

CITY OF EDEN, N.C.

The regular meeting of the City Council, City of Eden, was held on Tuesday, February 21, 2023 at 6 p.m. in the Council Chambers, 308 E. Stadium Drive. Those present for the meeting were as follows:

Mayor:	Neville Hall
Council Members:	Gerald Ellis - absent
	Jerry Epps
	Kenny Kirkman - absent
	Greg Light
	Bernie Moore
	Bruce Nooe
	Tommy Underwood
City Manager:	Jon Mendenhall
City Attorney:	Erin Gilley
City Clerk:	Deanna Hunt
Media:	Mike Moore, Mike Moore Media
	Roy Sawyers, Rockingham Update

MEETING CONVENED:

Mayor Hall called the regular meeting of the Eden City Council to order and welcomed those in attendance, including the media present and he thanked them for their service to the community. Pastor Eric Bartel of First Presbyterian Church gave an invocation followed by the Pledge of Allegiance led by Fire Chief Chris White.

PROCLAMATION:

Mayor Hall noted a second proclamation would be added to recognize Morehead High School's wrestling team.

- a. Proclamation: Eden Rotary Club's 100th anniversary.

Mayor Hall called the representatives for Eden Rotary Club as well as Marketing and Special Events Manager Cindy Adams forward.

Ms. Adams said she wanted to face the Rotary members because what she had to say was for them. On behalf of the City of Eden and Marketing and Special Events, she wanted to personally thank Rotary for all they did, and it was a lot. Rotary, in great fashion, ran the beverage stations at all the major events – Oink & Ale, Shaggin' on Fieldcrest and RiverFest. It could not be done without them and Rotary always came through in numbers and did such a classy job. Many times she heard people say young adults and young families were not moving to Eden. That was a total untruth and she had always said that. Rotary was proof of that. She had talked to club president Julie Talbert and found out Rotary was about 50 strong and growing. The average age was about 45. They were buying homes, spending their money in Eden, running their businesses and raising their children. For that, she thanked them very, very much. She congratulated them on 100 years. It was quite remarkable for a civic club anywhere. She again thanked them.

Mayor Hall read the proclamation.

Ms. Talbert said although they were 100 years old and there was longevity there, Rotary was proud to be in service to the residents and people of Eden and Rockingham County. They would be having a number of celebrations throughout the year celebrating their 100th year. It would start off the next Tuesday where they would be installing an e-club. If someone could not come to their regular Tuesday meetings, they did have an e-club now that would be attached to their club. The meetings would not be as frequent and they would be online. A lot of people could not come but if they wanted to be part of Rotary, she encouraged them to join. The members had a boatload of fun while they did a boatload of service. They

Minutes of the February 21, 2023 meeting of the City Council, City of Eden:

were proud and very grateful to be part of the incredible community. Service above self was what they lived through. She noted a number of City employees were involved in Rotary. She thanked the City for the honor.

PROCLAMATION: Eden Rotary Club's 100th Anniversary

WHEREAS, on February 23, 1923, the Leaksville-Spray Rotary Club, now known as the Eden Rotary Club, was founded; and,

WHEREAS, since Rotary International's creation in 1905, only three North Carolinians have served as President. One of those, Luther Hodges, hailed from the Eden club serving as Rotary International President from 1967 to 1968; and,

WHEREAS, from its charter membership of 15, Eden Rotary has grown to more than 40 active members whose mission is to provide service to others, promote integrity, and advance world understanding, goodwill and peace through the fellowship of business, professional and community leaders; and,

WHEREAS, the Eden Rotary fulfills this mission through donations to the needy, funding college scholarships, and by beautifying the community, including the installation of three new murals in Eden just in 2022; and,

WHEREAS, the City of Eden and our residents are grateful for the Eden Rotary Club's 100 years of service and thank the club and its Rotarians for their compassionate role in building a stronger community.

NOW THEREFORE, I, Neville Hall, Mayor of the City of Eden, do proclaim February 23, 2023 as Eden Rotary Club 100th Anniversary Day and wish them the best as they continue to grow and prosper in service to the community.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Eden to be affixed this 21st day of February of the year of our Lord two thousand twenty-three.

By: Neville Hall, Mayor

Attest: Deanna Hunt, City Clerk

b. Proclamation: Morehead High School Wrestling.

Mayor Hall asked the coaches and wrestling team members to come forward. He said he was sure everyone knew, if they had lived in Eden for a period of time, the wrestling team had been strong for many years. The program was built from youth wrestling to middle school to JV. The varsity team was always a beacon for excellence in the sport of wrestling. He was proud they were there to represent the team. A couple of the guys won their weight class as state champions while the other guys placed well. The whole team had a great season and he was sure the coaches were extremely proud. He read the proclamation.

PROCLAMATION: Morehead High School Wrestling Team NCHSAA Championship Tournament Winners

WHEREAS, it is appropriate that the Mayor and City Council of the City of Eden should honor those who have achieved with uncommon commitment and have achieved exceptional success in their area of focus; and,

WHEREAS, the 2023 Morehead High School Wrestling Team successfully competed in the NCHSAA State Championship Tournament held February 16-18; and,

WHEREAS, Eli Horton and Jared Thomas earned the title of STATE CHAMPIONS; and,

WHEREAS, Cole Pritchard placed 3rd and Zay Roberts placed 5th; and,

WHEREAS, because the Morehead High School Wrestling Team exemplifies the spirit, character, dedication and commitment to excellence for which we should all strive, the City of Eden is pleased to recognize them at this time.

NOW THEREFORE, I, Neville Hall, Mayor of the City of Eden, extend to each of the 2023 Morehead High School NCHSAA coaches, competitors, winners and State Champions our sincerest wishes for their continuing success academically and athletically.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Eden to be affixed this 21st day of February of the year of our Lord two thousand twenty-three.

By: Neville Hall, Mayor
Attest: Deanna Hunt, City Clerk

SET MEETING AGENDA:

Mayor Hall noted that 4b, the proclamation to honor Morehead's wrestling team, had been added to the agenda. A motion was made by Council Member Epps to set the meeting agenda. Council Member Underwood seconded the motion. All members voted in favor of the motion. The motion carried 5-0.

PUBLIC HEARINGS:

- a. (1) Consideration to adopt an ordinance for the demolition of a structure at 610 Riverside Drive under Article 9, Building Maintenance Standards of the City of Eden Unified Development Ordinance.

Planning & Community Development Director Kelly Stultz wrote in a memo: Attached you will find a section of the Human Habitation Standards in Article 9 of the Unified Development 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 and the enabling legislation permit the City Council, upon adoption of an Ordinance, to order the repair or demolition of the structure. Five (5) bids were submitted to this department as follows:

Big Dawg Construction	\$ 3,950.00
Loye Grading	\$ 6,000.00
Rabco Inc of NC	\$ 8,000.00
Coastal Carolina	\$12,500.00
Brad Fisher Hauling	\$13,250.00

Staff recommends that Big Dawg Construction be awarded the bid for the demolition of the house with the lowest bid being in the amount of \$3,950.00. 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.

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

Ms. Stultz said that particular house suffered a fire and it was an estate with a number of heirs. Staff had spent a lot of time and effort notifying them that the evening was approaching. There had been a number of certified mailings and notices in the newspaper. Five bids were received. The lowest was Big Dawg Construction and it was considerably lower. They were licensed and staff recommended they be awarded the contract to take down the dwelling.

As there were no further comments or discussion, Mayor Hall declared the public hearing closed.

A motion was made by Council Member Epps to adopt an ordinance for the demolition of a structure at 610 Riverside Drive under Article 9, Building Maintenance Standards of the City of Eden Unified Development Ordinance Council Member Underwood seconded the motion. All members voted in favor of the motion. The motion carried 5-0.

AN ORDINANCE AND ORDER FOR THE DEMOLITION OF PROPERTY AT 610 RIVERSIDE DRIVE,
EDEN, NORTH CAROLINA

THIS ORDINANCE is issued pursuant to the provisions of North Carolina General Statutes §160D, Article 4 and Article 9 of the City of Eden Unified Development Ordinance.

