

CITY OF EDEN, N.C.

The regular meeting of the City Council, City of Eden, was held on Tuesday, August 15, 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
- Jerry Epps
- Kenny Kirkman
- 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. Pastor Jerry Epps, First Church of the Living God, gave an invocation followed by the Pledge of Allegiance led by Avery and Grace Tucker, rising fifth graders at Central Elementary School.

RECOGNITIONS:

- a. Eden Drug – 2023 Health Mart Pharmacy of the Year.

Mayor Hall called on Eden Drug owner Pete Crouch and his staff and family to come forward. He noted the group had been at a meeting in June of 2022 as they celebrated 40 years of business. With a business operating that many years, you knew it was a good, solid one with good people who ran it. He noted that Mr. Crouch and his team were problem solvers and people pleasers as Mr. Crouch liked to say. If they saw a need, they did what they could to help fill that need. If they had an idea to help the Eden community or improve the business, they did not shy away from taking risks to turn the idea into a reality. Those principles were what had made the longtime Eden business highly successful and the City was so proud to recognize Eden Drug after more than 1,000 community pharmacists around the country voted them the 2023 Health Mart Pharmacy of the Year. He congratulated Mr. Crouch and his staff.

A Health Mart Pharmacy promotional video was shown, followed by an Eden Drug promotional video.

Mayor Hall congratulated Mr. Crouch and his staff on behalf of the City for their recent success as the 2023 Health Mart Pharmacy of the Year.

Mr. Crouch said he did not do it by himself, it was a team. He could not do what he did without the support of his amazing staff. They made him look good every day, or at least most days. It was an honor and pleasure for them to serve the community and they were going to keep doing it.

SET MEETING AGENDA:

A motion was made by Council Member Moore to set the meeting agenda. Council Member Ellis seconded the motion. All members voted in favor of the motion. The motion carried 7-0.

PUBLIC HEARINGS:

There were no public hearings at this time.

REQUESTS AND PETITIONS OF CITIZENS:

No one signed up to speak at this time.

UNFINISHED BUSINESS:

a. Consideration to award a bid to Gallaher Management Group to restore the roof at Eden City Hall.

Parks & Recreation Director Ray Thomas wrote in a memo: I have recently evaluated the City Hall roof I have found that we have 2 options. First option is total replacement of cost of \$401,615.00. Second option is roof restoration at a cost of \$310,000. The department requesting the roof restoration which is the second option.

Copies of the bids supplied for the agenda packet were:

- *Gallaher Management Group, \$310,000 restoration; \$495,000 replacement*
- *Applied Roofing Solutions, \$399,875 restoration; \$401,615 replacement*
- *BIRS, Inc., \$367,684 restoration; \$430,200 replacement*
- *McRae Roofing, Inc., \$358,900 restoration; \$441,200 replacement*

Tremco CPG.
3735 Green Road • Beachwood, Ohio 44122 • 216-292-5000



Roofing and Building Maintenance Division * Dennis McMenamin * dmcmenamin@tremcoinc.com 828.406.9384

June 6th, 2023

City of Eden (City Hall)
308 E Stadium Dr. Eden, NC

Addendum #1

- Safety on this project is job one.
- Bids are due Friday June 16th by end of business day.
- Email Bids to Ray Thomas - rthomas@edennc.us
- IR scan to be included in both re-roof and restoration cost.
- Install new walkway at roof hatch, include in re-roof cost. Install new granulated surface at roof hatch, include in restoration cost.
- New sleepers required, included in both cost.
- Install tapered insulation as required to achieve 1/4" per ft between primary drains, include in re-roof cost.
- Flashing from roof to parapet to be addressed as discussed.
- Paint all drain strainers.
- 500 sq ft of wet/damaged insulation remove and replace to be included in both cost.
- Construction and takeoff is contractors responsibility.
- M-Prime to be installed anywhere fluid applied touches metal.
- Protection mats to be included under sleepers and units, include in both cost.
- Fluid applied to be installed over concrete radius walls. (C prime, base coat & fabric, top coat).
- Counter flashing or fluid applied to be installed over any exposed termination bar.
- New slip flashing to be installed where required.

Mayor Hall called on Mr. Thomas.

Mr. Thomas said a representative from Tremco was present to provide more information about the restoration. He recommended the restoration process for many reasons. He had spoken with several municipalities, including Davie County that day. Davie County opted for the restoration process instead of a complete tear off because it eliminated a lot of dust and noise where people were working and because weather would not cause issues because the weather did not adhere to the components. Rain showers could cause flooded rooms or worse during a tear off job. One of the main reasons Mr. Thomas recommended the restoration was because City Hall had a return air system that would cause the building to get really dirty during a tear off. There would be noise disturbances as well to anyone working in the building. He introduced Dennis McMenamin of Tremco.

Mr. McMenamain asked if Council had any particular questions.

Council Member Kirkman said he did not know anything about the system.

Mr. McMenamain said it was a bio-based product. It was a two-in-one component so there was a base coat that went down at 48 mils with a reinforced fabric in the system with 32 mils of topcoat added, making 80 mils of monolithic water proofing that went over the existing system after making the remedial repairs; whereas, with a traditional roof, 60 mils would be torn off and opening up operations to the elements. He noted just that day there had been a pop-up shower. Instead of tearing off 60 mils that had failed once and going back with it, the restoration would be putting 80 mils of waterproofing over 60 mils for a total of 140 mils. There were no smells or VOCs. It was completely monolithic so it encapsulated all laps and details. With single ply membranes which was what was currently on the building, their puncture resistance was very minimal and then they failed at laps and details. Again, the restoration encapsulated all laps and details with no smells or odors. It was very cost effective as well.

