to improve the fall and to keep the distance as short as possible. It was decided to locate the sewer line where any easement needed would be easily acquired. Bruce Nooe of Stoltzfus Engineering Inc. was asked to design the sewer line to and come up with an estimated cost based on the design parameters. The proposed sewer line would go east along the existing City of Eden Property, turning slightly to the northeast and across Main Street onto Mabe's Trucking property.

The estimated cost is \$42,092.60. It is my recommendation with the council's approval that we proceed with this project. Contingency funds could be used to cover these unanticipated costs.



Stoltzfus Engineering Inc.
Civil Engineering Consultants

City of Eden Sanitary Sewer Replacement Main Street (Draper Volunteer Fire Department)

Date: October 24, 2017

SANITARY SEWER

ITEM NUMBER	DESCRIPTION	QUAN.	UNITS	COST/UNIT	TOTAL COST
1	8" DUCTILE IRON (6-8) w/ trench stone	257	L.F.	\$38.00	\$9,766.00
2	8" MECH-LOK RIGID RESTRAINED DUCTILE IRON (AERIAL) w/ trench stone	100	L.F.	\$70.00	\$7,000.00
3	Bore & Jack, 16" Encasement	90	L.F.	\$110.00	\$9,900.00
4	MANHOLE (6'-8')	1	Ea.	\$2,100.00	\$2,100.00
5	DOG HOUSE MANHOLE (6-8')	1	Ea.	\$5,000.00	\$5,000.00
6	Tie to Existing MANHOLE	1	LS	\$1,500.00	\$1,500.00
7	4" SERVICES (Eden Fire Dept.)	1	Ea.	\$1,000.00	\$1,000.00
8	SEED & MULCH	1	LS	\$2,000.00	\$2,000.00
9					
10					
11					
12					
13					
14					
TOTAL	Estimated construction cost				\$38,266.00
	10% Contingency				\$3,826.60
TOTAL	Estimated construction cost + Contingency				\$42,092.60

Note: Contractor to verify quantities and report any discrepancies to the engineer.

Quantities taken from preliminary plans dated 10/24/2017

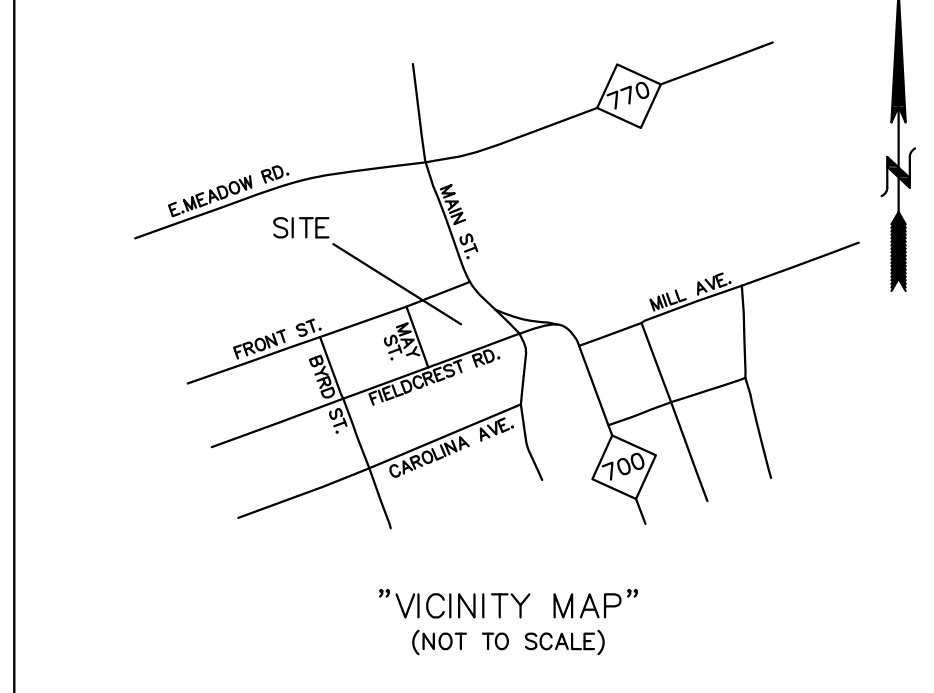
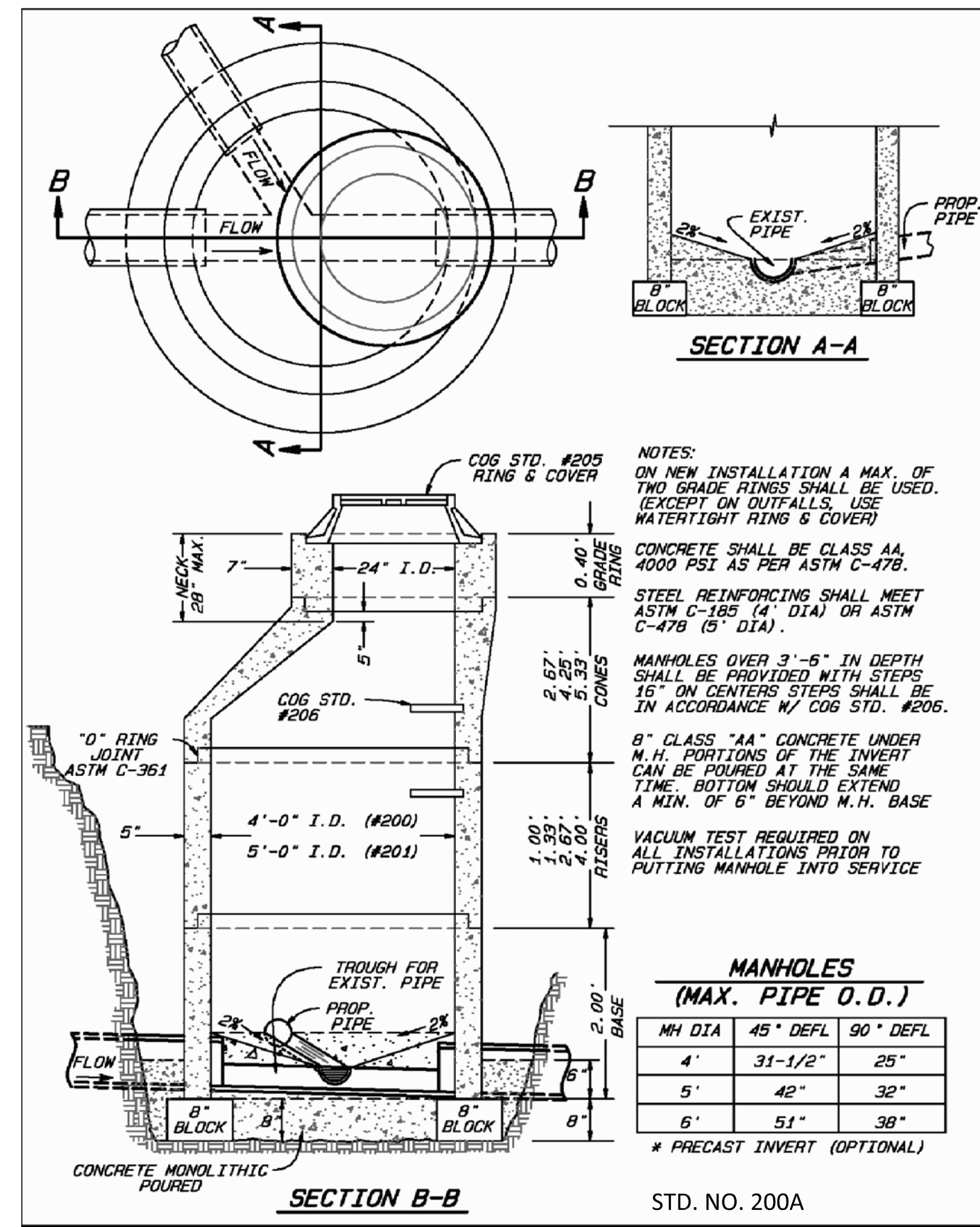
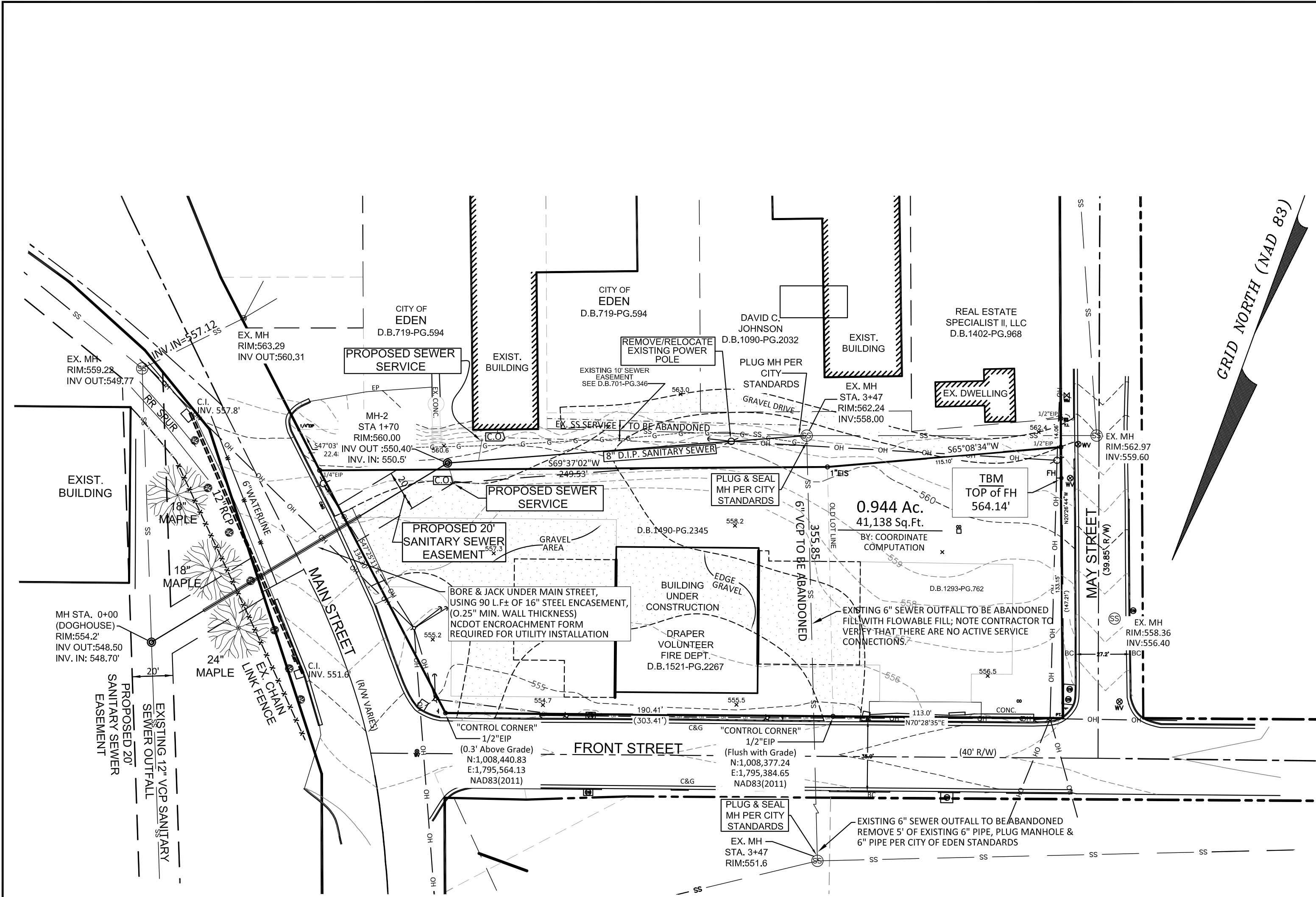
Ductile Iron Sanitary Sewer to be Class 50 if specified.