WHEREAS, on the 31st day of May, 2022, the Director of the Planning and Community Development Department caused an examination of the dwelling owned by Charles W. Strickler and Carol K. Strickler (both deceased) and all parties in interest at 610

Minutes of the February 21, 2023 meeting of the City Council, City of Eden:

Riverside Drive, Eden, North Carolina and found it to be unfit for human habitation, that said property is more particularly described as follows:

BEGINNING at an iron stake on the East side of Riverside Drive, a corner with Lot No. 3, Block 2, as shown on Map of Riverside Development, dated June 16, 1941, prepared by S. F. Terry, revised by W. T. Combs, May 29, 1942; thence with Riverside Drive North 45-15 West 163 feet to an iron; thence North 44-45 East 200 feet to an iron; thence South 45-15 East 163 feet to an iron, corner with Lot No. 3-A, Block 2 as shown on said map; thence with line of Lots No. 3-A and 3, Block 2, as shown on said map, South 44-45 West 200 feet to the place of beginning, and being Lots No. 4 and 4-A, Block 2, as shown on the above mentioned map except a 2 foot by 200 foot strip on the north side which has been heretofore conveyed to Harvey Shively. Being a portion of the property described in Deed Book 979, page 1503, Rockingham County Registry.

The above described property being more commonly known as 610 Riverside Drive, Eden, North Carolina, and being further identified by the Rockingham County Tax Dept. as PIN 7070-12-87-1487; Parcel No. 170451.

WHEREAS, on the 30th day of August, 2022, the Director caused to be issued a Complaint and Notice of Hearing for the 20th day of September, 2022, which was served on the property owner and all parties in interest by first class mail and certified mail, return receipt requested; the certified mail was received by one of the parties in interest on the 16th day of September, 2022; the Complaint and Notice of Hearing was advertised in Rockingham Now on the 7th day of September, 2022; the Finding of Fact and Order was advertised in Rockingham Now on the 28th day of September, 2022; the Complaint and Notice of Hearing was posted on the subject property on the 31st day of August, 2022; and

WHEREAS, the hearing was held on the 20th day of September, 2022, and the Director subsequently issued an Order to repair, alter, improve or vacate and demolish the dwelling located on the property; and

WHEREAS, a copy of the Order was served on the property owner by certified mail, return receipt requested, and first-class mail; the certified mail was returned by the U. S. Postal Service marked "Unclaimed;" and

WHEREAS, the property owner nor any parties in interest did not appeal the Order and, pursuant to Article 9, Section 9.02(K)(2) of the City of Eden Unified Development Ordinance, 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 and all parties in interest have had a reasonable opportunity to bring the property into conformity with Article 9, Section 9.02 of the City of Eden Unified Development Ordinance 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 9, Section 9.02 of the City of Eden Unified Development Ordinance 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 Carol K. Strickler and all other heirs 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 160D, Article 10.

APPROVED, ADOPTED AND EFFECTIVE, this 21st day of February, 2023.

CITY OF EDEN

BY: Neville Hall, Mayor

ATTEST: Deanna Hunt, City Clerk

REQUESTS AND PETITIONS OF CITIZENS:

Mayor Hall asked City Attorney Erin Gilley to read the policy for speakers.

Mike Vernon, 194 Plantation Road, said he was an employee at the City. He had a quick statement and a quick question. The other day he was contacted by a Council Member regarding a rumor that had been going around. He confirmed the rumor. It led into a few debates and discussions or whatever. Ultimately, it came down to his job being threatened if he discussed it further. He wanted to know when talking to Council became an offense to a position because he could not get an answer. That was all.

Mayor Hall said he would be happy to talk with Mr. Vernon but as Ms. Gilley had noted, Council did not answer questions during that time.

Mr. Vernon said he wanted to bring it up because he could not get an answer from anybody, so there he was.

Malcolm Allen said it was a pleasure to be there that night. He thanked Council for the time. They heard quickly of bad news but many times, the good news was overlooked. After what happened in Memphis concerning the beating of a civilian, he felt the need to meet with law enforcement to see what guidelines were in place to prevent that from happening here. After meeting with Chief Simpson, Sheriff Sam Page and Sgt. Strader of the Highway Patrol, he felt confident about what he saw and heard. The video equipment Eden officers had was very impressive. The training the officers received was beneficial in dealing with unexpected events but most of all, having leadership that enforced the training was comforting. The City was fortunate to have Chief Simpson. He wanted to thank City Council for providing the resources and he hoped they would continue. In his 19 years of serving with the NAACP, they had not had a riot, mass shooting or incident like Memphis. He thanked God first, and second, all who worked together with them to make it happen. He urged that they continue for they could not let their guards down.

UNFINISHED BUSINESS:

a. Consideration of boards and commissions appointments.

Ms. Stultz wrote in a memo: The following seats on the City Boards and Commissions are up for appointment or reappointment in 2023. When making appointments, please consider whether these persons have the time or the ability (for whatever reason) to attend regular meetings and participate in the activities of the board or commission. If you have questions, please do not hesitate to call.

Ward 1 Councilman Moore: None to report

Ward 2 Councilman Nooe: None to report

Ward 3 Councilman Kirkman: None to report

Ward 4 Councilman Epps: None to report

Ward 5 Councilman Underwood: None to report

Ward 6 VACANT: Community Appearance – James Cherry (Resigned)

Ward 7 Councilman Ellis: None to report

Mayor Hall: None to report

ETJ (Must be appointed by City Council and approved by County Commissioners): None to report

The following are the days and times that each board meets each month:

Board of Adjustment 1st Thursday each month 5:30 pm; Community Appearance Commission 1st Tuesday each month 5:30 pm;

Historic Preservation Commission 2nd Monday each month 5:30 pm; Planning Board 4th Tuesday each month 5:30 pm; Tree Board

3rd Monday of each month Noon

Mayor Hall called on Ms. Stultz.

Ms. Stultz said there was one position to be filled.

Council Member Light nominated Kendra Grill to serve on the Community Appearance Commission. He had spoken with her a couple of times and he thought she would be a true asset to the committee.

A motion was made by Council Member Moore to appoint Kendra Grill to serve on the Community Appearance Commission. Council Member Nooe seconded the motion. All members voted in favor of the motion. The motion carried 5-0.

Mayor Hall congratulated and welcomed Ms. Grill.

NEW BUSINESS:

Mayor Hall explained the items were added sort of late in the agenda when staff realized some material could be added to the meeting. They had the budget retreat coming up the next month and it was always a long, long meeting. A lot of it was updates from different department heads and staff. They decided to discuss some of the budget retreat items that night and it should not take very long. The budget retreat was an open meeting too and those items had just been moved to tonight in hopes to shorten the budget retreat a bit. He confirmed with Ms. Gilley that the items would not require any action.

Ms. Gilley advised she thought they were just updates.

Mayor Hall asked if they were items to be considered when the budget was constructed.

Ms. Gilley said that was correct.

a. Budget Retreat reports – updates:

(1) Status of the EPA compliance program.

Special Projects Manager Terry Shelton provided the following in a cover letter:

EPA Administrative Order on Consent Update

Brief history:

In June 2011 the EPA contacted us regarding our large number of sanitary system overflows (SSOs). They had sent out a survey in 2008 regarding SSO's and then C & D Superintendent Bill Harvey completed the survey and send it back. The EPA decided based on the surveys that were returned to begin enforcement action against the cities and counties in EPA region four that had high SSOs. Eden was selected as one of those towns and North Carolina which also included Wilmington, Red Level, and the Cherokee Indian Reservation to participate in a show cause hearing as to whether or not enforcement action should be taken by the EPA for SSOs. A show cause hearing was held via teleconference with EPA Atlanta and resulted in Eden being issued an Administrative Order (AO) effective January 3, 2012. This AO was to be completed by January 2017.

First Administrative Order:

During the first Administrative Order, Eden was directed to survey our system for sources of SSOs and prepare a comprehensive report of where the inflow and infiltration sources were located. Our engineering consultants prepared this report and put together a required Wastewater Collection and Transport System (WCTS) Remediation Plan to effectively stop all SSOs and our sewer system. The city staff was also tasked with preparing very specific operational plans for our sewer system and how it would be followed to maintain our sewer system and prevent SSOs in the future. The cost of this remediation plan was estimated to be \$31,666,000 in 2016. A second Administrative Order on Consent was issued in April 2017.