Council Member Underwood asked how much weight was involved.

Mr. McMenamain said there was minimal weight involved. It was rolled on, much like you would pitch a rolling paint on. It was rolled onto the roof just like paint was rolled on. It was a polyurethane material. He did not want it to be mistaken with silicones and acrylics. Mr. Thomas had alluded to Davie County. They had a historic courthouse with 13 roof levels just off Main Street. His company had bid the project to give them restoration and reroof numbers. They would have had to shut down operations because the property was just off Main Street due to lifts and dumpsters in and out of the job site constantly. The restoration eliminated all that. The weight was very minimal. The engineers and architects on staff ran the statistics daily.

Council Member Moore asked how many layers City Hall had on it.

Mr. McMenamain said it had two roof systems – a gravel built up, which consisted of a metal deck, insulation, and the gravel build up, and then insulation and another EPDM roof. By code, there could only be two roof systems on the building. In order to reroof, they would have to tear down to the deck and build back to code. Again, that would open it to exposure. When the fasteners were removed from the roof, there would be holes in the metal decking so dust, debris, metal shards, everything. It would open up and there would be holes in the roof system. They would mechanically fasten again through that system. A traditional reroof was about a 10 to 12 crew. The fully reinforced fluid-applied systems were about four to five guys on the roof at a time.

Council Member Moore asked if structurally, the roof could hold that weight.

Mr. McMenamain said it could.

Council Member Moore asked how long the guarantee was for the roof.

Mr. McMenamain said there was a 20-year, no dollar limit warranty for either roof, a reroof or a restoration. After 20 years, the roof could be cleaned, primed and top-coated for another fraction of the cost. The system was not fly by night, almost all of the hospitals around the area had it. Both the OR and ER at Annie Penn had the systems, as well as Alamance Regional Hospital's entire roof. His company was assisting Piedmont Triad Regional Airport as they planned to use the system on their main terminal. There were a lot of large entities around using it.

Council Member Ellis asked Mr. McMenamain if he was able to get bids for the gyms for the high schools.

Mr. McMenamain said he had worked with E.C. Stophel at both the schools and the community college. They had assisted in putting roofs on the admin building at the high school as they were doing some in-house restoration with the product at Rockingham County Schools before Mr. Stophel left and went to the community college.

Council Member Underwood asked about the price difference between the two.

Mr. McMenamain said restoration was a fraction of the cost. Typically, they were coming in at about 40 to 50 percent of the cost of a traditional reroof. In Eden's situation having to tear down and build back to code, they would be closer to the 50 percent cost savings.

Council Member Underwood asked what the difference was between the two.

Mr. McMenamain said in the competitive bids, it was over \$100,000 more for a traditional reroof to give the same warranty.

Council Member Underwood asked how many bids were received.

Mr. Thomas answered five.

Council Member Moore asked if the roof would have to be torn off after the 20-year warranty.

Mr. McMenamain said no, as it was polyurethane and not silicone, it could be cleaned, primed and top-coated again. That had just been done at Alamance Regional Hospital.

Council Member Ellis asked about the time to do the work.

Mr. McMenamain said it was about a month to a month and a half to complete the project from start to finish, which was dumpsters and materials arriving to everything being off site. A traditional reroof would take about three and a half to four months.

Council Member Ellis asked if the time included drive time.

Mr. McMenamain said he was the local consultant for Tremco, which oversaw the largest roofing servicing company in the nation. His service would be to oversee the project. Mr. Thomas and his team would be receiving photo logs during pop-up inspections. For the final warranty, he would walk the roof with the contractor, inspectors and staff.

Council Member Ellis asked if there would be 25 to 30 working days and if the work was done on weekdays.

Mr. McMenamain said it would be the City's discretion as to when they worked but typically it was 10 to 12 hour days Monday through Friday.

Council Member Moore asked how soon the work could start.

Mr. McMenamain said material was readily available, which was an issue with roofing currently. There was a delay on both fasteners and insulation. Fluid-applied material was readily available with about one to two weeks before arrival. There was due diligence as well which included a moisture scan provided on the front end which detected any moisture in insulation, which should never be encapsulated.

Council Member Ellis asked if there would be additional costs if issues were discovered during the work.

Mr. McMenamain said there were no change orders. The City was given unit costs on the front end for anything from drain replacement to additional wet damage removal. Contractors were asked to provide any costs they could for the unknowns so it would be known on the front end what any kind of change order would look like. He had seen one change order in the six years he had been in the job. The man who had the job before him had not seen any in 22 years. He would not expect a change order for City Hall. With the moisture analysis, the IR scan, any wetness in insulation would be found and removed.

Council Member Ellis asked what the IR scan was.

Mr. McMenamain said it was a moisture scan with a mid-wave camera just like when HVAC technicians came out with a mid-wave camera. It was a \$90,000 device. The roof would be shot and the camera would detect any wet insulation which held water. That was included as a turnkey project.

Council Member Ellis asked if that was how the 500 square feet of insulation was found that needed to be replaced.

Mr. McMenamain said it was.

Council Member Kirkman asked what maintenance was required for the warranty to stay valid.

Mr. McMenamain said Tremco offered at years two, five, 10 and 15 someone to come out and make any remedial repairs, and specifically for City Hall clean leaves, dirt and debris from the roof. The City would receive before and after photos of the work.