Contractor to provide testing as required by the City of Eden

Unit costs shall include all required sanitary sewer testing.

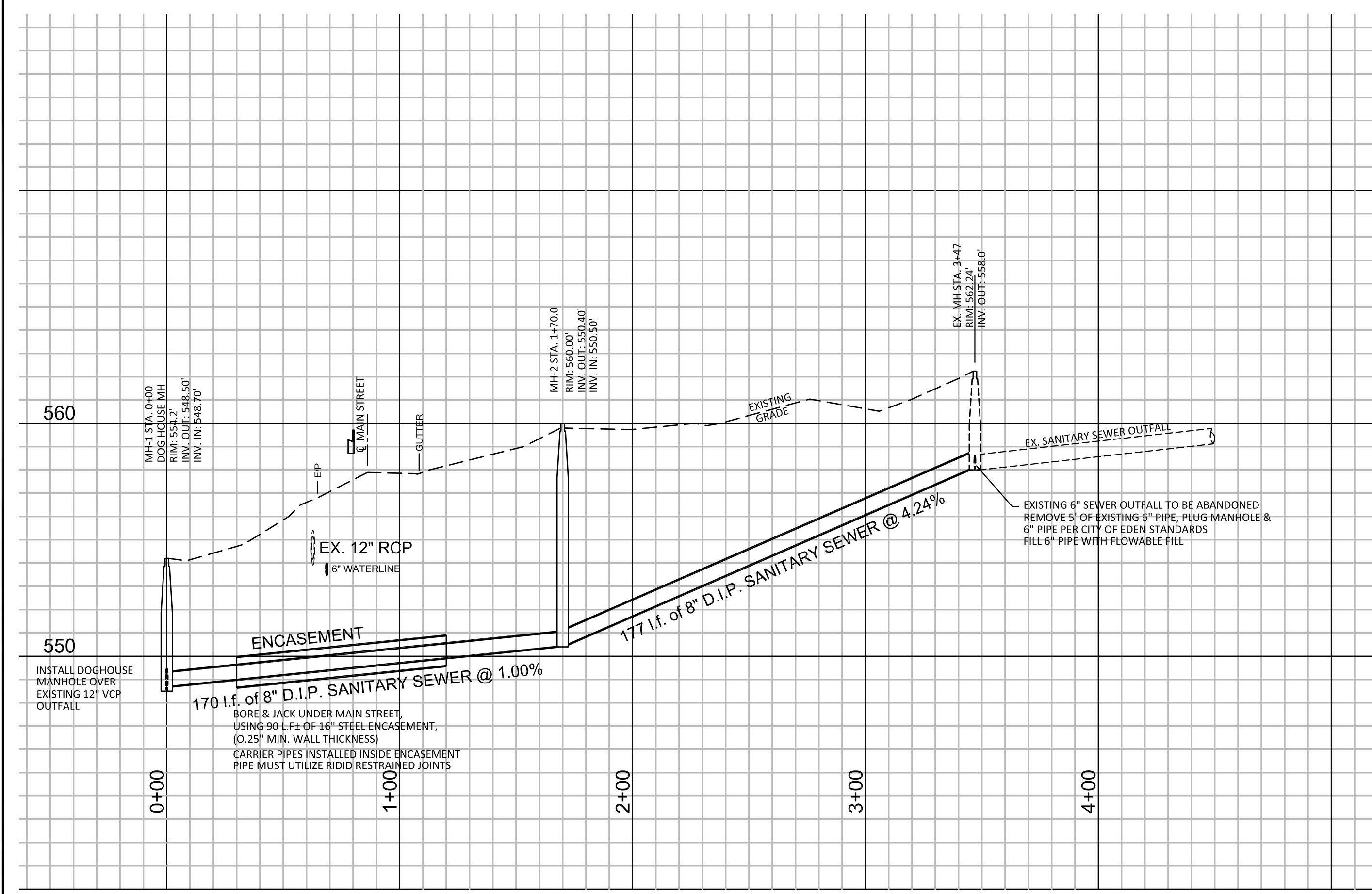
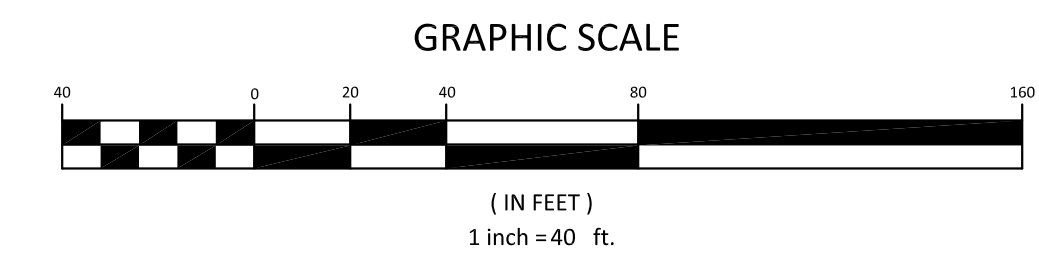
All construction shall be to NCDENR, NCDOT and City of Eden Standards and Specifications, Latest Edition