Second Administrative Order on Consent:

The second Administrative Order on Consent was a five-year extension of time to carry out the gathering of funding for the remediation plan and to complete all of the construction projects that are outlined in the WCTS Remediation Plan. It further mandated the implementation of all the written programs that our staff developed for the first AO. Our consulting engineers produced the plans and specifications and bid documentation that was necessary to proceed to the construction phase. During this early timeframe in 2016, the Connect NC Bond referendum was passed by North Carolina voters. Our City was able to obtain \$31,666,000 from Connect NC Bonds in the form of \$15 million in a zero-interest loan and \$16,666,000 in grant money. The City was required to add in \$2 million in match money. With funding in hand and approved plans and specifications, we were ready to bid in the fall of 2019. Bids were received in November 2019, and the total bids for all of the projects came in at \$41,600,000. At this point, we were nearly \$8 million short in funding. The high bids at this time were attributed to the fact that contractors had all of the business they can handle due to the abundance of funding available to cities and counties to do construction at that time. Contractors were picking and choosing the jobs that would yield the greatest profit at that time. We immediately had our consulting engineers go back and re-engineer portions of the projects to cut costs and repackage the projects that were most critical to be done first and to get the most work done with the available funding that we currently had. When the end of the Second Administrative Order came in April 2022, there were still four required projects yet to be completed. Two of these projects had been funded with federal ASADRA (Additional Supplemental Appropriations for Disaster Relief Act) and state SRF (State Revolving Fund) money. These two projects contract 2a and contract 3 are currently under construction after having to scale back the scope of the project to fit the money available after receiving higher bids than expected. The remaining two projects were to be funded with federal ARRA (American Recovery and Reinvestment Act) money. Of the remaining project contracts, one has been awarded after receiving a bid that was \$2,000,000 above our estimate. The final project contract 5 is also expected

to come in high and will likely be divided into 5a and 5b to make the current funding go as far as possible. Contract 5b will be delayed and we will request funding for this project in the spring round of funding through the state’s division of water infrastructure. The funding we received for these four projects falls short of the estimated costs due to increases in labor costs, extreme price increases in equipment and material costs, and the long lead time for delivery of construction materials.

COVID impacts:

The COVID impacts on all of this work cannot be understated in the number of delays and increases in costs that have occurred. Again the unprecedented increases in labor costs, the abundance of additional jobs on the market with a shortage of workers, and a general reluctance for a large segment of the labor force to return to work have resulted in manufacturing disruptions, delays of the delivery of materials due to transportation shortages, increased administration costs of construction due to the delays, changes in our engineering company’s staff members, and 40-year highs in inflation, all have delayed and caused astronomical price increases in our construction projects.

Time Extension Modification to the second administrative order and future:

Due to the impacts of COVID that were mentioned above when we reached the deadline for the EPA AOC in April this year, the EPA was willing to give us a Time Extension Modification to the AOC that now runs through December 31, 2024. As of December 31, 2022, we are still on track to complete the remaining four required projects within the Time Extension Modification to the EPA AOC. We feel comfortable that all the work that we have done and that which will be completed by December 2024 will be adequate to control SSOs related to inflow and infiltration. The Time Extension Modification also allows us to delay some lower-priority sewer rehabilitation work that is in the EPA AOC until time and funding are available to complete this originally required work. We hope that the EPA order will end in December 2024 and oversight of the remaining work will be given to the North Carolina Department of Environment and Natural Resources as well as creating a timeline for completion extending until 2030.

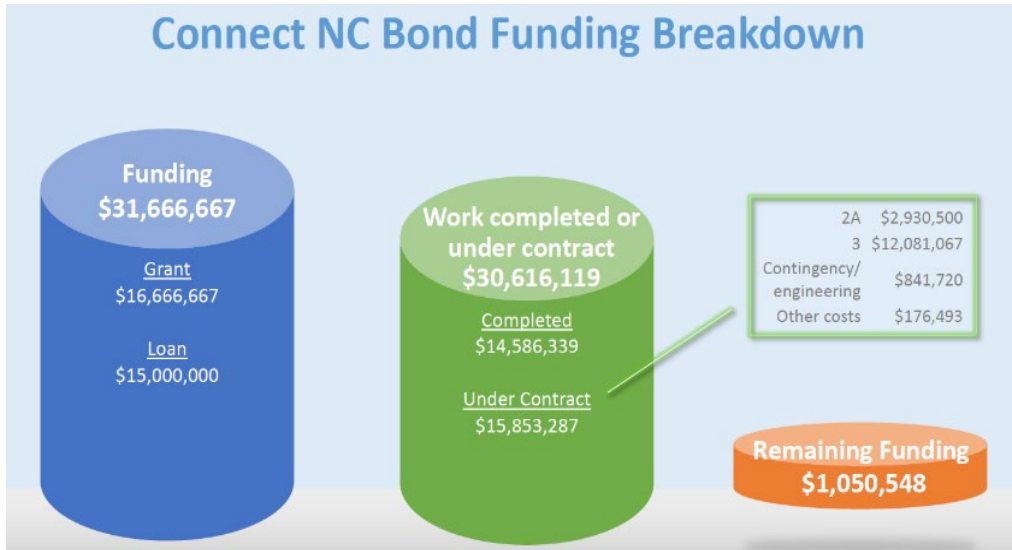
Mayor Hall called on Special Projects Manager Terry Shelton.

Mr. Shelton said he wanted to take a little time and point out where the City stood in completing the EPA Administrative Order of Consent. As most everyone was aware, the City had had it extended for another two years in April 2022 to be able to get work done that was required by the Administrative Order. As most were aware, there had been an unbelievable amount of delays in being able to get equipment, to find workers to do work, to find contractors to come and bid on the projects. The price increase of materials had gone out the roof and beyond. Currently, there were five projects yet to complete by December 2024. Four of those were underway and the City was taking bids on the fifth one on March 1. He presented slides that gave updated information.



Mr. Shelton explained contract 2A was the Bridge Street pump station rehabilitation. It received notice to proceed in January and was scheduled for completion by April 2024. The Junction pump station rehabilitation, and both of them were pretty much a complete overhaul, was contract 2B and awarded in February. They would have notice to proceed in May with completion in August 2024. One reason for the lag time in notice to proceed was the contractors right now liked to get the materials on order and there was such a long lag time before they could receive them, it took time to mobilize before they could do the work. Contract 3 was the Bridge Street pump station basin. They could notice work going on in the Carter,

Rivercrest and Trogdon street areas that had been underway since early last fall. It was a very big contract and would run through August 2024. Junction pump station basin was a really big contract and the City was running out of the available funding for it. They split the contract into 5A and 5B to utilize funds that they had available now. For contract 5B, they would put in applications for grant funding and low interest loans in the spring that hopefully would be awarded in June or July. That contract hopefully could begin somewhere around October 2023. All of them should be completed by September 2024.



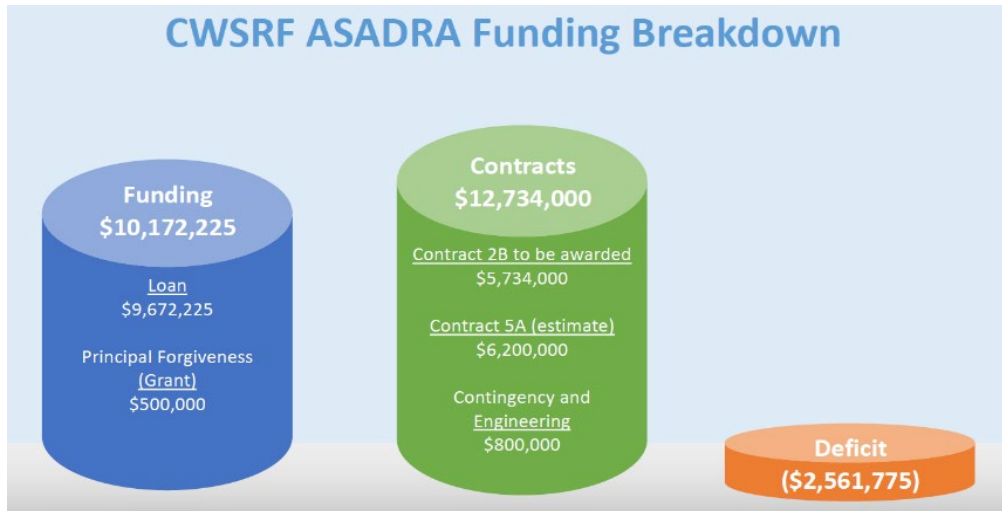
Mr. Shelton explained in looking at the second slide, the Connect NC Bond funding shown in the blue cylinder was \$16.6 million in grant money and \$15 million in zero-interest loans. The City provided a \$2 million match to that, so they had \$31.6 million to do the work back when the funds were awarded. At that time, they expected to be able to do the entire project with that funding. When the bids were opened in November 2019, the entire package was \$41,600,000 so the City was about \$8 million over budget and that was before a lot of the pricing increases due to Covid-related issues had even come on the scene. At present, in the green cylinder, the City had completed \$14.5 million worth of work and currently had \$15.8 million under contract. That left about \$1 million of that money for the remaining projects.