Council Member Kirkman asked what the average cost was.

Mr. McMenamain said it was included in the warranty.

Council Member Kirkman said so it automatically happened years two, five, 10 and 15.

Mr. McMenamain answered that it did.

Council Member Underwood asked if that was for either roof.

Mr. McMenamain said yes, it was for either system.

Council Member Ellis asked which roof Mr. McMenamain would choose.

Mr. McMenamain said the most cost-effective solution was the fluid-applied. He had seen the systems redundant. Someone could take a five in one or seven in one and beat the systems. They would not puncture. Everyday he walked four or five single-ply roof systems and saw them fail at year 12 to 15.

Council Member Underwood asked Mr. Mendenhall asked what his preference was.

Mr. Mendenhall said he stood behind the department's recommendation for the fluid-applied roof.

A motion was made by Council Member Epps to award the contract to Gallaher Management Group for \$310,000 to provide a roof restoration at Eden City Hall. Council Member Ellis seconded the motion. Council Members Epps, Moore, Light, Ellis, Nooe and Underwood voted in favor of the motion. Council Member Kirkman voted against the motion. The motion carried 6-1.

NEW BUSINESS:

- a. Consideration to adopt an ordinance for the demolition of a residential structure at 820 Lake 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. Three (3) bids were submitted to this department as follows: The Menher Group, LLC \$19,500.00; Sam W. Smith, Inc. \$24,500.00; Big Dawg Construction LLC \$30,000.00. Staff recommends that The Menher Group, LLC be awarded the bid for the demolition of the house with the lowest bid being in the amount of \$19,500.00. 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 called on Ms. Stultz.

Ms. Stultz said the structure had burned. She presented photos taken in February just after the fire.

Mayor Hall noted it looked the same as he had gone by earlier in the day.

Ms. Stultz agreed. Staff recommended that The Menher Group, LLC, be awarded the bid to demolish the structure. Mayor Hall noted the corrected memo had been placed at each seat.

Council Member Underwood asked where The Menher Group was located.

Ms. Stultz advised 605 Washington Street.

Council Member Underwood said it was staying local.

Mayor Hall noted it was \$5,000 less as well.

A motion was made by Council Member Underwood to adopt an ordinance for the demolition of a residential structure at 820 Lake Drive under Article 9, Building Maintenance Standards of the City of Eden Unified Development Ordinance and to award the contract for demolition to The Menher Group, LLC, for \$19,500. Council Member Kirkman seconded the motion. All members voted in favor of the motion. The motion carried 7-0.

AN ORDINANCE AND ORDER FOR THE DEMOLITION OF PROPERTY AT 820 LAKE 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 9th day of February, 2023, the Director of the Planning and Community Development Department caused an examination of the dwelling owned by Bruce W. Tart and wife, Angela Tart, at 820 Lake 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 in the South edge of a County Road (now called Lake Road) being the S. W. corner of the intersection of the said County Road by Ayden St. (Aydan St. being extended to intersect with Lake Drive); thence with the West side of Lake Drive and/or Ewell Street, South 16 deg. 30 min. West crossing Tackett Branch, a total distance of 157.8 feet to an iron; thence with the West edge of a revision of Lake Drive, South 56 deg. 35 min. West 177.9 ft. to an iron and continuing S. 50 deg. 38 min. W. 100 ft. to an iron and continuing South 27 deg. 10 min. West 100 feet to an iron (said irons on the West side of Lake Drive revised, being set 20 feet West of the center line of present road grade); thence with the North edge of Lake Drive as it changes its course, North 86 deg. 30 min. West 218.7 feet to an iron in the East line of a tract conveyed to C. J. Gilley by deed dated March 21, 1935; thence with the East line of said Gilley tract, North 2 deg. 54 min. West 213.2 feet to an iron set in the South edge of a County Road (now Lake Road); thence with the South edge of this said last road, North 64 deg. 13 min. East 259.85 feet to an iron; thence North 67 deg. 55 min. East 100 feet to an iron; thence North 75 deg. 25 min. East 100 feet to an iron; thence South 89 deg. 58 min. East 100 feet to the POINT OF BEGINNING (said last irons in the South line of County Road or Lake Road are set 15 feet South of the center line of present road grade) and containing 121.968 square feet, more or less. Same being a tract of land in Primitive Heights on both sides of Tackett Branch between County Road and Lake Road and a revision of Lake Drive to the North and South and the East line of the Gilley tract and an extension from Lake Drive to County Road or Lake Road to the West and East, as per recovery survey made by W. T. Combs in October 1945, taken from the original map of Primitive Heights by W. B. Trogdon made in March 1921 and Trogdon's revision September 8, 1928. Deed Reference: Book 837, page 2019. The above-described property being more commonly known as 820 Lake Drive and identified by the Rockingham County Tax Dept. as PIN 7070-10-36-8334 and Parcel No. 105154.

WHEREAS, on the 9th day of February, 2023, the Director caused to be issued a Complaint and Notice of Hearing for the 28th day of February, 2023, which was served on the property owners by first class mail and certified mail, return receipt requested; the certified mail was returned marked "Unclaimed" and "Unable to Forward;" the first class mail was not returned; the Complaint and Notice of Hearing was posted on the subject property on the 13th day of February, 2023; and

WHEREAS, the hearing was held on the 28th day of February, 2023, 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 owners by certified mail, return receipt requested, and first-class mail; the certified mail was returned by the U. S. Postal Service marked "Unclaimed;" the first-class mail was not returned; and

WHEREAS, the property owners 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 Owners 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 Bruce W. Tart and Angela Tart 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 15th day of August, 2023.