Unless otherwise noted on Construction Quantities Sheet.



INSTALLATION - FILLING ABANDONED UTILITIES
 A. Verify pipes and conduits are not clogged and are sufficiently empty to permit gravity installation of flowable fill for entire length indicated to be filled.
 B. Seal lower end of pipes and conduits by method to contain flowable fill and to vent trapped air caused by filling operations.
 C. Place flowable fill using method to ensure there are no voids. 1. Fill pipes and conduits from high end. 2. Fill manholes, tanks, and other structures from grade level access points.
 D. After filling pipes and conduits seal both ends.

BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY
 C.E. ROBERTSON & ASSOCIATES LAND SURVEYING
 310 W. MEADOW ROAD
 EDEN, NORTH CAROLINA
 Type of GPS field procedure: VRS/RTN
 Dates of survey: 12-13-16 & 10-18-17
 Datum/Epoch: NAD83(2011)
 Published/Fixed control use: NGS/CORS
 Geoid model: Geoid12B
 Combined grid factor: 1.00009579
 Units: US survey feet

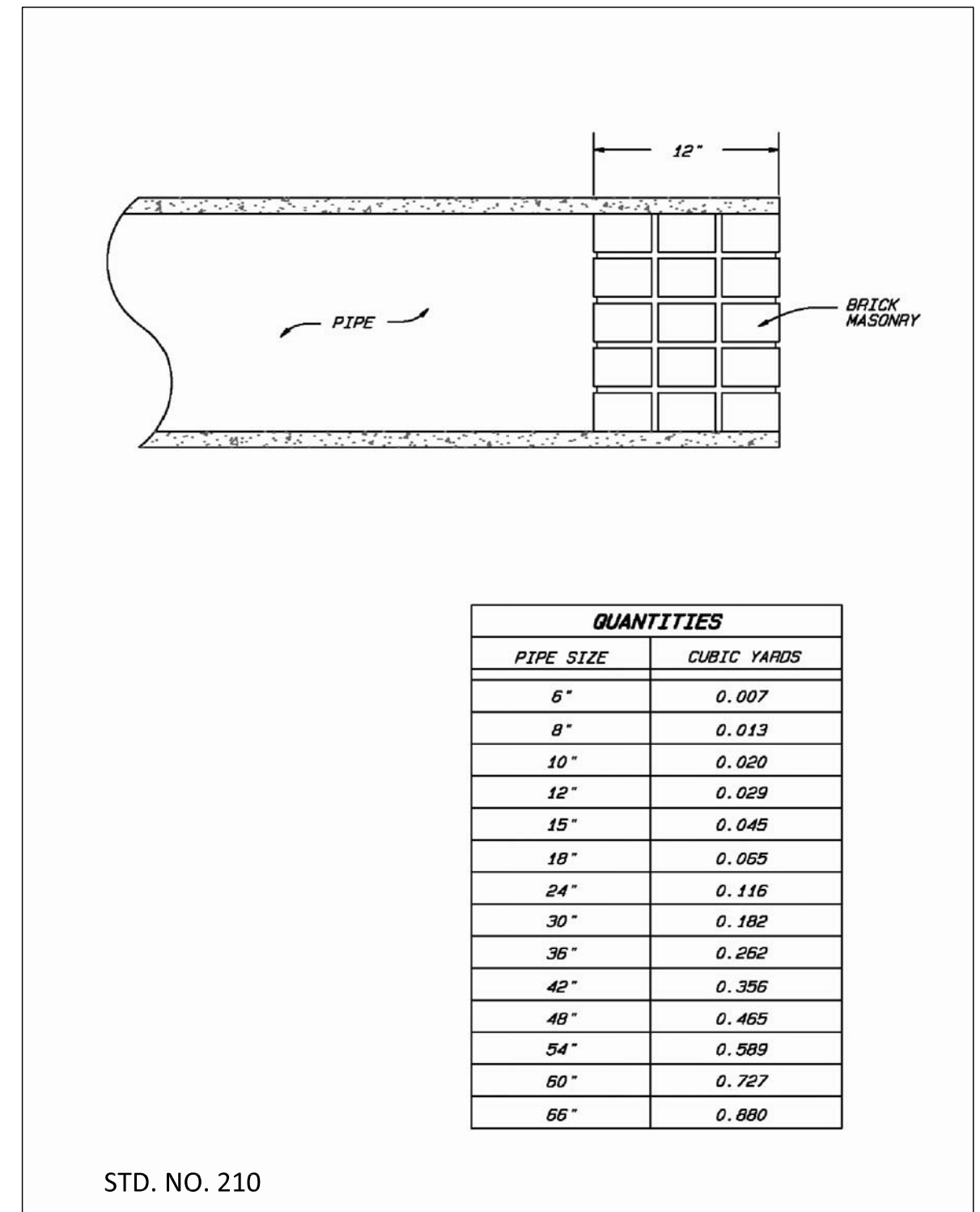


LEGEND

Bc = OUTSIDE DIAMETER
 H = BACKFILL COVER ABOVE TOP OF PIPE
 D = INSIDE DIAMETER
 d = DEPTH OF BEDDING MATERIAL BELOW PIPE