Mayor Hall said for the people who did not know or remember, because it had been several years, this was not a project that the City decided to take on and spend \$41 million. It was forced on the City by the EPA. The City had been able to get about \$30 million of it paid for and were still receiving grants for other parts. Again, the City was under budget but they actually started out with \$40 million owed.

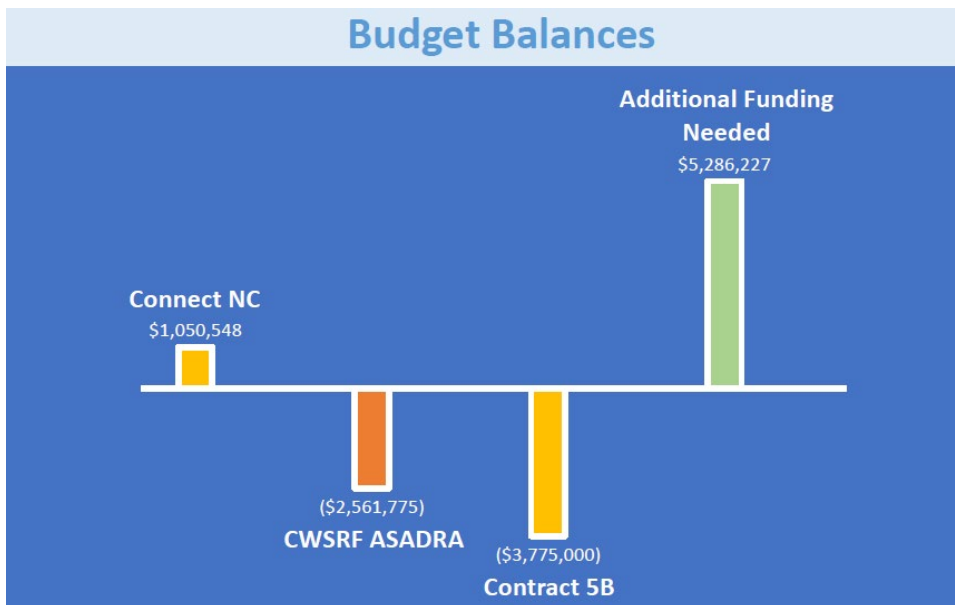
Mr. Shelton advised that all arose after the EPA asked the City to participate in a show cause hearing in June 2011 and then they imposed the first administrative order in January 2012.

Mayor Hall said it was called an unfunded mandate meaning the City had to come up with the money to do what they were being told to. It had been a long time since that happened to the City and people may not remember how they got there.

Mr. Shelton advised there was some of that history in the two-page narrative that was part of the agenda item.



Mr. Shelton said the blue cylinder showed the funding remaining. They had applied for additional funding through the Clean Water State Revolving Fund and also the Congressional package of the Additional Supplemental Appropriations for Disaster Relief Act. Those funds amounted to \$10.1 million. Staff thought that would help close the gap of what they were short on the \$41 million bid. Prices had continued to climb and soar. At present, they had money for the 5A contract shown in the green cylinder and that one was about \$6.2 million. The remainder of what was left to do was about \$2.5 million, which they were short in meeting those contracts at that point.



Mr. Shelton explained the next slide showed the City was about \$2.5 million short on the state revolving fund and ASADRA money. Contract 5B was short \$3.7 million. The total they needed to expect to finish up was about \$5.2 million. At that point, that was part of the round of spring funding they would apply for coming up May 1. They thought they could still get everything that was in their administrative order completed by September or October 2024, which was before the deadline of December 31. He would be happy to answer questions.

Council Member Moore asked if there was anything built in in case of price changes.

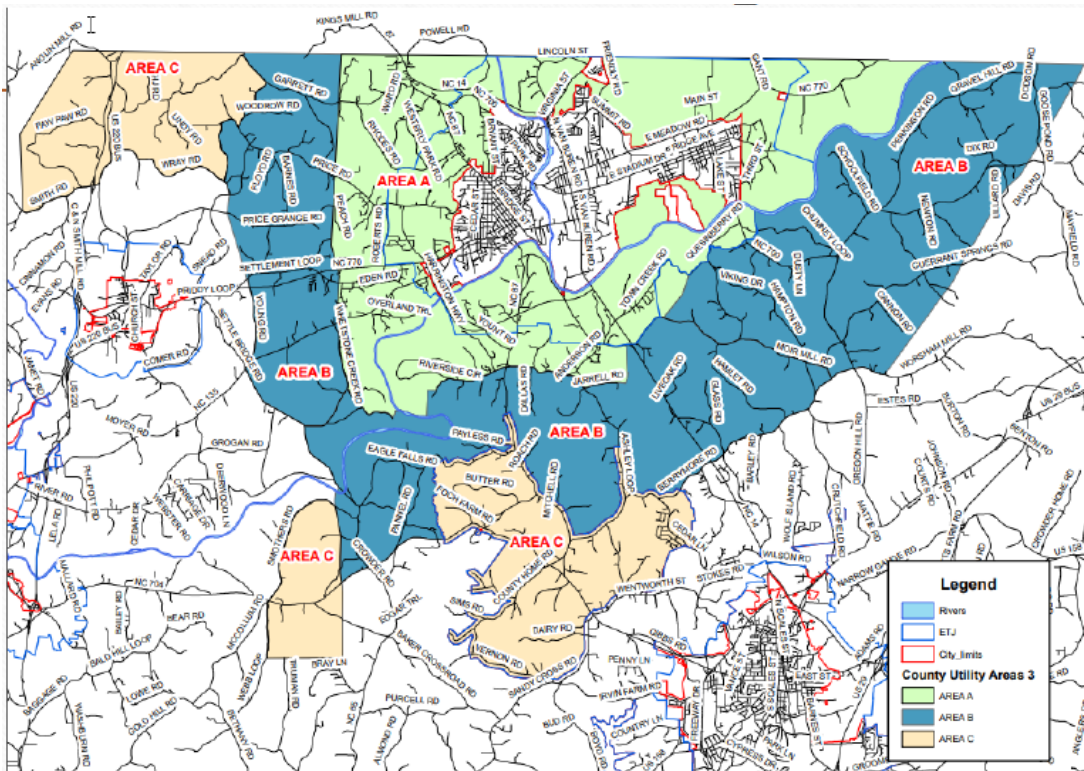
Mr. Shelton said it was impossible to estimate what something would cost at that time because everything was changing.

Council Member Moore said he thought about the delays there had been in the past and how things had gone up.

Mr. Shelton said he thought at that point, there was about a 20 percent overestimate of estimated costs. There had been instances of contractors waiting on generators almost a year and two weeks before they were scheduled to be delivered, the generator people would call and say there had been a 30 percent increase in the price. There were issues like that on pipe, generators, any type of electrical equipment and pumps. It was the perfect storm of a time not to be bidding and contracting work but the City had no choice.

Council Member Epps thanked Mr. Shelton for his work and staying on after he had planned to retire. Mr. Shelton had done a remarkable job, as had the people he had worked with. Council Member Epps appreciated that the projects would be done the next year. It had been a long, drawn-out process. Mr. Shelton's work had helped keep the water and sewer rates at reasonable prices.

(2) Status of the City-County utility agreement.



Mayor Hall called on Utilities Manager Melinda Ward.

Ms. Ward said the original sewer agreement was established in 1998 between Rockingham County and the City for the City to accept their sewer. It was originally set to expire in 2022 but in 2016 there was an amendment to hold off on rates. The new agreement extended to January 2023. Staff had been working with the county more than a year trying to work out different arrangements, negotiate back and forth, give different proposals back and forth. They had not been able to really conclude anything specific but were getting closer. They were able to come up with an extension for 120 days that gave staff time to bring their final conclusions to Council and the county staff to take it to their board and get some input to make sure everyone liked what they saw and agreed, and that there was nothing else to add. If approved, it would extend the agreement another 20 years with an option to extend another five years. The contents basically gave a history with not many changes in the beginning or the end. The majority of the changes were in the middle. They were trying to establish a water-sewer service area, which was an attempt to help the City coordinate better for economic development in the future should something move into the area, industries coming in for the mega park. There was the potential of properties being built out and the City just wanted the capability to be able to provide water and sewer if that did happen. The agreement also established a partnership with the county so the City could make that happen. It developed a method of transferring county assets if they got to that point. Article IV was there they established the water and sewer service area. It did allow exceptions by both parties and provided allowances for economic development so that they could negotiate terms. It defined what the

areas were and what the obligations were in each area. It established guidelines in case of large economic development. Service area A was found right outside the city limits. With that the City would be responsible for 100 percent of the costs for lines and pump stations. Service area B was outside of service area A but it did not encroach upon any other town's limits or ETJs so the City could cover up to 50 percent of the costs for line size, increases to pump stations, if they saw a need. It had wording that made it negotiable. Service area C was basically areas the City had no control over, such as in city limits or areas such as Wentworth, or property that was already owned by the county. The City would have no say so in those areas so would not be putting money into the areas but there was wording in there in case of some sort of economic development venture, the City could potentially negotiate to provide water and sewer to that area if it was beneficial for all parties.