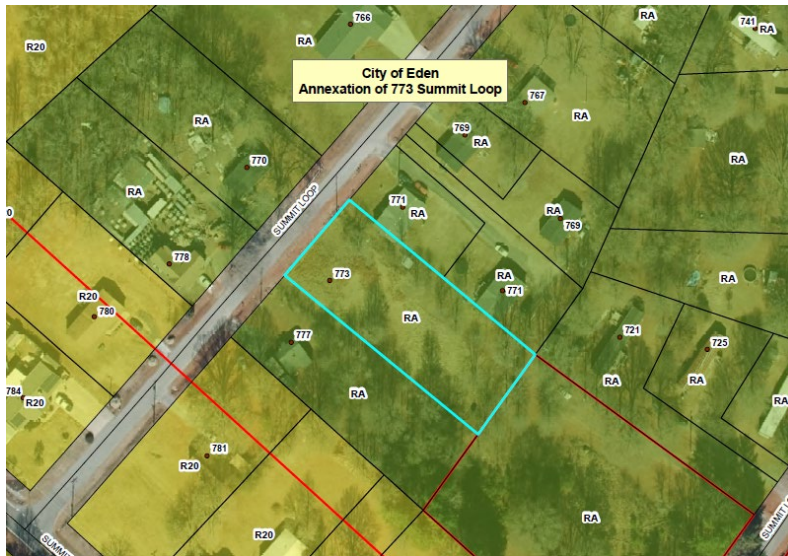
CITY OF EDEN

BY: Neville Hall, Mayor

ATTEST: Deanna Hunt, City Clerk

- b. Consideration to adopt a resolution to direct the Clerk to investigate the sufficiency of an annexation petition for 773 Summit Loop. Case A-23-04.

Ms. Stultz wrote in a memo: The City has received an annexation request for property located at 773 Summit Loop. The property is owned by Jason S. Darnell of Brason Properties LLC. A motion to adopt a “Resolution Directing the Clerk to Investigate a Petition Received under G.S. 160A-58.1” is in order.



PETITION REQUESTING A NON-CONTIGUOUS ANNEXATION

Date: 7-20-2023

To the City Council of the City of Eden, North Carolina:

1. We the undersigned owners of real property respectfully request that the area described in Paragraph 2 below be annexed to the City of Eden.
2. The area to be annexed is non-contiguous to the City of Eden and the boundaries of such territory are as described in the attached Deed.
3. A map is attached showing the area proposed for annexation in relation to the primary corporate limits of the City of Eden.
4. We acknowledge that any zoning vested rights acquired pursuant to N.C.G.S. 160A-58-58.3 must be declared and identified on this petition. We further acknowledge that failure to declare such rights on this petition shall result in a termination of vested rights previously acquired for the property.

Name	Address	Do you declare Vested rights? Yes or No	Signature
Brason Properties LLC Jason S. Darnell, Manager	Property Address: 773 Summit Circle Eden, NC 27288 PIN... 7081 19 50 8468 00 Mailing Address: 5014 Casting Way, Greensboro, NC 27455	Yes	

Mayor Hall called on Ms. Stultz.

Ms. Stultz said a petition had been received for voluntary annexation from the owners of 773 Summit Loop. They wanted to be part of the water and sewer system, which policy said was allowed if they were annexed. It was a fairly simple thing. They needed the clerk to investigate the sufficiency as per the statutes, and she and her staff would take care of that.

A motion was made by Council Member Ellis to adopt a resolution to direct the Clerk to investigate the sufficiency of an annexation petition for 773 Summit Loop. Council Member Light seconded the motion. All members voted in favor of the motion. The motion carried 7-0.

RESOLUTION DIRECTING THE CLERK TO INVESTIGATE A PETITION RECEIVED UNDER N.C.G.S. 160A-58.1

WHEREAS, a Petition requesting annexation of an area described in said Petition was received on July 20, 2023, by the City Council of the City of Eden; and

WHEREAS, N.C.G.S. 160A-58.2 provides that the sufficiency of the Petition shall be investigated by the City Clerk before further annexation proceedings may take place; and

WHEREAS, the City Council of the City of Eden deems it advisable to proceed in response to these requests for annexation:

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Eden that:

The City Clerk is hereby directed to investigate the sufficiency of the above described Petition and to certify as soon as possible to the City Council the result of her investigation.

This the 15th day of August, 2023.

CITY OF EDEN

BY: Neville Hall, Mayor

ATTEST: Deanna Hunt, City Clerk

REPORTS FROM STAFF:

a. City Manager's Report.

Mayor Hall called on City Manager Jon Mendenhall.

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

Mayor Hall thanked him and staff for the detailed report. Copies were available at the meeting, in Eden's Own Journal, and on the City's website.

August 2023
City Manager Jon Mendenhall

ADMINISTRATION DEPARTMENT
Marketing & Communications Office

The City of Eden would like to thank the following sponsors for Shagging on Fieldcrest!!!

