

**EDEN CITY COUNCIL
REGULAR MEETING AGENDA
April 16, 2024 at 6 p.m.
Council Chambers, 308 E. Stadium Drive**

1. Meeting called to order by: Neville Hall, Mayor
2. Invocation: Pastor Jerry Epps, First Church of the Living God
3. Pledge of Allegiance: Led by Ben Rorrer, fourth grader
4. Proclamations and Recognitions:
 - a. Recognition of Pace-Stone for 100 years in business.
 - b. Presentation of Life Saving Award. **Melissa Joyce, Rockingham County Fire Marshal**
 - c. Proclamation for Arbor Day.
5. Roll Call
6. Set Meeting Agenda
7. Public Hearings:
 - a. (1) Consideration of a zoning map amendment and adoption of an ordinance to rezone 11.37 acres at 435 E. Meadow Road from Residential 20 to Residential 12 - zoning case Z-24-03. **Kelly Stultz, Planning & Community Development Director**

(2) Consideration of a resolution adopting a statement of consistency regarding the proposed map amendment in zoning case Z-24-03. **Kelly Stultz, Planning & Community Development Director**
8. Requests and Petitions of Citizens
9. Unfinished Business
 - a. Consideration of appointments to the Community Appearance Commission. **Kelly Stultz, Planning & Community Development Director**
10. New Business
 - a. Consideration to adopt an ordinance for the demolition of a residential structure at 522 Greenwood Street under Article 9, Building Maintenance Standards of the City's Unified Development Ordinance. **Kelly Stultz, Planning & Community Development Director**
 - b. Consideration to adopt a resolution for the Rockingham County Outdoor Recreation Master Plan. **Anna Wheeler, Dan River Basin Association Program Coordinator**
 - c. Consideration of a project proposal implementing a river access from the Rockingham County Outdoor Recreation Master Plan on the Smith River. **Lindsay Pegg, Rockingham County Tourism Manager**
11. Reports from Staff:
 - a. City Manager's Report. **Jon Mendenhall, City Manager**
12. Consent Agenda:
 - a. Approval and adoption of the March 19 regular meeting minutes. **Deanna Hunt, City Clerk**

- b. Approval and adoption of a resolution approving updates made to the Asset Management Plan for the Mebane Bridge Wastewater Treatment Plant as well as the 10-year CIP improvements to the North Basin. **Melinda Ward, Utilities Manager**
 - c. Approval and adoption of Budget Amendment #9. **Tammie McMichael, Finance & Personnel Director**
 - d. Approval and adoption of Budget Amendment #10. **Tammie McMichael, Finance & Personnel Director**
- 13. Announcements
 - 14. Closed Session: To discuss personnel pursuant to NCGS 143.318.11(a)(6).
 - 15. Adjournment



PROCLAMATION
Arbor Day 2024

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

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

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

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

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

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

WHEREAS, the City of Eden has been named a Tree City USA community by the National Arbor Day Foundation for the 30th year, and

NOW, THEREFORE, I, Neville Hall, Mayor of the City of Eden, do hereby proclaim **Friday, April 26, 2024, as Arbor Day in the City of Eden**, and I urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, and to plant trees to promote the well-being of this and future generations.

This the 16th day of April, 2024.

By:

Neville Hall, Mayor

Attest:

Deanna Hunt, City Clerk



Planning and Inspections Department

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

MEMO

To: Honorable Mayor and City Council
Thru: Jon Mendenhall, City Manager
From: Kelly K. Stultz, AICP, Director
Subject: **Zoning Case Z-24-03 – 435 E. Meadow Road**
Date: April 4, 2024

The City has received a zoning map amendment request filed by Marvin Jones, President of Milestone Properties of NC, Inc., Owner, to rezone 11.37 acres at 435 E. Meadow Road. The request is to rezone the property from Residential-20 to Residential-12.

The Planning and Community Development Department recommends approval of the map amendment request. At a regular meeting in March, the Planning Board voted to recommend that the City Council approve this request.