Mayor Hall asked Ms. Ward to explain what it meant for return in annexation regarding service area A.

Ms. Ward said since it was right outside the city limits, if the City were going to be extending water and sewer to them, the City would be considered as annexing their property if it were deemed fit. It would not necessarily be for every property. It would depend on where they were located. If it were close enough to something the City had already annexed, they may consider continuing that annexation of property. If it were something that was on the edge and there were a lot of miles between them, they may not and just consider it for the future.

Ms. Gilley said the City already had a policy in its ordinances that if someone wanted to tap onto the water and sewer, that person could file a petition and Council would decide whether it would add to the property onto the system and in most cases whether to annex the property or not. That was just an extension of the current policy, it was no major forcible annexation.

Ms. Gilley presented a map that showed service area A was green right outside the city limits. Service area B was in blue and service area C was tan colored which would be off limits for the most part but still negotiable. The white had not been discussed because they had not really seen a need for those areas. The white could be discussed in future negotiations if need be. Article VI went into the terms of the agreement, which was for 20 years. For any changes, 180 days would be given to give time for the City to negotiate. Article VII had added verbiage to accept transfer of ownership for any interested customers. The City was negotiating purchase the Fishing Creek pump station and the line that went from Hilltop Store to the wastewater plant. The only way the City was considering that was that the county was supposed to be getting grant money to replace the Fishing Creek pump station. The City would wait until that grant money had been used to rebuild the pump station and get it up to code. At that time, the City would accept transfer of ownership if the City decided that was what was right for them. Everything from that pump station came to the City anyway, so it basically gave the City more control over handling everything. The City had to read the flows that came to it as it was.

Council Member Underwood asked what the county residents paid versus the City.

Ms. Ward advised she would go into that in a minute if that was OK. There were no changes in Article VIII. Article IX went into the rates and revenues. There were three options provided originally. Growth rate was using the water sewer service area and allowing for growth. Cooperative growth rate was to convey the county system to the City. The non-growth rate was to leave the agreement as it was and just bring costs to what they should be for outside residents. Previously during discussions, the county asked for the growth rate and for the City to take over the Fishing Creek pump station. The agreement had been adjusted accordingly for the new terms. The language and terms had been updated for that. The proposal showed the county would like to sell the system from the Hilltop for \$800,000 in exchange for growth rates. Basically, she thought the way it was worded, the grant for the Fishing Creek pump station was going to be around \$800,000 to replace the pump station so the \$800,000 they were asking for was the new value of the pump station. The proposal would be to move forward with that and the new rates. Currently, they were being charged \$7.86 per 1,000 for government rates and that would be going to \$8.86. For residential, a decrease was being proposed from \$11.99 to \$9.75 per 1,000 gallons. Whatever they wanted to charge would then be up to them. There was no distinction between industrial and commercial rates before. Everything was just listed for leachate but it was considered industrial so the distinction had been made for between commercial at \$15.30 per 1,000, industrial at \$14.56 per 1,000, and then leachate at \$25 per 1,000. The flat rate had been \$790 for many years and it was being proposed to go up to \$2,500 per month to bring it more in line with what everyone else was paying for that size meter.

Council Member Underwood asked what the City paid compared to the county in residential rates.

Ms. Ward said the rate for City residents was a lot less than what outside paid anyway. It was also a little less than the government rate. She did not have that number right off hand. She knew it was less than the government rate but just a little less. What they were also proposing was instead of doing regular water and sewer rate increases based on what they normally charged ratepayers, the proposal was to do a regular CPI increase on an annual basis. Whether the City did an increase or not for its ratepayers, they would have to pay an annual increase based on the CPI not to exceed five percent. So there was the potential for the rate to go up every year, and it could down as the CPI went down. They were planning on having that be a little bit different than for regular citizens. Currently, the proposal was the annual net gain was anticipated at \$64,000 for the increases being proposed. They were assuming the net gain could go toward any purchase made of the county's system if they chose to go that route. If the Local Government Commission approved the purchase, and that look a while for them to look over and decide, the annual net gain could go toward that purchase once the agreement was made. That was an estimated amount that could fluctuate. The interim agreement had been approved by both the City and county so currently it was being presented to Council and to the Board of Commissioners to make sure everyone was in agreement and knew what was going on. To her understanding, legal was already reviewing the document and getting ready to weigh in. They had time to make any changes that needed to be made and were hoping for final approval in April.

Mayor Hall said if they got the pump station, it would obviously be brand new if they got the grant. He asked what the condition of the lines were from there to the plant.

Ms. Ward advised one of the lines was attached to Mebane Bridge and that was also supposed to be replaced in the next couple of years if they could figure out how to do that. She was not 100 percent sure about the condition of the other lines but she had talked to the county and they had not had any kind of overflows in that section other than the pump station and it flooded during Hurricane Michael which was part of the reason they were trying to have it moved to a higher location on their property. They had not had any other issues with that section.

Mayor Hall said that may be a question for Mr. Shelton if that was something they should make sure was in good condition before they agreed to take on someone's poor quality pipe.

Ms. Ward said that had been a concern and they may want to ask more questions when they got closer to that.

Mayor Hall said maybe they could get a grant to do that line too because obviously the City was granted out for the lines it was doing.

Council Member Moore said if they were getting down to the end of the work in 2024 and then had a problem ... he agreed with Mayor Hall. He noted the City was handling everything for the county that was shown on the map. He asked if it was correct that the City would be able to handle the county too when the Berry Hill Mega Park had the water and sewer running.

Ms. Ward advised under the proposed terms, yes. If something moved into the mega park that was more than what was anticipated, they may have to look at future changes. Right now as proposed, they were supposed to be accepting the first 3 to 3.5 million, closer to 3 million from the mega park.

Council Member Moore asked what the percentage was currently.

Ms. Ward said they were less than 25 percent of what they could handle. They could handle a lot more. They were only getting about 3 million gallons a day at the wastewater plant and it could handle up to 13.5 million, so it could handle a lot more. The county did not send anywhere near their maximum capacity either so they could handle more from that line as well as what the mega park would plan on sending.

Mr. Mendenhall said there was a thought process out there. They wanted to sell as much sewer as they could. There was a limiting factor on the pump station at Railroad on how much they could wield from the state line back, and then it had to go through Covenant Branch. Covenant Branch had some problems and was part of a grant application to be looked at. So there were some limiting factors within the system to get it to the plant. The plant had good capacity but there was a fear there that they could see a large spike in capacity and no way to deal with it. That was why they applied for the EDA grant. They got money from the state, about \$7.5 or \$8 million for a total of \$10 million to work on one train of the wastewater treatment plant itself so it could be built out in a modular fashion, that was what they called the north basin project. He

asked Ms. Ward regarding the north basin with the modular train system, how many MGD were in the one train that was being worked on.

Ms. Ward advised it was designed to handle about seven MGD and with the other basin that was going to be left there, it still had a total capacity of about 13.5. If they could build out the other side, it would be 13.5 in that one whole footprint. They could potentially have what was being treated in the two basins all being treated in one side.

Mr. Mendenhall said what that meant was they would have the ability, not the obligation, the ability to demo out the south basin and have four trains. He asked Ms. Ward if that was correct.

Ms. Ward said it would be four on either side.

Mr. Mendenhall said there would be a total of eight trains at 27 MGD. If the City could sell that much sewer capacity, that would be a whole lot. What they were trying to do was build it in a modular fashion so they had the room to expand it in the future.

Council Member Moore said their first concern, as he saw it, was the citizens of Eden. He wanted to make sure they were getting what their tax dollars were paying for. He did not want the City to get overcommitted. That was what he was thinking. It sounded like they were on the right track. They needed to keep their citizens first, in his opinion.

Ms. Ward said that was one of the concerns with not accepting the pump station until it was redone and not accepting that line until it had been replaced. There would be one whole section that was brand new and the pump station would be brand new. The condition of the other lines was something they may have to look at in the near future.

Council Member Underwood asked if there were plans to add any maintenance crews to keep it up.

Ms. Ward said that was something they would have to talk about too. It was just one extra pump station at that moment.

Council Member Underwood said it was a lot of lines.