Nestle Purina, Barham & Associates, Eden Marketing & Special Events, Pace Stone, Draper Volunteer Fire Department, Liberty Tax, Fair Funeral Home, Karen Cochran, Mabe Trucking Co., Ray's Hitch & Trailer Sales, Boone & Cooke Funeral Home, Draper Cycle, Eden Veterinary Hospital, Audie & Cathy Land, Kingston Heating & Air, Tim Biggs Towing, Draper Lumber Co., Tommy & Vicki Underwood, Gold Circle Printworx, Jerry & Debbie Ellis, Preppy Pirate Outfitters, Kenny & Tina Kirkman, Eden Chamber of Commerce, Raymond Thomas, Home Lumber Co., Hale's Body Shop, Pine State Group, Allstate Insurance – Duane Adams, Luck Stone, Wyatt Auctions, Rhonda & David Price, Pit-Stop Auto Sales, HomeTrust Bank, Purlina's Gift Baskets, Eden Chiropractic/Protherapy Concepts, Railroad Café, Tri-City Glass, That Little Pork Shop. For all those who came out and enjoyed super performances by Papa Thump, The Pink Slips and The Embers - THANK YOU!

Our Summer Grown & Gathered set for August 10 SOLD OUT once again. Thank you to all those who purchased tickets.

RIVERFEST IS ALMOST HERE! We have a fun and exciting weekend planned to celebrate 20 years! There will be live concerts, over 150 vendors, delicious food, Ninja Warrior Course, Butterfly Encounter, Trick Roping, 360 Degrees photo booth, gem sluice, Kids Zone, and so much more. Make sure you bring your chairs for the concerts and plan to come early and stay late.

FRIDAY – September 15 – 5 to 10

SATURDAY – September 16 – 10 to 10

PARKS & RECREATION DEPARTMENT
Recreation Division

Bridge Street: Bridge Street Recreation Center stays busy with daily walkers and fitness classes. Summer camp participants enjoyed traveling to Fairystone State Park and to a Greensboro Grasshoppers game. Staff is getting ready for afterschool programs once school starts back.

Mill Avenue: Pickleball is being played Monday, Tuesday, Wednesday and Friday. Kids are still coming to play basketball daily. Prowlers will soon start a new volleyball program.

Aquatics: The Mill Avenue Pool and Freedom Park Splash Pad are busy with around 125 swimmers daily. They are still being rented out for special events as well.

Freedom Park: Weekend tournaments with either adult or girls fast pitch softball are still going strong.

Senior Citizens: Our Seniors traveled for a physical wellbeing check and played bingo. They are planning a winter trip later in the year.

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

Inspections & Permits July 1 July 31,2023

Total Inspections Performed 195 (Does not include fire inspections)

Total Permits Issued 123

There were 195 inspections completed in the month of July. A total of 9 building permits were issued for new single-family residences. Plan review continues for new construction documents for the Nestle Purina project as they are released. Assistance is being given on the construction project of the new fuel dispensing facility located at public works. The new utilities (electric and gas service) have been coordinated and marked for installation. A construction meeting for this project will take place on August 2.

Boards & Commissions

The Community Appearance Commission did not meet for the month of July.

The Historic Preservation Commission did not meet for the month of July.

The Tree Board did not meet for the month of July. Staff also received an update on the Tree Inventory Study facilitated by the N.C. Department of Forestry Services, which has been completed. Our staff plans to use the data from the study to address the strengths, weaknesses, opportunities and threats (SWOT) of trees in the City of Eden. In particular, staff previously composed a draft plan for a 30 for 30 tree planting campaign to celebrate the upcoming 30 years the City of Eden will be a "Tree City USA" City and will use the data from the study as a guideline. Staff also collaborated with Steve Rippey, of Rippey Advertising, to manufacture a commemorative bronze plaque for the "In Honor of Debbie Galloway" Tree, which was planted at Grogan Park in May 2023.

The Planning Board did not meet for the month of July.

The Internal Technical Review Committee met for the month of July to review in-house cases.

Gus Shinn Mural Project

Staff has been in contact with the artists for the Gus Shinn Mural Project about the progress, which is approaching soon. Staff also collaborated with Steve Rippey, of Rippey Advertising, to manufacture a commemorative bronze plaque for the Mural Project. Staff also has been in contact with relatives of Mr. Shinn to coordinate their visit for the celebration/ribbon cutting of the unveiling of the Mural. Staff has also been in contact with Kristi Brantley, Local Government Coordinator for the N. C. State Historic Preservation Office, about coordinating their involvement in the celebration/ribbon cutting as well.

Ferry Road Sign Project

Staff researched sign making options for the Ferry Road Sign Project. Staff contacted the Historical Marker Department for the N. C. Department of Natural and Cultural Resources about potentially submitting an application for the manufacturing of the Ferry Road Sing Project, due to its historical significance.

POLICE DEPARTMENT

The testing of GLOCK pistols has been completed. We have placed an order for 48ea GLOCK Model 45 for uniformed officers and 17ea GLOCK Model 19 for plain clothed officers. We should receive these pistols within 90 days of the order date, which would allow us to transition these firearms during our November qualification.

We have ordered and received six 2023 Dodge Durango's. These vehicles are staged at the City shop awaiting upfit.

ALPR (AXON) has been turned on and is currently in operation.

We anticipate the AXON Interview Room upgrade to be completed in November.

We are currently waiting for the Criminal Justice Standards approval for certification to proceed with one hire and have three full-time trainees in the Rockingham Community College Basic Law enforcement Training program.

FIRE DEPARTMENT

Captain Kevin Dunn was appointed as the new Fire Marshal for The City of Eden. The Fire Department has hired three new full-time employees, there remain two open positions in suppression which are actively being recruited.

PUBLIC WORKS DEPARTMENT

Streets

Work is approximately 65% complete on the Monroe Street streetscape project. Work continues on roadside vegetation and street patching; both of these crews are busy and are in the prime of the season.