CERTIFICATE SHOWING THAT NOTICES WERE MAILED TO THE OWNER(S) OF PROPERTY SUBJECT TO REZONING AND TO OWNER(S) OF ALL PARCELS OF LAND ABUTTING SUBJECT PROPERTY AND/OR WITHIN 100 FEET OF SUBJECT PROPERTY.

RE: ZONING CASE Z-24-03
435 E. Meadow Road

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF EDEN:

I, Kelly K. Stultz, Planning & Community Development Director of the City of Eden North Carolina, do hereby certify that notices of the proposed zoning map amendment requested by Marvin Jones, President of Milestone Properties of NC, Inc., Owner, to rezone 435 E. Meadow Road from Residential-20 to Residential-12 were mailed first-class mail to the owner of the property in the proposed rezoning and all property owners adjacent to or within 100 feet of the subject area on the 4th day April, 2024.

IN WITNESS WHEREOF, I have hereunto set my hand this the 4th day of April, 2024.



Kelly K. Stultz, AICP
Planning and Community Development Director



Rezoning (Map Amendment) Application

Planning and Inspections Department
308 E. Stadium Dr., Eden, NC 27288
Phone: 336-623-2110 x2 / Fax: 336-623-4057
www.edennc.us

CONTACT INFORMATION

Contact Name Marvin Jones
Contact Address 351 W. Meadow Rd
City Eden State NC Zip 27288
Phone Number ~~336-520-2381~~ 336-520-2381 Email marv@milestone.nc.com
Contact's Property Interest or Legal Relationship to Owner Owner

PROPERTY OWNER INFORMATION

Property Owner Name Marvin Jones
Property Owner Mailing Address 351 W. Meadow Rd
City Eden State NC Zip 27288
Phone 336-520-2381 Email marv@milestone.nc.com

PROPERTY INFORMATION

Tax Property ID No. (PIN) 708010468301
Recently purchased - Deed not update
Deed Book and Page No. _____
Physical Address 435 E. Meadow Rd
City Eden State NC Zip 27288
Year Current Owner Acquired Property 2024 Acreage 11.82
Public Water Available? Yes No Public Sewer Available? Yes No
Current Use of Property _____
City Jurisdiction: In-City Limits ETJ
Existing land use/zoning on adjoining properties:

North: -
South: -
East: R12 - The Meadows
West: R20

ADDITIONAL INFORMATION

Attach the following documents to this application form:

Recorded deed to the property

Copy of the recorded plat or survey for the property* or A map showing dimensions of the property

*Preferred

PROCESS & FILING INFORMATION

Submission Requirements: Per Article 3 of the Eden Unified Development Ordinance (UDO), every applicant for a rezoning (map amendment) is required to meet with the Administrator in a pre-application conference prior to the submittal of a formal application. The purposes of this conference are to provide additional information regarding the review process and assistance in the preparation of the application. Upon application submittal, the Administrator shall review the application to ensure that it is complete.

Review Process: After review and recommendation of the application by the Administrator, the Planning Board shall review and provide a recommendation to the City Council. Upon receiving a recommendation from the Planning Board, the City Council shall hold a legislative public hearing on the proposal for official action.

Required Application Information: A petitioner must complete this application in full. This application will not be processed unless all information requested is provided.

General Rezoning Requests: These are "general" requests involving a zoning change to an individual parcel of land. The request is to amend or change the City's Official Zoning Map in a certain area from one zoning district to another. "General" rezoning requests are not specific and if approved, any permitted land use within the new zoning district as illustrated in Section 5.06 (Table of Permitted Uses) of the Eden UDO could be permitted.

Conditional Zoning District Requests: Conditional Zoning Districts (CZ) are districts with conditions voluntarily added by the applicant. Conditional Zoning Districts provide for orderly and flexible development under the general policies of this ordinance without the constraints of some of the prescribed standards guiding by-right development. Conditional Zoning Districts may be used in any district but is not intended to relieve hardships that would otherwise be handled using a variance procedure. Conditional Zoning District rezonings can include restrictive land uses, site/subdivision master plans and other information as described in Section 3.10 of the UDO.