Council Member Nooe asked for confirmation that the county was going to sell the pump station to the City for \$800,000. He asked if he was reading that right.

Ms. Ward said yes, that one pump station and the line that came to the City.

Council Member Nooe asked if the City was going to have to pay \$800,000 for that.

Ms. Ward said yes, it was unexpected. The county was getting a grant for \$800,000 to rebuild the pump station.

Council Member Nooe said the grant was not coming out of their pockets and he questioned why.

Ms. Ward said they were not allowed on their books to just give it away so they proposed selling it for what it cost to get it fixed.

Council Member Nooe asked if the \$64,000 was in addition to what it cost to treat the sewer.

Ms. Ward advised the \$64,000 was the net gained once the rates were increased.

Council Member Nooe said it would take 12.5 years for the City to pay back the \$800,000. He asked what the life expectancy was of a pump station.

Ms. Ward said it depended on what it was made of. It was hard to say.

Council Member Nooe said by the time the City made \$64,000 for 12.5 years, the pump station may needed to be refitted again.

Ms. Ward said she thought the idea was to have it as backup in case of growth in the area and the City could start expanding which would bring in more revenue. If that did not happen, she guessed the plan did not work. That was the hope with the mega park, if something moved in growth would happen. The City would be in the position to offer water and sewer services for more areas.

Mr. Mendenhall said Council Member Nooe brought up a very good point. It was a living document, it was the synthesis of the staff coming together and saying what they could live with. Was it the ideal document? No. If they heard feedback, which they may be hearing from Council that night or at the budget retreat, that getting it was one thing and having to pay for it was a horse of a different color and the City was not happy with that, he thought that would carry a lot of weight. Staff did need to hear the constructive criticism of the document so that they had some talking points about where their board was on it. Respectfully, staff appreciated that and needed to hear things like that. Originally it was not countenanced to be you get a reduced rate and then you buy the system. Originally it was you have had a reduced rate, your rates had been locked while City residents had gone up and outside residents had gone up. That was not fair. It was not fair to Eden ratepayers, Eden customers. Something had to be done, some give one way or the other. Either you give some sort of system or some sort of equity in something. It could not be all one sided and that was what they came up with. Was it the best agreement? Probably not but they did need to hear some feedback. If it was a concern, staff could definitely take that back and let the county know.

Council Member Underwood said he did not feel like it was wise of the City to do that considering the cost. That was his opinion.

(3) Update on Draper Elementary School.

Mayor Hall called on Ms. Stultz.

Ms. Stultz said as most everyone knew, application had been made to the state to reallocate the remainder of the City's Covid funds, which were over \$700,000, to the project to allow the City to rehabilitate and offer student services and other recreational uses and a business development center in the school. The City had recently hired a grants administrator, Chase Lemons, who worked in her department and was doing a great job in helping to chase those things. He had done a lot of work in trying to get answers from the consultants and the state about where they were. Pushing the state was a difficult process.

(4) Update on Fire Station #2.

Ms. Stultz said when the work had to stop, she had heard from fire people and Council Member Underwood and others about the need to take down the paneling. When that was done, they had found all kinds of mold and other issues. An architect had been engaged to come up with a viable solution to make the building safe and provide a quality spot for the firefighters as it became their home for 24 hours at a time. She expected to have the final documents from that that week. Mr. Lemons was working to get all the other requirements fulfilled. A public hearing had been held in December. She hoped that they could get busy on it very, very soon.

Council Member Underwood said he thought the fire station had been long overdue.

Ms. Stultz agreed.

Council Member Underwood said way overdue. The people on that side of town deserved better than what the City was providing right now. He was not happy with it.

Ms. Stultz said she was sorry. If grant money was going to be used for it, it would be attached to the Draper Neighborhood Revitalization and the City had to wait on that. Council could choose to go ahead and do the work themselves but it seemed to her if they had the opportunity to get most of that money in a grant, that would be prudent as far as their finances went. That was not a decision for her to make.

Council Member Underwood asked when she thought the process would go through and the work could start.

Ms. Stultz said she would love to tell him that she knew exactly when. When they got the paperwork in and the application back to them, she was hoping it would be quick. She was told in early January that something was needed they called the environmental scan, which was not what it would seem to be of seeing if there were any hazardous materials in the soil of something but was more to do with historic preservation and the environment around the building, and the fastest they could speed that up was two months. She promised staff was pressing them as often as they could.

Council Member Underwood asked if the testing at the homeless shelter ever got done.

Ms. Stultz said it was being done and would have to be paid for separately.

Council Member Underwood said he understood that but it should have been done a couple of months ago.

Ms. Stultz said she only got involved in it because she found out there could be some grant money. It had been a number of months. She would like to see it done as much as he would, probably not as much as the fire chief. She was truly doing the best she could to move it along if the City was going to use grant funds for the rehab.

Mayor Hall noted work had started on it. They repaired the floor and then discovered more issues. He asked if that was correct. It had not been ignored. They were working on it and it got bigger and bigger.

Ms. Stultz agreed and said it had continued to expand. That was why they have to involve an architect. She got directions from the state about what to do and when they bid it out, she asked how the City could get reimbursed for that first chunk of money she was told there were some steps they had to go through first. That was why the delay happened. She was stunned but the Department of Commerce was almost like the Department of Transportation. They were the biggest bear in the woods. She knew everyone was impatient.

Council Member Moore said he had spoken with Ms. Stultz about two months ago and wanted her to explain again. He said the homeless shelter was still open down in the building.

Ms. Stultz said that was right.

Council Member Moore said they had air running and that stuff could get airborne and be in that part of the building. His wife had been there and taken food and said it smelled like Clorox in there where someone had been scrubbing stuff, so they had a problem too. He asked if it was safe for those people to be in there.

Ms. Stultz said that was not a question she could answer.

Council Member Underwood said it needed to be determined soon.

Ms. Stultz said she would try to get an answer.

Council Member Moore said he did not want to see them have to leave there but they did not want anyone to get sick in there either. Regarding the school, he was there last week. He asked if Ms. Stultz had mentioned when they would put the roof on. It had paper all over it and it looked terrible.

Ms. Stultz agreed it did.

Council Member Moore said the City was going to have a problem in there with mildew if they did not get leaks fixed.

Council Member Underwood said it was leaking everywhere.

Ms. Stultz said she was aware. There were no funds in her budget nor in the City budget to pay for all of that until the grant funds were turned loose. Chief Codes Inspector Bob Vincent had got a bid to put the roof on for \$53,000. The City could do that but there was no guarantee they would get the rest of the money so she had been in a quandary about what the right thing was. She did not have the authority to decide to spend \$53,000 nor did she have it in her budget. That was certainly

something Council could decide to go ahead and do but if they did, they obviously would not get reimbursed from the grant.

Council Member Moore said if the City kept letting it sit it would be more than \$53,000. It would be a whole lot more than that.

Council Member Underwood said if it was not already.

Ms. Stultz asked if Council was instructing her to get prices and have the City look at funding the roof.

Council Member Moore said that would be OK with him so they could know.

Ms. Stultz said staff would do that.

(5) Update on staffing level increases for fire department.

Chief White wrote in a memo: Over the last several months, the City of Eden Fire Department has been looking at revamping the organizational chart. We have looked at several different scenarios that would best fit and best serve the Fire Department and the citizens of Eden. The option that we have come up with are to split the Deputy Chief/Fire Marshal into two separate positions and add three full-time firefighters.

Fire Marshal Component (Prevention): Having a full-time Fire Marshal would take a ton of work off the Deputy Chief. As it stands right now, the Deputy Chief's role is to oversee the day-to-day operations assigned by the Chief, oversee inspections, oversee training for the department, fire investigations, fire prevention, and help with administrative work. Over the last several years, the Deputy Chief has been on call 24/7 365 days a year without relief. With the rapid increase in call volume and investigations, this position has been overwhelmed with investigations of origin and cause. With the multitude of job functions of the Deputy Chief, this is hindering the successful completion of any one task of the job. The Fire Marshal's role in the department would be to oversee fire inspections and fire investigations. The Deputy Chief can assist with roles at the discretion of the Fire Marshal or when on vacation.