Construction

Construction completed finished grading at the City's Fuel Depot and will be working on a drainage project on Maryland Avenue followed by some inflow-infiltration work in some of the sanitary sewer collector mains in Draper. The grading for the Dog Park has been looked at and a solution involving catch basins has been reached to address drainage in that area (this will be scheduled for a later date when grass can be re-established more easily post-excavation).

Collections & Distribution

Work is progressing in this unit; routine items include repairs/replacements/clearing blockages as needed and maintaining outfalls. Inventory availability has improved, hydrants and meters are on-hand, a developer is working with the City to forecast out need in such a way so that items can be carefully pre-ordered so that they arrive in a timely manner so as not to unnecessarily pause or delay construction.

Solid Waste

Solid Waste continues to provide reoccurring municipal solid waste collection keeping our community clean. The knuckle boom truck ordered in the last budget cycle has yet to arrive, with expected delivery pushed back to September 2023 (more lead time for orders has been discussed and we expect to bring forward a proposal to pre-order solid waste collection trucks with the time delay factored in on the next round of ordering).

Fleet

Fleet is in the process of ordering new software and gearing up for the fleet purchases as outlined in the budget. Work is on-going on the new city fuel system and depot, the system is on order, the pad is graded and ready for construction. Fleet is also working with all units on completing the purchase order process for approved vehicles and equipment (inventories remain low and timely delivery of vehicles and equipment may be a challenge).

Utilities

The Wastewater Treatment Plant is complete on work related to the headworks – bar screens as part of identified capital improvement to the plant. The plant is transferring flows from north basin to south basin as part of preparation for the North Basin Reconstruction project.

The Water Treatment Plant is substantially complete on building upgrades to the filter gallery hall and the laboratory. Generator switchgear work is complete. One sludge scrapper has been prepared for painting as part of on-going maintenance to this equipment.

Water Resources completed the installation of generators at pump stations that do not have generators and will be completing this project once fencing is installed on the improved layouts.

b. Eden Tree Board Sample Inventory Study.

Mayor Hall called on Planner Jeff Alderman and Grants Administrator Chase Lemons.

Mr. Lemons said he wanted to give an update on the sample tree inventory staff had been working on the last several months. The process started in the spring. He had been meeting with the Tree Board, which Mr. Alderman assisted with. There was a grant offered through the North Carolina Forestry Service. It allowed a contracted team to inventory typically 10 percent

of a municipality's trees. He met with the Tree Board and found they were interested in applying for the grant. He applied for the grant in April and the City received it at no cost. In June, the contractor – PlanIt Geo – came to Eden and did an inventory of 10 percent of the trees in the city limits. He presented information from Tree Plotter software that showed their findings. Each dot on the map he showed represented a different tree. Any citizen could come in and access the information. They could click on any of the dots which would reveal the condition of the tree and what type it was. Further details revealed things like how many stems the tree had, the family of the tree and the overall structure. It would help the Tree Board a lot, especially with the kinds of trees they needed to plant. Any trees in poor condition could be taken down. It would also help Public Works determine which trees needed to be taken down and replanted. It covered a small sample portion within all of the city limits.

Council Member Ellis asked him to look at the one at the softball field on Pierce Street.

Mr. Lemons said they did not hit any on that territory expected once on Greenway Drive. A computer system provided randomized coordinates for the contractors to check. Staff felt like the study would definitely help for planning purposes, especially the Tree Board providing information on what trees to plant, where to plant them, and where trees should be removed. He wanted Mr. Alderman, the Tree Board's representative, to tell a little more about that.

Mr. Alderman said depending on the acceptance of the year's Tree City USA Tree Report, it would make 30 years the City had been a Tree City USA. In his opinion, that was something to be proud of. He was not sure if there were any sports fans there, but Sports Center had a 30 for 30 docuseries. The Tree Board members and staff came up with a 30 for 30 campaign with a goal to get 30 trees planted in honor or in memory of people. The plan was to have a tier system, like platinum, gold, silver and bronze levels. The data from the survey could help them narrow down spots where tree canopy was needed. The data could help them determine what types of trees could be planted in an area. The campaign was still in the early stages. Staff found out that day, because they did the tree study, they could provide a survey back to the Arbor Day Foundation along with a small monetary donation and would receive 10 free flowering trees along with two free flowering crape myrtles. Just by doing the tree survey, the City and the Tree Board were getting 12 trees somewhat free. The tree study was really good for the City. It was like a SWOT analysis: strengths, weaknesses, opportunities and threats.

Mr. Lemons wanted to mention that a study was done for the City in 1999. He had gone back and looked at those. Having the information on a cloud website instead of trying to find the coordinates on a piece of paper was awesome. It was part of a two-part grant the Forestry Service offered. Staff would look into applying into the companion piece, a canopy cover assessment, when it was offered. He would take it to the Tree Board to gauge their interest and support. If they were interested, he would apply for it and hopefully be able to put the two pieces together to have a solid set of data.

Council Member Ellis asked Mr. Alderman about the value of the 12 trees the City would receive.

Mr. Alderman said the letter he had received that day did not have a specific monetary amount so he could not give a certain number. In the current fiscal year, the Tree Board was allotted \$1,700. Trees could run up to \$500 or \$600 each.

Council Member Ellis said especially the crape myrtles.

Mr. Alderman said he was not certain but was thinking to make a \$200 to \$300 donation to the Arbor Day Foundation. If they did the math on the trees, the City was definitely going to benefit from that.