NOTE:
 USE 4874 OR A. R. E. A. (AMERICAN RAILWAY ENGINEERING ASSOCIATION) #4 STONE FOR 21\"/>

STANDARD TRENCH BEDDINGS FOR CIRCULAR PIPE



STD. NO. 210

STANDARD BRICK MASONRY PIPE PLUG

QUANTITIES

PIPE SIZE	CUBIC YARDS
6"	0.007
8"	0.013
10"	0.020
12"	0.029
15"	0.045
18"	0.065
24"	0.116
30"	0.182
36"	0.262
42"	0.356
48"	0.465
54"	0.589
60"	0.727
66"	0.880

LEGEND

- WATER METER BOX (WMB)
- WATER VALVE (WV)
- STORM MANHOLE (STMH)
- UTILITY POLE
- LIGHT POLE
- GROUND LIGHT
- GUY WIRE
- YARD INLET (YI)
- GAS VALVE
- OHU OVERHEAD POWER LINE
- GAS LINE
- WATER LINE
- UNDERGROUND ELECTRICAL
- FENCE LINE
- WOODLINE (TYP.)
- SILT FENCE (TYP.)
- FIRE HYDRANT (HYD)
- SANITARY SEWER MANHOLE (SSMH)
- CLEAN OUT
- DEED BOOK
- PLAT BOOK
- PAGE
- R/W RIGHT-OF-WAY
- E/P EDGE OF PAVEMENT
- E/G EDGE OF GRAVEL
- CONC CONCRETE
- RCP REINFORCED CONCRETE PIPE
- DI DROP INLET
- CI CURB INLET
- FFE FINISH FLOOR ELEVATION
- BSMT BASEMENT
- TPO TELEPHONE PEDestal
- THH TELEPHONE HAND HOLD
- DMUE DRAINAGE MAINTENANCE & UTILITY EASEMENT
- PROP. DISTURBED LIMITS
- CLEAN WATER DIVERSION SWALE
- TEMP. DIVERSION BERM
- DRAINAGE SWALE



Aden R. Stoltzfus, PE C-3812
 aden@seengineering.com
 336-904-0207
 747 Park Lawn Court
 Kernersville, NC 27284

SEI
 Stoltzfus Engineering Inc.
 Civil Engineering Consultants

CITY OF EDEN
 DRAPER FIRE DEPARTMENT
 SANITARY SEWER RELOCATION

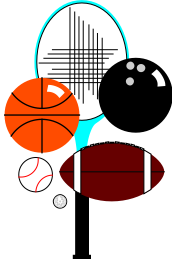
OWNER INFORMATION:
 CITY OF EDEN
 308 EAST STADIUM DRIVE
 EDEN, NC 27288

PROJECT LOCATION:
 310 W. MEADOW ROAD
 EDEN, NORTH CAROLINA
 COUNTY: ROCKINGHAM
 CITY: EDEN

DRAWN BY:BBN
 CHECKED BY: ARS
 DATE: 9/05/2017
 PROJECT NO.: 402-01
 REF. NO.:
 SCALE: 1" = 40' Horiz.
 1" = 4' Vert.

10/24/2017

C1
1 OF 1



Eden Parks & Recreation Department
308 East Stadium Drive, Eden, NC 27288-3523
Voice 336-623-2110, Fax 336-623-4041

MEMORANDUM

TO: Honorable Mayor & City Council

THRU: Brad Corcoran, City Manager

FROM: Johnny Farmer, Parks & Recreation Director

SUBJECT: Purchase of Hampton Heights Baptist Church Property For Matrimony Creek Greenway

DATE: November 9, 2017

Over the past several months, City Staff has been working on the plans to develop the Matrimony Creek Greenway.

The City received a grant in the amount of \$100,000 for this project from the North Carolina Community Foundation, Inc., in the form of a Duke Energy Foundation Water Resources Fund Grant.

A portion of the Matrimony Creek Greenway will be on property that is currently owed by Hampton Heights Baptist Church, which City Staff has approached and they have agreed to sell to the City for \$6,000. (See attached plat of area).

This property is critical to the development of the Matrimony Creek Greenway, and City Staff recommends that the Mayor and City Council approve the purchase of this property, using funds from the North Carolina Community Foundation, Inc. (Duke Energy Foundation Water Resources Fund Grant) the City received for the Matrimony Creek Greenway.

If you have any questions or need additional information, please advise.

Attachments

LEGEND	
EIP	EXISTING IRON PIPE
EIS	EXISTING IRON STAKE
IS	IRON STAKE SET
MDN	CONCRETE MONUMENT
C	CENTER LINE
MHA	MAN HOLE
R.V.	RIGHT-OF-WAY
DH. ELEC	DH DH OVERHEAD ELECTRIC
UG. ELEC	UNDERGROUND ELECTRIC
PT.	POINT
F.H.	FIRE HYDRANT
U	UTILITY POLE
SM	SANITARY SEWER MANHOLE
SS	SANITARY SEWER LINE

NOTE: THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND, THEREFORE, DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE

SUBJECT TO ANY EASEMENTS, AGREEMENTS OR RIGHTS-OF-WAYS OF RECORD WHICH WERE NOT VISIBLE AT THE TIME OF INSPECTION.

NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND UTILITIES.

ALL IRONS SET ARE 5/8" REBAR SET FLUSH WITH THE GROUND.

ALL DISTANCES ARE GROUND DISTANCES UNLESS OTHERWISE NOTED

STATE OF NORTH CAROLINA
COUNTY OF ROCKINGHAM

I, _____, REVIEW OFFICER OF _____, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER

DATE

THIS PLAT OF SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

C.E. ROBERTSON, PLS L-1421

SURVEYOR'S CERTIFICATE

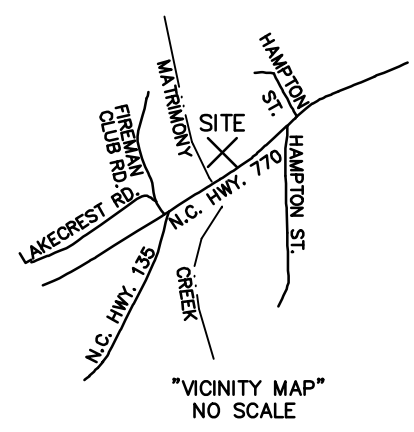
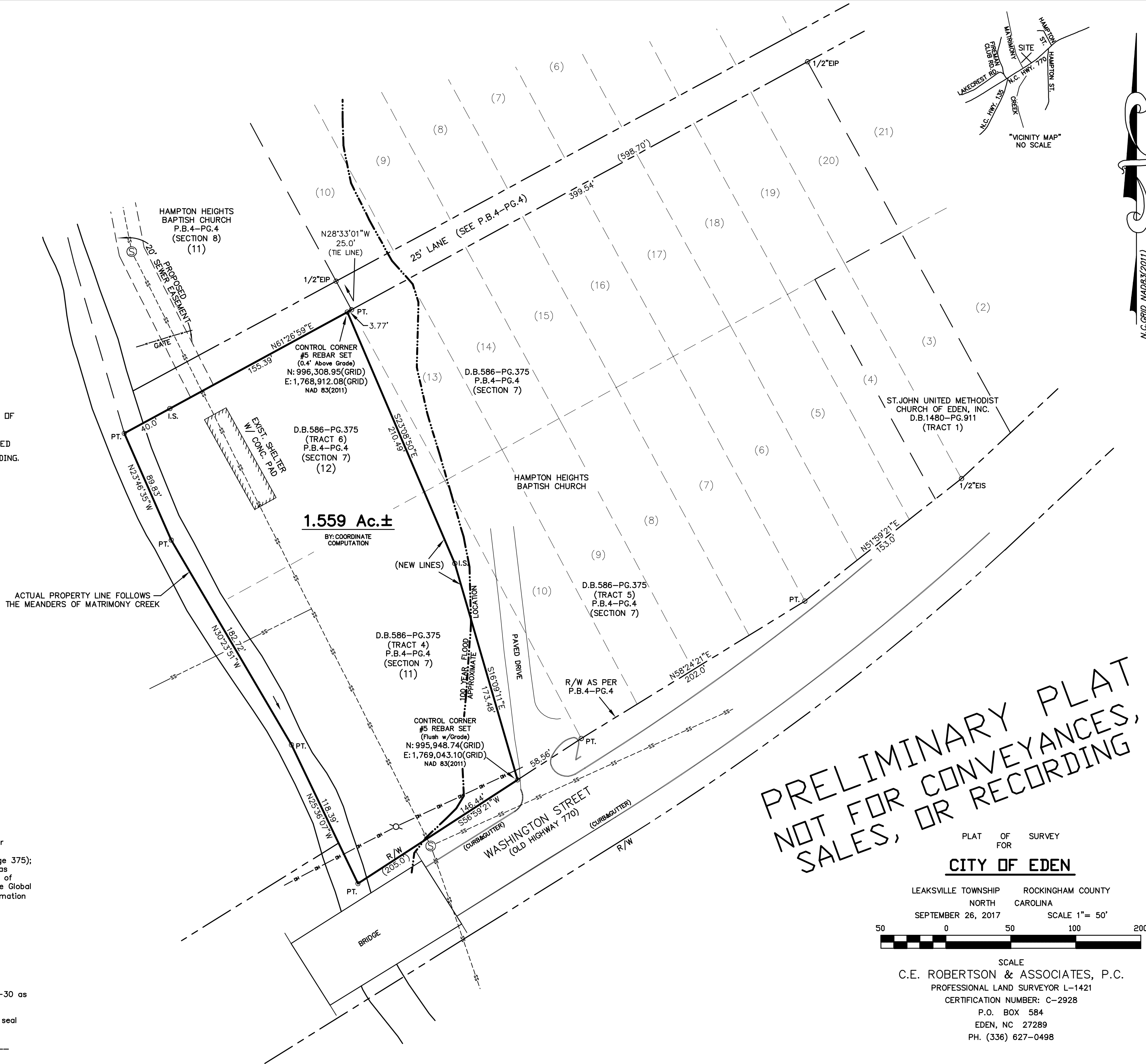
I, C.E. Robertson, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 586-Page 375); that the boundaries not surveyed are clearly indicated as drawn from information found as shown; that the ratio of precision as calculated is 1 : 10,000 ±; that the Global Positioning System (GPS) survey and the following information was used to perform the GPS survey:

Class of survey: A
Positional accuracy: 0.10'
Type of GPS field procedure: Rapid Static
Dates of Survey: June 2017
Datum/Epoch: NAD83(2011)
Published/Fixed control use: NCVRS/CORS
Geoid model: Geoid12B
Combined grid factor: 1.00008551
Units: US survey feet

That his plat was prepared in accordance with G.S. 47-30 as amended.

Witness my original signature, registration number, and seal this 26th day of September, 2017.

Surveyor
Registration Number: L-1421



**PRELIMINARY PLAT
NOT FOR CONVEYANCES,
SALES, OR RECORDING**

PLAT OF SURVEY
FOR
CITY OF EDEN

LEAKSVILLE TOWNSHIP ROCKINGHAM COUNTY
NORTH CAROLINA

SEPTEMBER 26, 2017 SCALE 1" = 50'

SCALE
C.E. ROBERTSON & ASSOCIATES, P.C.
PROFESSIONAL LAND SURVEYOR L-1421
CERTIFICATION NUMBER: C-2928
P.O. BOX 584
EDEN, NC 27289
PH. (336) 627-0498



City of Eden

Memorandum

To: The Honorable Mayor and City Council

From: Brad Corcoran, City Manager

Subject: Contributions for Eden Preservation Society and Morehead High School Student Council – Spirit Chain Collection

Date: November 7, 2017

On November 6, 2017 Mrs. Louise Price of the Eden Preservation Society (EPS) contacted me concerning the repairs that are needed on the stone wall that was part of the old Leaksville Cotton Mill in Governor Morehead Park at 422 Church Street. She informed me that \$14,000 has been raised from two different grants but the EPS is still \$3,000 short of the meeting the \$17,000 in projected repair costs. She informed me that she had already spoken to each member of City Council concerning this need with the exception of Councilman Ellis and that a majority of members were in favor of making a \$3,000 contribution to complete this project.

On October 20, 2017 Councilman Ellis informed me that he had spoken with each member of City Council and that a majority of members were in favor of making a \$1,000 contribution to the Morehead High School Student Council – Spirit Chain Collection. The students and staff of Morehead High School donated \$1,043.16 which is more than double the funds that were donated last year. All of the funds raised stays within the school and goes directly to Morehead High School students and families in need. If approved, the \$1,000 contribution from the City would raise the total level of giving to \$2,043.16.

I have placed these two contributions on the City Council agenda to receive formal approval to proceed since neither of these contributions were included in the current FY 2017-18 budget. As each of you is aware, the current FY 2017-18 budget does include a “Contingency Appropriation” of \$500,000 for use as needed.

Please feel free to let me know if you have any questions concerning either of these contribution requests.

*A. Reece Pyrtle, Jr.
Chief of Police*



*Gregory C. Light
Deputy Chief of Police*

*EDEN POLICE
DEPARTMENT*

“Putting our Community First”

To: Honorable Mayor and City Council
Thru: Brad Corcoran, City Manager
From: Reece Pyrtle, Chief of Police
Date: November 21, 2017
Re: Adjustment of Police Security Fee

In order to be more competitive with the surrounding police security providers as well as incentivize our officers to work extra-duty (during their time off), I would respectfully request to raise our Police Security Fee from \$30 per hour to \$35 per hour. I would request that we pay our officers a flat extra-duty rate of \$28 per hour and the City of Eden use the remaining \$7 per hour to cover administrative costs.