Table of Call Volume:

2018	657	2022	871
2019	586		
2020	582		
2021	651		

Firefighter Component (Suppression): As you know, the response of the part-time call force firefighters has dwindled tremendously over the years and the number of personnel needed on scene per ISO is 4 per engine and ladder company; therefore, making a response of 16 total. The part-time call force personnel only count as a third of a full-time person, so it would take three part-time staff being on scene to equal one full-time position. Adding three additional full-time positions to each shift will help with on duty staffing for the ISO rating that we scored poorly on in the last rating in 2017. This addition would also allow the shift captain to be able to perform the duties as a company officer on the way to scenes and on arrival, which include doing a complete 360-degree evaluation of structure, give command assignments on the way to calls and while on scene. This also allows the captain to not have to pump a fire, set up water supply, or driver duties instead of captain duties. The Eden Fire Department needs these positions to better the department as a whole and for the citizens that deserve the service that they pay for and should get.

Pay Range for Positions:

- Firefighter
 - o \$ 35,943 without D/O and no certifications that will pay for
 - o \$ 37,835 with D/O plus 5% per certification that we pay for
- Fire Marshal
 - o \$ 57,870 unless hired in-house and their pay is more

Mayor Hall called on Chief White.

Chief White read the memo above.

Council Member Underwood said he felt it was a step in the right direction in getting Eden to a full paid department down the road where it needed to be. He thanked Chief White for his work.

Chief White said he thought it would be better. The City was rated by the state in January for ISO. They had not received the numbers back as it took 45 to 90 days. Hopefully by the budget retreat he would have a presentation put together on what they scored on and get some better numbers on this information. The evaluator would ask for the potential numbers the department was looking for and could advise on how much better that would grade them as far as the fire department as a whole. When the department was being rated, one of the inspectors did say the department would be at the top level they could score based on the numbers the department provided and the inspectors ran. The department could score no higher ISO grade until personnel was added to the department. With the development happening on Meadow Road, he thought it was essential to add the jobs.

REPORTS FROM STAFF:

a. City Manager's Report.

Mayor Hall called on City Manager Jon Mendenhall.

Mr. Mendenhall said he would be pleased to answer any questions.

Mayor Hall said he liked the first item in the report – love on your trails. He wished everyone would pick up a piece of litter and definitely quit throwing it out. It was a good thing. While it was the year of the trails, he asked that if people were on the greenway they pick up any trash they could. He said there were copies available at the meeting, online and in Eden's Own Journal.

City Manager's Report
February 2023
City Manager Jon Mendenhall

ADMINISTRATION DEPARTMENT

Marketing & Communications Office
LOVE ON YOUR TRAILS

As a Year of the Trail initiative as you are walking along our beautiful trails, help us by picking up any litter you might see. You may dispose of the trash at the trashcans located at the trailheads of all our trails. WE LOVE OUR SMALL-TOWN BIG OUTDOORS! DOWNLOAD THE SeeClickFix app today! If you see an issue in the City of Eden report it, then follow the problem as it gets fixed.

NATIVE AMERICAN YOUTH POWWOW

Mark your calendars for Saturday, April 1 for a one-of-a-kind event in Grogan Park located at 308 E. Stadium Drive. Gates open at 10 a.m. with the grand entrance beginning at noon. Entry is free. More detailed information coming soon!

PARKS & RECREATION DEPARTMENT

Recreation Division

Bridge Street: In January, we had 1,975 visits with all ages attending. The seniors continue to gather for fellowship each morning during the Meal with Friends. The tennis courts are being used several times each week with some people practicing, playing or having lessons. The facility was rented several weekends for special occasions. Our seniors are still doing exercise classes on weekday mornings. Our center hours are: Monday through Thursday from 12:00 p.m. to 8:00 p.m. and Friday from 10:00 a.m. to 6:00 p.m.

Mill Avenue: We had 2,520 visits to the Mill Avenue Center by residents who participated in our activities. Our women's winter volleyball league began on January 23 with eight teams participating. We began a new cornhole league on January 20 that plays on Friday evenings. Many people come down and walk the track each day while others play pickup basketball, pickleball or play on the playground. Our staff helps with homework each afternoon after school and then has pick-up playground games such as dodge ball, kickball, and whiffle ball in the gym. Our morning pickleball begins at 8:30 a.m. on Monday, Tuesday, Wednesday, and Friday and the evening group is now playing any available evenings and on Sunday evenings. Our center hours are: Monday through Thursday from 12:00 p.m. until 8:00 p.m. and Friday from 10:00 a.m. to 6:00 p.m.

Mill Avenue Pool/Freedom Park Splash Pad: We are now accepting applications for lifeguards and splash pad attendants for the upcoming season.

Freedom Park: Park activities included two softball tournaments which were played on the last two Saturdays with 11 teams in one and 10 teams in the other. We continue to have a lot of walkers on the track and around the park area. Many people walk their dogs around the parking lot and also utilize our dog park. The basketball courts are being used every afternoon in the warm weather as well as the

cold weather. The volleyball courts are still being utilized. The batting cage is being used just about every afternoon. The shelters are staying busy throughout the weekends even though we are not taking reservations for them. The Concert in the Park/Cruise Ins will begin again in April.

Senior Citizens: We had 951 visits during the month of January. We had 122 people join in for cards and games, 147 in fitness and exercise, 36 in classes/workshops, 6 in off-site excursions, 116 in socializing, 18 in special groups, and 323 in sports. Special Events for the month were Eden Drug health information session, 3D's depression, delirium and dementia session, recipe for success, bingo, birthday breakfast, phishing for red flags presented by IT Director Kevin Taylor, shopping trips to Roses, Big Lots, Ollies and Checkered Pig. A Spanish class is being held every Friday at 1:00 p.m. A morning cornhole league is being organized at this time. Our walking group and all pickleball activities are all indoors now due to the weather.

Youth Athletics: Our youth basketball leagues are near the end of their season but continue to play on Tuesday and Thursday evenings with practices on Monday and Wednesday.

Special Events: Our staff attended the DRBA's first outing of the year as everyone met at the Matrimony Creek Trail. Over 50 people were in attendance and walked the trail enjoying the fellowship and nature of our local scenery. 2023 is the Year of the Trail and Eden is blessed to have our beautiful parks, trails and greenways.

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

Local Codes and Inspections

Inspection volume is steady. The Nestle Purina project is at a rapid pace at this point. We are still reviewing construction documents as they are released. Most of the afternoons are spent on site meeting with various contractors as the push for startup approaches. The new Dollar General (5051 Hwy 14) has broken ground and construction has begun. The United House of Prayer project (400 Bridge St.) has begun rebuilding as well. We have 10 new single-family dwellings under construction at this time.

Inspections & Permits January 1 – January 31, 2023

Local Code Notices sent 6

Local Code Violations Abated 9

Permits Issued 91

Total Inspections Performed 160

Permits

Building and trades permit applications are received in person, via e-mail and fax and issued from the office. Hard copies of permits are mailed to contractors usually once a week.

Boards & Commissions

The Community Appearance Commission met for the month of January and discussed future projects depending on the acceptance of the proposed budget.

The Historic Preservation Commission met for the month of January and discussed future projects depending on the acceptance of the proposed budget.

The Tree Board did not meet for the month of January due to a City holiday schedule conflict, but has a scheduled meeting for February 13, 2023.

The Planning Board met for the month January for a special request meeting on January 3, 2023 to review the rezoning case Z-22-09 of a parcel of approximately 15 acres located at 1711 Mill Avenue. Application filed by the City of Eden City Council, representative for the City of Eden, property owner. The case was approved by the Planning Board, and later approved by the City Council at their regular meeting on January 17, 2023.

POLICE DEPARTMENT

Tait portable radios have been fielded and are currently serving as our officer's portable communication platform. This transition was seamless with no major complications noted. The installation of the mobile units is scheduled to begin February 8.

Three FORD F-150 Police Responders have been delivered and are awaiting upfitting. We are in the process of receiving quotes for their upfitting.

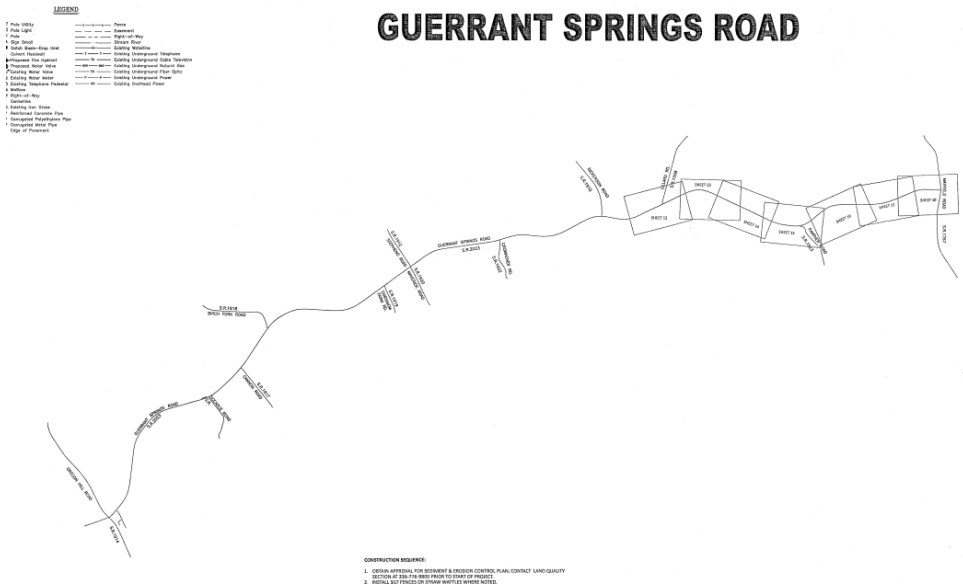
The two Dodge Durango Pursuit Vehicles we purchased are being upfitted by Brook's Public Safety in Gibsonville, NC. We are scheduled to pick these two vehicles up February 3 and both vehicles will be placed into service at that time.