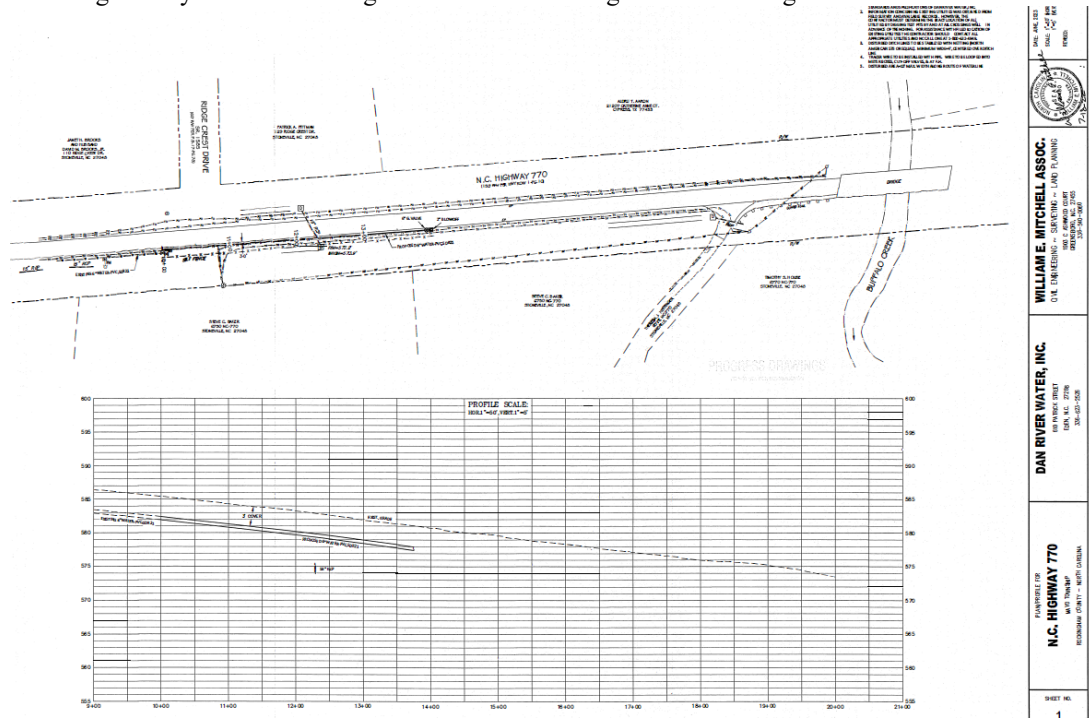
Mayor Hall thanked them both for their work on it and securing the grant funding.

CONSENT AGENDA:

- a. Approval and adoption of the July 18, 2023 regular Council meeting minutes.
- b. Consideration of proposed water main extension by Dan River Water, Inc., along NC 770.

Design and Construction Manager Bev O'Dell 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 375 LF of 6-inch diameter PVC water main along NC 770 near the entrance to the Whispering Pines subdivision. The short extension of the existing Dan River Water, Inc. water main is located about 1.4 miles west of our city limits. 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 your review and information. The Engineer's Report for the project is also enclosed. The proposed improvements are intended to serve three single-family residences. It is recommended that the proposed Dan River Water, Inc. water main extension along NC 770 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 August City Council meeting. Thanks for reviewing and considering this matter.



A motion was made by Council Member Epps to approve the Consent Agenda. Council Member Underwood seconded the motion. All members voted in favor of the motion. The motion carried 7-0.

ANNOUNCEMENTS:

Mayor Hall congratulated Marketing & Special Events Manager Cindy Adams on another successful event with Grown & Gathered. It was a very nice event and everyone was pleased with how it turned out. Saturday was Touch-A-Truck, which was a popular event in the Henry Street Municipal Parking Lot. RiverFest was right around the corner in September. A cruise-in would be held August 26 at Freedom Park. Those were just some highlights of the activities going on. Morehead football had their first game Friday night at 7:30 at home. It was always good to see a big crowd there to support the teams and the school.

Council Member Underwood said the JV team played Thursday at home.

Mayor Hall said they would both be at home, which was unusual but the Cummings field was messed up so both games would be in Eden. The JV game would be Thursday at 7 p.m.

Council Member Underwood said he had some things he wanted to bring up. First, he was receiving complaints that a lot of homeless people were moving onto the greenway. They were bothering walkers and it was not safe, especially for women to walk. A lot of people said they were not going to go back there because of it. He asked Mr. Mendenhall if the park ranger position was budgeted.

Mr. Mendenhall said it was, and he believed two were budgeted. They had a hard time filling the position due to the economy.

Council Member Underwood said he was wondering about that and if they could do some type of patrolling on the greenway somehow. His next item of concern was directed to Ms. Stultz. He asked for an update on the fire department and Draper School.

Ms. Stultz said she and Mr. Lemons had been on a number of meetings with the state and consultants. It had been frustrating for them as well. The state was saying they were in an environmental review, which was not an environmental issue as the City would think about it. They were hoping to get them moving as fast as they could. They stayed on top of the consultants and the state. Staff was trying to arrange another meeting with the state that week.

Council Member Underwood said if it were going to drag on out, Council and the city manager needed to go ahead and make accommodations to either tear that one down and build a new one in its spot of whatever they needed to do. He thought it was time for that. The citizens down there had been without a fire department for quite some time. That was just a comment he was making. His next question was if staff could be hired to prevent people from working overtime. A lot of people did not want to work overtime.