CITY OF EDEN – MEMORANDUM

TO: HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

THRU: BRAD CORCORAN, CITY MANAGER

FROM: TERRY SHELTON, DIRECTOR OF PUBLIC UTILITIES

DATE: NOVEMBER 14, 2017

SUBJECT: REQUEST FOR APPROVAL OF RESOLUTIONS TO ACCEPT FINANCIAL OFFER FROM WATER INFRASTRUCTURE AND PROJECT ORDINANCES FOR IN TOWN AND OUT OF TOWN WATER LINE IMPROVEMENTS AND EXTENSION OF WATER LINE TO STATE LINE

The Division of Water Infrastructure (DWI) has made an offer to the City of Eden to fund two Water Improvements Projects. These two projects are composed of the In-Town Project Section that will make the water distribution system on the east end of the City more redundant and create some interconnection of dead-end lines. The Out-of-Town Section of the project will provide a backbone to supply water to the State Line for the Berry Hill Mega Park. The original cost estimate for this entire project was \$16,889,600 as submitted in the fall application of 2016. The funding award was as follows:

In Town Section (Inside the City Limits) Water Improvements was funded as:	
Drinking Water State Revolving Fund (Loan less than 1.53% Interest Rate)	\$ 9,342,800
Total Funding	\$ 9,342,800
Out-of-Town (Outside the City Limits) Water Improvements was funded as:	
State Reserve Project Grant	\$ 1,886,700
Associated State Loans (at Zero Interest Loan)	\$ 3,000,000
Associated State Loans (at Low Interest Loan at less than 1.53%)	\$ 2,660,100
Total Funding	\$ 7,546,800
Total State provided funding for both projects is	\$16,889,600

The above represents the original funding offer that the staff is asking the Council to accept at this time. Since the time the Funding was applied for from DWI in the Fall of 2016, the Pittsylvania County Service Authority has asked that we increase the water line size to accommodate up to 10 million gallons per day. The original design as applied for was to deliver 6 to 7 million gallons per day. With this greater request, the project had to be upsized to service the requested new higher demand, and the resulting difference made the new project estimated cost rise to \$18,696,740.

In Town Section (Inside the City Limits) Water Improvements was funded as:	
Drinking Water State Revolving Fund (Loan less than 1.53% Interest Rate)	\$ 9,342,800
Possible Transfer of Funding From In-Town Project (from Out-of-Town Section)	\$ 1,342,946
Other Grant Sources (we are seeking, i.e. Golden Leaf)	\$ 0
Total Funding	\$10,685,746
Total Project Cost	- \$10,685,746
Additional Needed Funding	\$ 0

Out-of-Town (Outside the City Limits) Water Improvements was funded as:

State Reserve Project Grant	\$ 1,886,700
Associated State Loans (at Zero Interest Loan)	\$ 3,000,000
Associated State Loans (at Low Interest Loan at less than 1.53% **)	\$ 2,660,100
Federal Economic Development Grant	<u>\$ 2,000,000</u>
Total Funding	\$ 9,546,800
Total Project Cost	<u>- \$ 8,010,994</u>
Funding Excess (** will request that DWI transfer this to other project)	\$ 1,342,946
Excess Funding Available	\$ 192,860

Total State provided funding for both projects (this Amount should be available**) \$16,889,600

We have submitted the Resolutions and the Project Ordinances to you for approval with the original project costs of \$16,889,800 for two reasons. First, to avoid confusion at DWI, we are asking you for approval of the smaller project as it was at the time of the funding application. If Southern Electric does not come to the Mega Park, the original project scope will be large enough. Second, if we don't get a firm commitment with Pittsylvania County Service Authority for daily water demand and revenue to support the debt service these projects will create, we may even need to scale the project back further than the original concept size.

The Federal Economic Development grant we were awarded this fall is \$2,000,000 as shown above in the Out-of-Town Section. This additional grant funding offsets the costs significantly of the larger project size to supply the 10 million gallons per day. If Southern Electric does come to the Mega Park, then we may be able to negotiate with DWI to transfer the excess low-interest loan funding into the In-Town section.

Please contact me if you have any questions about this recommendation.

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 authorized (**In-Town Section**) is the construction of Large Water Mains to Enhance Intra-City Hydraulics in Support of Extending Service to the Proposed Berry Hill Regional Mega Park. This project is to be financed by a State (SRP) loan. Any cost overruns will be supported through local funding. The approved SRP loan is in the amount of \$9,342,800.

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 and Construction Administration	\$ 206,000.00
Easements	\$ 50,000.00
Construction	\$ 8,224,100.00
Contingency	\$ 822,500.00
Closing Costs	<u>\$ 40,200.00</u>
	<u>\$ 9,342,800.00</u>

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

State Revolving Fund (SRF) Loan	\$ 9,342,800.00
Additional Funding from Grants (i.e. Golden Leaf)	<u>\$ 0.00</u>
	<u>\$ 9,342,800.00</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 6: 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 21st day of November 2017.

Wayne R. Tuggle, Mayor

(Seal)Attest: _____

Sheralene Thompson, City Clerk

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 authorized (**Out-of-Town Section**) is the construction of a water main to serve the Berry Hill Regional Mega Park Expansion. This project is to be financed by a State (SRP) loan and grant as well as a U.S. Department of Commerce, Economic Development Administration grant. The SRP loan is in the amount of \$5,660,100 and the SRP grant is in the amount of \$1,886,700. The Economic Development Grant is for \$2,000,000. Any cost overruns will be funded through \$2,000,000.00 of available reserve funding.

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 and Construction Administration	\$ 238,400.00
Easements	\$ 50,000.00
Construction	\$ 6,489,400.00
Contingency	\$ 649,000.00
Closing Costs	<u>\$ 120,000.00</u>
	<u>\$ 7,546,800.00</u>

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

State Reserve (SRP) Grant	\$ 1,886,700.00
Economic Development Grant	\$ 2,000,000.00
State Reserve (SRP) Loan	<u>\$ 3,660,100.00</u>
	<u>\$ 7,546,800.00</u>
SRP Loan Reserve (available for overruns)	\$ 2,000,000.00
Total Available Funding	<u>\$ 9,546,800.00</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 6: 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 21st day of November 2017.

Seal:

Attest: _____
Sheralene Thompson, City Clerk

Wayne R. Tuggle, Mayor



Resolution of the Council of the City of Eden November 21, 2017

- WHEREAS, the North Carolina Clean Water Revolving Loan and Grant Act of 1987 has authorized the making of loans and grants to aid eligible units of government in financing the cost of construction of wastewater treatment works, wastewater collection systems, and water supply systems, water conservation projects, and
- WHEREAS, the North Carolina Department of Environmental Quality has offered a combination of State Revolving Loan, State Grant, and State Bond Loan in the amount of \$ 7,546,800 for the construction of **Regional Mega Park Waterline Expansion** (Out of Town section Project Number H-SRP-D17-0015), and
- WHEREAS, the City of Eden intends to construct said project in accordance with the approved plans and specifications,

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

That City of Eden does hereby accept the (State Revolving Loan, Grant, or State Bond Loan) offer of \$7,546,800.

That the City of Eden does hereby give assurance to the North Carolina Department of Environmental Quality that all items specified in the (loan or grant) offer, Section II - Assurances will be adhered to.

That Brad Corcoran, City Manager, and successors so titled, is hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with such application or the project; to make the assurances as contained above; and to execute such other documents as may be required in connection with the application.

That City of Eden has substantially complied or will substantially comply with all Federal, State and local laws, rules, regulations, and ordinances applicable to the project and to Federal and State grants and loans pertaining thereto.

Adopted this the 21st day of November 2017 at Eden, North Carolina.

Wayne R. Tuggle, Sr.
Mayor

CERTIFICATION BY RECORDING OFFICER

The undersigned duly qualified and acting City Clerk of the City of Eden does hereby certify: That the above/attached resolution is a true and correct copy of the resolution authorizing the filing of an application with the State of North Carolina, as regularly adopted at a legally convened meeting of the City Council of the City of Eden duly held on the 21st day of November 2017 and, further, that such resolution has been fully recorded in the journal of proceedings and records in my office. IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____ 2017.