We are very excited to have hired Philip Martin as our first paid trainee to attend BLET. We anticipate a very successful outcome and look forward to continuing this process in the future.

CONSENT AGENDA:

- a. Approval and adoption of the January 17, 2023 Council meeting minutes.
- b. Consideration of proposed water main extension by Dan River Water, Inc. to serve Guerrant Springs Road (Phase 3).

Bev O'Dell, Design and Construction Manager, wrote in a memo: Mike Lemons, Utility Supervisor for Dan River Water, Inc., is requesting that City Council grant approval for the proposed installation of about 8,730 LF of 8-inch diameter PVC water main along Guerrant Springs Road (SR# 2023). The project starts just east of the intersection with Lillard Road (where the phase 2 WL project approved by City Council in August 2022 ended). The project ends just west of the intersection with Mayfield Road (SR# 1767). Approval of the proposed improvements is being requested in accordance with the water purchase agreement between the City of Eden and Dan River Water, Inc. Preliminary plans for the proposed water main improvements, prepared by William E. Mitchell Associates, are enclosed for review and information. The Engineer's Report for the project is also enclosed. The proposed improvements are intended to serve up to 42 single-family residences, and provide some fire protection in the area, with three hydrants shown to be installed. It is recommended that the proposed Dan River Water, Inc. water main extension along Guerrant Springs Road be allowed to proceed towards getting plan approval from Public Water Supply Section, then installed when DRW has the funding needed. If you have any questions, please do not hesitate to contact me, or Mike Lemons, prior to the February City Council meeting. Thanks for reviewing and considering this matter.



- c. Approval to award the FY 2022-2023 Audit Contract to Rouse, Rouse, Rouse, and Gardner, LLP.

Finance and Personnel Director Tammie McMichael wrote in a memo: We are seeking approval for the FY 22-23 Audit Contract. Please find attached an audit contract submitted by Rouse, Rouse, Rouse & Gardner, LLP for year ending June 30, 2023. The contract amount is \$52,495.00. There is no increase when compared to what we paid last year. The Rouse's and their staff have been doing the city's audit for 42 years. Their love and compassion for the City of Eden shows in their willingness to assist in any way that they can to make sure the city's finance department operates in the most efficient and effective way to provide accurate financial information. They have always been very faithful and dedicated to the city. We call on them for assistance with day-to-day questions that come up or for special projects. They never bill us for anything extra. It is very nice to know that we have someone we can call anytime, and they always have time for us. If they do not have the answer immediately, they never refer us to someone else. They always take the time to make telephone calls on the city's behalf. They look after the city's best interest in making sure that we get the answers that we need. They keep us updated on Governmental Accounting Standards Board and Internal Revenue updates. They also keep us updated on any classes/seminars that they feel would be beneficial to the finance staff. Based on their experience and dedication along with the city's desire to do business locally; I cannot make a better recommendation than to award the 22-23 audit contract to Rouse, Rouse, Rouse & Gardner.

A copy of this contract is on file in the City Clerk's Office.

- d. Approval and adoption of a resolution in support of seeking and sourcing funding for traffic reconfiguration at the Bridge Street, Boone Road and Washington Street intersection.

Assistant Finance Director Amy Winn wrote in a memo: The attached budget amendment appropriates fund balance from the Runabout Travel Fund to cover Senior activity expenditures.

Subject: Budget Amendment # 5

	Account #	From	To	Amount
Runabout Travel Fund Revenues				
Fund Balance Appropriated	25-3991-99100	\$ -	\$ 4,500.00	<u>\$ 4,500.00</u>
General Fund Expenditures				
Runabout Travel Expense	25-9100-31200	\$ 20,000.00	\$ 24,500.00	<u>\$ 4,500.00</u>

Appropriates fund balance for Senior activities.

Adopted and effective this 21st day of February, 2023.

Attest:

Deanna Hunt, City Clerk

Neville Hall, Mayor

A motion was made by Council Member Moore to approve the consent agenda. Council Member Underwood seconded the motion. All members voted in favor of the motion. The motion carried 5-0.

ANNOUNCEMENTS:

Mayor Hall noted the Native American Youth Powwow would be held Saturday, April 1 in Grogan Park. The people who attended it in the past had a great time. There was a lot of Indian heritage there for that. Obviously, everyone knew about the Spray Cotton Mill fire. He thanked the fire and police departments, all public safety and the fire departments that responded from around the area. It was an impressive show of support for the City and he appreciated everyone who worked to contain that. It was a tragedy but it could have been a lot worse. They were glad no one was hurt. He again thanked everyone who responded to that fire over the days, and practically weeks, it lasted.

Council Member Underwood wanted to recognize Paul Dishmon and Terry Vernon. They would be retiring, Mr. Dishmon the following week and Mr. Vernon in May. He appreciated what they had done for the City. It did not go unnoticed on his end, he promised.

Council Member Epps said he also appreciated them. He had a phone call that week from a citizen about the central fire station being renamed and he had told them he did not think the City would ever rename that. He suggested a plaque recognizing the man who came up with the idea to have the building look like a house and have a training center many years back and he could not recall the name. He may get with Ms. Stultz and look into it. It would let that man's family know his vision had come to fruition.

Council Member Underwood addressed Ms. Gilley regarding remote participation when members of Council could not attend. He would like to see that possible so that members would be eligible to vote. He asked that she look into something Council could adopt to make that possible.

Ms. Gilley said the City had a policy during the pandemic that allowed virtual meetings that Council could participate in. When the pandemic ended, it took the City's authority to do that away. The City could have a policy to do that. She thought when she alerted the Council that it had ended, she had some members say they did not want to proceed with that and now Council Member Underwood did. She was not sure what the pleasure of Council was. She could look at it and send Council some information on it.

Council Member Underwood asked the other members what they thought.

Council Member Epps said it would be good to look into and have Ms. Gilley report back.

Mayor Hall asked if it was not in conflict with a general statute. He said he thought they were able to do it during the state of emergency and then it went away. He thought that was statewide but Ms. Gilley could research and find out.

Ms. Gilley said it did go away. In order to put it back into place, the City would have to adopt a new policy. She knew there was some concern with people's internet connections that made it very difficult. Those were concerns from the members of Council she heard from who did not want it. She really did not talk to many people. That was the concern as they did have some issues with that. It affected quorum and made it difficult to proceed with the meetings because when somebody fell off, the quorum changed, meaning the majority changed and someone had to think quick on their feet to determine the majority needed to pass an item. The policy the City had could be amended to follow along with state statutes if that was the pleasure of Council. Those were the issues she dealt with when they did the virtual meetings. She could send something out to the Council or put in on the agenda, whatever Council wanted to do.

Mayor Hall advised she should check with the League and see if it was even allowed in the state.

Ms. Gilley said she knew it was allowed if there was a policy in place.

Council Member Underwood said he thought it would be a great thing. He asked the other members if it was worth pursuing.

Council Member Epps said one time he could not do it by Zoom so he participated by phone, which was another option especially if someone were sick.

Ms. Gilley agreed.

Mayor Hall said if someone was sick obviously it would be a great benefit. He advised Council met the third Tuesday of each month and hopefully they could adjust their personal schedules to handle that. Of course, there would always be times when they did not have any control over that. He thought it was worth looking into.

Council Member Moore asked Ms. Gilley if she would look into it and then get back with Council.

Ms. Gilley advised she would do that and probably give an update at the budget retreat.

Council Member Epps said that would be the best place to do it.

ADJOURNMENT:

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

Respectfully submitted,

Deanna Hunt
City Clerk

ATTEST:

Neville Hall
Mayor