Mr. Mendenhall said that was a hard question to answer without knowing the department or division. He would welcome a conversation one-on-one so they could determine who needed to be addressing that. It could be due to a shortage at the water plant, it could be due to extra duty at the police department. Without further details it was hard to answer. He would be happy to talk about it but he needed further information.

Council Member Underwood said that was fine. His next issue was that there had been an accident at the splash pad that week and he had spoken with Mr. Thomas about it, who said it had not been reported to him. A little child slipped and ended up with five staples in his head and a concussion. There was a slip-resistant surface coating. He asked if that was something that could be looked into to prevent more accidents. Safety was their number one priority.

Mr. Mendenhall agreed. The safety of the park patrons was paramount and he would be happy to have the park staff work with Council Member Underwood on that. He asked if Council Member Underwood had information he could share with the park staff about the product.

Council Member Underwood said he could get with Mr. Thomas and they could do some research on it.

Mr. Mendenhall said they would appreciate being able to work with him on it.

Council Member Underwood said his last issue was that he wanted to bring up a comparison study of where employees were right now compared to the NCLM (North Carolina League of Municipalities) study. He would like to have the information for Council for the budget retreat. He was not asking to do anything currently because he did not think they could. It would be good information for Council to let them know where the employees were and what they needed to do to get them where they needed to be. That was all he was asking. He asked if that were possible.

Mr. Mendenhall said as Council Member Underwood knew, they provided that information every year and would be happy to provide that information in time for the budget. Typically, the NCLM did not publish their study in advance of all that, it usually lagged past January. Staff would provide that information as soon as it was available. They did not have a problem doing that.

Council Member Underwood said he thought the budget retreat would be appropriate.

Mayor Hall said he wanted to read some of the minutes from the last budget retreat Council had when it was discussed at length. He said Council had directed staff to get pay study prices and they did. As they did every year, staff studied the NCLM's pay study information.

Mayor Hall read from the March 16, 2023 Budget Retreat Minutes (available [her on our website](#)):

Council Member Ellis asked if the NCLM prepared a study for all cities in the state each year.

Mr. Mendenhall said they did a salary study broken down by size and unit. It was voluntary with about 75 to 80 percent of municipalities participating. They had every position, how many were in that position, how much they were paid, the minimum and maximum salaries. They all used about the same job descriptions so it was all compared apples to apples. The NCLM hired the MAPS Group, using member dues, to conduct the salary study annually. The NCLM then published it looking at salaries, fringe benefits, the whole component of compensation.

Council Member Ellis asked how long the City had been using the salary study from the NCLM.

Mr. Mendenhall said at least during his tenure and he thought it was annually for the last 20 years, which Ms. McMichael confirmed.

Ms. McMichael said the city manager had given a good introduction to the salary study proposals that were received that Council had requested. The MAPs Group would do it for \$25,920 plus itemized expenses which may increase that another \$2,000 plus travel time. She had been with the City 18 and a half years and they had always used the annual salary survey done by the NCLM, which used the MAPS Group, and compared it to the current pay grade and classification. The City had good employees, good benefits and she felt like good pay. The City needed to continue to take care of them but could only do that to the extent it could afford to pay them. Staff's recommendation was to continue using the NCLM survey but it was completely up to Council and staff would honor their request.

Council Member Underwood asked if there was a fee for the NCLM survey.

Ms. McMichael said there was not.

Council Member Underwood said there was then no question for him. He thought the City needed to cut out all wasteful spending, because there was some. He asked if they would get the same results using the NCLM survey.

Ms. McMichael said that was correct.

Council Member Epps said he agreed to go with the NCLM survey as well.

Mayor Hall said he had been approached about it several times by members of Council and told that was not the case. He went back and researched it, and that was exactly the case. They had agreed to use the NCLM study last year in the budget retreat and had approved the budget. Since 2021, salaries had been increased by 21 percent for the employees. No, it was not enough but every one percent the salaries were increased was about 1.86 cents on the tax rate. He wanted to be careful about overextending the resources. He was all for retention and he would like to keep the employees happy but he just wanted to point out that it was not a lie when he said Council had planned to use that study.

Council Member Underwood said he wanted to clarify what he was asking for. He was asking for the NCLM study. He had seen it and he wanted to study it comparing what the City employee salaries were, not someone else's, and compare it to the NCLM study, and see what the difference was. He had seen a big difference.

Mayor Hall said he thought that was going to get into personnel. You had to go into someone's personnel file to determine why they were above or below a particular salary range in his opinion. That had nothing to do with Council and that was what the manager did. And there was a grievance process. If someone felt they were not paid adequately there was an ordinance to go through to have a grievance heard.

Council Member Underwood said all he was asking for was to do the study to give Council an idea of where they were and where we need to be.

Council Member Ellis noted the Prowlers would open their season Saturday, August 26. He had been to many of the practices they were having for about three weeks. There had been great turnout with the football program. He complimented the recreation department for the superb coaching they had. It was great that recreation was behind the program. Everything seemed to be going well with the youth playing. It was a great asset to see over 100 kids being part of the program. He complimented the City for backing the Prowlers organization and bringing it into the City to possibly benefit Morehead High School and surrounding schools in the future. It was a plus for the City, including the new volleyball program in recreation for girls. That was where the future lay. If the City built it, they would come, he really believed that. He hoped in the next months they could get some other recreation needs fulfilled. The department was continuing to improve. If they believed in a positive direction, it would come back.

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