Sheralene S. Thompson, City Clerk



Resolution of the Council of the City of Eden November 21, 2017

- WHEREAS, the North Carolina Clean Water Revolving Loan and Grant Act of 1987 has authorized the making of loans and grants to aid eligible units of government in financing the cost of construction of wastewater treatment works, wastewater collection systems, and water supply systems, water conservation projects, and
- WHEREAS, the North Carolina Department of Environmental Quality has offered a Federal Drinking Water State Revolving Fund loan in the amount of \$ 9,342,800 for the construction of Water Mains to Enhance **Intra-City Hydraulics** in Support of Separate Project Extending Service to the Regional Mega Park Waterline Expansion (In Town section Project Number WIF-1927), and
- WHEREAS, the City of Eden intends to construct said project in accordance with the approved plans and specifications,

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

That City of Eden does hereby accepts a Federal Drinking Water State Revolving Fund loan offer of \$9,342,800.

That the City of Eden does hereby give assurance to the North Carolina Department of Environmental Quality that all items specified in the (loan or grant) offer, Section II - Assurances will be adhered to.

That Brad Corcoran, City Manager, and successors so titled, is hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with such application or the project; to make the assurances as contained above; and to execute such other documents as may be required in connection with the application.

That City of Eden has substantially complied or will substantially comply with all Federal, State and local laws, rules, regulations, and ordinances applicable to the project and to Federal and State grants and loans pertaining thereto.

Adopted this the 21st day of November 2017 at Eden, North Carolina.

Wayne R. Tuggle, Sr.
Mayor

CERTIFICATION BY RECORDING OFFICER

The undersigned duly qualified and acting City Clerk of the City of Eden does hereby certify: That the above/attached resolution is a true and correct copy of the resolution authorizing the filing of an application with the State of North Carolina, as regularly adopted at a legally convened meeting of the City Council of the City of Eden duly held on the 21st day of November 2017 and, further, that such resolution has been fully recorded in the journal of proceedings and records in my office. IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____ 2017.

Sheralene S. Thompson, City Clerk

CITY OF EDEN – MEMORANDUM

TO: HONORABLE MAYOR AND CITY COUNCIL

THRU: BRAD CORCORAN, CITY MANAGER

FROM: PAUL DISHMON, DIRECTOR, MUNICIPAL SERVICES

DATE: NOVEMBER 14, 2017

SUBJECT: DONATION OF MOWER

Morehead Senior High School has requested that a surplus mower be donated to them. The mower is a 2001 Toro Z Master. The serial number on the mower is 311000989. This mower has been pulled from service and is no longer of use to the City of Eden. It is surplus, and unused equipment; therefore I am requesting permission to proceed in donating this item to the school system. There is also a release of liability for the School System to sign as well as a requirement that the mower be only used for the public benefit and as soon as the public benefit ceases, the mower will revert to the City of Eden. A notice of the resolution has been posted according to 160A-280.

The Rockingham County School System understands and agrees that the City of Eden, by Resolution dated November 15, 2017, is donating to it used lawn equipment, more specifically described in said Resolution.

The Rockingham County School System understands that the lawn equipment to be donated has outlived its usage. The Rockingham County School System also understand that the City of Eden in no way guarantees the quality, fitness of purpose or effectiveness of this equipment, and in no way does the City of Eden endorse this type or brand of equipment.

The Rockingham County School System, for in and consideration of this equipment does hereby fully and completely release the City, and all of their employees, officers and agents from any and all personal injuries, including death and property damages and all claims, liabilities, demands, damages, causes of actions, suits, costs, expenses, attorney fees and interest, known or unknown, which it may now have or hereafter have arising directly or indirectly out of or related to the City's donation of the lawn equipment.

The Rockingham County School System, for in consideration of this equipment does hereby promise to use this law equipment for the benefit of the public and agrees that at any time the lawn equipment ceases to be used for the public benefit, ownership will revert to the City of Eden.

By: _____ Date: _____

Representative of Rockingham County Schools

NOTICE OF RESOLUTION TO DONATE PERSONAL PROPERTY

WHEREAS, pursuant to N.C.G.S. 160A -280, the City of Eden, Municipal Services, owns lawn equipment that is surplus and no longer used for the Department consisting of a 2001 Toro Z Master Mower, hereafter referred to as “the property”; and

WHEREAS, the City of Eden, Municipal Services has purchased new gear and has no further use for the property; and

WHEREAS, the City of Eden recognizes that the property has been rendered surplus and unused; and

WHEREAS, the City of Eden desires to donate this aforementioned surplus and unused property to the Rockingham County School System; and

WHEREAS, the City of Eden in no way guarantees the quality, fitness of purpose or effectiveness of this property, and in no way does the City of Eden endorse this type or brand of equipment, and the City of Eden has made this disclaimer known to the Rockingham County School System and has obtained a waiver of claims and liabilities from such institution; and

WHEREAS, the City of Eden has caused a Notice of Resolution to Donate Personal Property to be posted at City Hall for at least 5 days prior to the adoption of this Resolution; and

WHEREAS, the City of Eden desires to comply with all obligations of North Carolina law and desires to restrict this donation of the property to a public use that will benefit the taxpayers of this jurisdiction; and

NOW, THEREFORE, BE IT RESOLVED, by the City Council for the City of Eden that the used lawn equipment consisting of a 2001 Toro Z Master Mower, be deemed surplus and unused and that it be donated to the Rockingham County School System with the restriction that the property be conveyed so long as it is being used by the Rockingham County System in a way that it will benefit the public. In the event that the property ceases to be used for the public benefit, it shall revert to the City of Eden.

APPROVED, ADOPTED AND EFFECTIVE this ____ day of November, 2017.

CITY OF EDEN

By: _____
Wayne R. Tuggle, Sr., Mayor

ATTEST:

Sheralene Thompson, City Clerk

RESOLUTION TO DONATE PERSONAL PROPERTY

WHEREAS, pursuant to N.C.G.S. 160A-280, the City of Eden, Municipal Services, owns lawn equipment that is surplus and no longer used for the Department consisting of a 2001 Toro Z Master Mower, hereafter referred to as “the property”; and

WHEREAS, the City of Eden, Municipal Services has purchased new gear and has no further use for the property; and

WHEREAS, the City of Eden recognizes that the property has been rendered surplus and unused; and

WHEREAS, the City of Eden desires to donate this aforementioned surplus and unused property to the Rockingham County School System; and

WHEREAS, the City of Eden in no way guarantees the quality, fitness of purpose or effectiveness of this property, and in no way does the City of Eden endorse this type or brand of equipment, and the City of Eden has made this disclaimer known to the Rockingham County School System and has obtained a waiver of claims and liabilities from such institution; and

WHEREAS, the City of Eden has caused a Notice of Resolution to Donate Personal Property to be posted at City Hall for at least 5 days prior to the adoption of this Resolution; and

WHEREAS, the City of Eden desires to comply with all obligations of North Carolina law and desires to restrict this donation of the property to a public use that will benefit the taxpayers of this jurisdiction; and

NOW, THEREFORE, BE IT RESOLVED, by the City Council for the City of Eden that the used lawn equipment consisting of a 2001 Toro Z Master Mower, be deemed surplus and unused and that it be donated to the Rockingham County School System with the restriction that the property be conveyed so long as it is being used by the Rockingham County System in a way that it will benefit the public. In the event that the property ceases to be used for the public benefit, it shall revert to the City of Eden.

APPROVED, ADOPTED AND EFFECTIVE this ____ day of November, 2017.

CITY OF EDEN

By: _____
Wayne R. Tuggle, Sr., Mayor

ATTEST:

Sheralene Thompson, City Clerk

CITY OF EDEN - MEMORANDUM

To: Honorable Mayor and Members of City Council

Thru: Brad Corcoran, City Manager

From: Rodney Carter, Solid Waste Superintendent
Paul Dishmon, Director of Municipal Services

Date: November 6, 2017

Subject: Request for consideration of approving bid for annual wood grinding project for solid waste.

The City's Solid Waste Division typically solicits for the annual Wood Grinding Contract to grind all the wood debris in to mulch that is collected from around the city throughout the year. This bid is typically for five annual events, where the contractor will move in on site and grind and haul away the collected wood debris once per year. The volume of the collected wood debris is estimated this year to be 16,000 cubic yards. Bids were solicited from four vendors who have previously expressed interest in our grinding project. Only two vendors submitted quotes for this work.

The project is estimated to have a volume of 14,000 to 16,000 cubic yards. The bids are based on the cost of the grinding operation of hauling the ground mulch away. This would be a great asset to the city as we would not have to load this and spend the man hours of putting out fires that do occur. This also would take away the environmental issue that we have with our state inspector as we have to keep this under 6,000 cubic yards a year and also have to keep temperature logs once a month.

Timberland trucking \$4.75 per cubic yard to grind and haul away.

Anglin Earthwork, LLC \$3.50 per cubic yard to grind and haul away.

Based on these prices Anglin Earthwork, LLC would be the low bidder for the grinding at \$47,950 for the annual event. The Timberland Trucking bid would be \$70,000.

We, therefore, recommend to Council to approve the bid from Anglin Earthwork, LLC, to grind our wood debris collected for the next five years.

CITY OF EDEN – MEMORANDUM

TO: HONORABLE MAYOR AND CITY COUNCIL

THRU: BRAD CORCORAN, CITY MANAGER

THRU: TERRY SHELTON, DIRECTOR OF PUBLIC UTILITIES

FROM: MELINDA WARD, WASTEWATER SUPERINTENDENT

DATE: NOVEMBER 21, 2017

SUBJECT: APPROVAL OF PURCHASE OF A CLEANB SYSTEM AS SOLE SOURCE

Last year, we were given approval to look into rehabbing our current digester. In the process of looking for ways to redo the setup, we realized that going with a traditional replacement was tricky and expensive due to the limitations in spacing. We found an alternative treatment with CleanB that eliminates the digester part of the process, and therefore saves money initially, since there is no basin to construct or real energy usage for treatment. Since this was a new technology and limited in availability, we toured several installations in Florida to see for ourselves how this system worked and how the operators felt about operation of the system. We found nothing but positive responses, so we proceeded with a trial run at our facility to make sure that it would work with our biosolids. Everything worked as we had hoped, so we then moved forward with getting approval from the State to use a new technology never before used in this state. After several discussions with representatives and viewing the pilot project themselves, they have given their approval with moving forward.

This project was included in the EPA AO as part of the necessary repairs to the system and therefore funded with the NC Bond funds. We have proven due diligence in comparing this technology to traditional treatment processes and shown that this is far more economical. We have also obtained approval of this system from Division of Water Resources of NCDNR.

N.C.G.S. § 143-129(e)(6) grants an exemption to the competitive bidding process for purchases when (i) performance or price competition for a product are not available; (ii) a needed product is available from only one source of supply; or (iii) standardization or compatibility is the overriding consideration. CleanB meets at least 2 of those conditions.

WK Dickson Engineering, our engineering firm hired to assist us on this project, has verified that no one else offers this technology, therefore competition is not available for bidding and this type of product is only available from one source of supply. In addition, I have included an attachment letter from the vendor which also includes the

numerous patents held by it. As a result of this, this purchase would be a sole source exception to the bidding statutes.

Originally, we were quoted the regular price of the unit at \$850,000. Now they have agreed to a purchase price of \$796,000. That is a savings of \$54,000. We would be required to pay a percentage at the beginning to hold the unit in good faith and then pay the rest of the installments as the unit is moved and then installed.

Based upon this information, Staff is requesting that Council approve the purchase of the CleanB System from BCR Environmental in the amount of \$796,000 as a sole source exception to N.C.G.S. 143-129. Please do not hesitate to contact me if you have any questions or concerns.

November 16, 2017

City of Eden
308 E. Stadium Dr.
Eden, NC 27288

Attn: Terry Shelton
Utilities Director

Dear Mr. Shelton:

BCR Environmental (“BCR”) is prepared to provide a ‘turn-key’ solution whereby the City of Eden, NC (“Client”) will own and operate a CleanB® system at the Mebane Bridge Wastewater Treatment Plant.

BCR’s CleanB® System:

The CleanB® System is a proprietary technology that offers numerous benefits to the municipality. It reduces the typical processing time for waste activated sludge from several days to approximately 10 minutes. The simplicity and reliability of the CleanB® System can significantly reduce the Client’s operating costs through reduced labor and energy consumption. By eliminating sludge processing time, the CleanB® System also enhances nutrient retention in the biosolids, thereby producing a more nutrient-rich, restorative product for land application. The superior product produced by the CleanB® System presents additional Class B biosolids disposition opportunities. Furthermore, the CleanB® consistently achieves a 15% – 20% improvement in the dewaterability of the treated biosolids which improves the cost of transportation and disposition.

In addition to reducing processing time, the CleanB® System reduces odors. The CleanB® System oxidizes sulfides, sulfates and mercaptans (odor-producing chemicals) and produces an odor-free Class B biosolids product that is safe for land application as set forth by Title 40 CFR Part 503. The CleanB® System improves odors both at the wastewater treatment plant and at the land application site.

The foregoing benefits of the CleanB® System allow BCR to offer its clients a significant cost savings. The installation of the CleanB® System requires a smaller footprint than traditional processing plants resulting in lower capital costs. The reduced processing time and O&M costs associated with the CleanB® System eliminates the need for large energy consuming infrastructure such as digesters and thickeners. The CleanB® can also reduce or eliminate the need for capital upgrades as well as repair and maintenance costs related to digesters and thickeners. Based on the foregoing, BCR is the only known vendor that offers the proprietary CleanB® System that provides such outstanding environmental and economic benefits.

BCR ENVIRONMENTAL

P. O. Box 551500
Jacksonville, FL 32255

6621 Southpoint Dr N
Suite 200
Jacksonville, FL 32216

P 904-819-9170
F 904-998-3828

Best Regards,



Sean Mack
Managing Director, Solution Sales
BCR Environmental
smack@bcrenv.com
(864)434-0468

bcrenv.com



Exhibit A

CleanB® Process IP

Patent #	Expires
13/643,663	2031
7,407,642	2026
7,452,511	2023

CleanB-AC™

Patent #	Expires
13/518,335	2029
13/643,663	2031
7,407,642	2026
7,452,511	2023

NuTerra also has a number of other patents issued or pending on 'next generation' chlorine dioxide generation, generation chemistry and on other related processes.

Copies of all patents are available from the U.S. Patent and Trademark Office at:

<http://www.uspto.gov/patents-application-process/search-patents>