ZONING INFORMATION

Request Type: General Rezoning Conditional Zoning District

Current Zoning District R 20

Requested Zoning District R 12

If the request is to a Conditional Zoning District this application should be accompanied by an Existing Conditions Map, a Sketch Plan (may be waived by the Administrator as appropriate), and Master Plan; as well as any other plans, drawings, renderings, elevations, maps and documents specifically included as development documents for approval by the City Council. At a minimum, the following should be provided:

1. The underlying zoning districts and a full list of proposed uses consistent in character with those zoning districts.

Such use classifications may be selected from any of the uses, whether permitted, by right or with supplemental



Rezoning (Map Amendment) Application

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308 E. Stadium Dr., Eden, NC 27288

Phone: 336-623-2110 x2 / Fax: 336-623-4057

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standards, allowed in the general zoning district upon which the Conditional Zoning District is based. Uses not otherwise permitted within the general zoning district shall not be permitted within the Conditional Zoning District.

2. General traffic routes (external and internal) to and from the development with major access points identified.
3. Tabular data, including the range and scope of proposed land uses, proposed densities, floor area ratios and impervious surface ratios as applicable to development type; and land areas devoted to each type of general land use and phase of development.
4. A proposed development schedule if the project is to be phased.

Proposed Land Use(s): Stafford Meadows
Housing Development - Single Family 3-Bed-2 Bath
Homes - would like to have rezoned to
R12 -

Proposed Conditions Offered by Applicant: _____

APPLICANT/OWNER CERTIFICATION

I hereby certify that, to the best of my knowledge, the information on this application is true and accurate, and I hereby petition the Planning Board to recommend and the City Council to approve this application for a rezoning (map amendment).

Applicant Signature [Signature] Date 2-23-2024

Property Owner Signature [Signature] Date 2-23-2024

Office Use Only

Staff Member (Initial upon Receipt) Stephanie H. Land Date 2/23/2024

Application Number Z-24-03 Fee Paid 2/23/2024

**PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
ZONING MAP AMENDMENT REPORT
March 27, 2024, Revised April 2, 2024**

CASE NUMBER:	Z-24-03
EXISTING ZONING DISTRICT:	Residential-20 (R-20)
REQUESTED ZONING DISTRICT:	Residential-12 (R-12)
APPLICANT:	Marvin Jones for Milestone Properties of NC Inc.
APPLICANT'S STATUS:	President

PROPERTY INFORMATION

LOCATION:	435 E. Meadow Road
PIN:	708010468301
SIZE:	11.37
ACCESS:	Meadow Road
LAND USE:	Vacant
ZONING HISTORY:	R-20 in UDO and before 2021.

AREA INFORMATION

CHARACTERISTICS:	Relatively Flat and located in an area that already has City services.	
ADJACENT ZONING:	North:	R-20
	East:	R-20
	West:	R-12 CZ
	South:	R-20

PLANNING AND DEVELOPMENT INFORMATION

STREET IMPROVEMENTS:	Yes
PUBLIC WATER AVAILABLE:	Yes
2022 COMPREHENSIVE PLAN:	Traditional
FLOOD HAZARD AREA:	No
WATER SUPPLY WATERSHED:	Smith River Protected Area

STAFF ANALYSIS

The request is to rezone property located on the north side of East Meadow Road from R-20 to R-12. The subject parcel has been the site of a single dwelling and acreage. With City services available and proximity to Meadow Road this property is in a prime area for subdivided infill development

The Eden Comprehensive Plan indicates this property as being in a traditional neighborhood development area. The Traditional Neighborhood area is comprised predominantly of older neighborhoods that grew around Eden's historic downtowns. These areas feature smaller lots and provide a transition from the more urban downtowns (Town Center areas) to suburban residential areas. The Traditional Neighborhood category is designed to retain established neighborhoods and maintain their historic character while allowing some flexibility of housing types. Single-family homes are located on small lots that match existing patterns. Development in the Traditional Neighborhood areas can include a variety of housing types including single family homes, duplexes, townhomes, pocket neighborhoods, and well-designed house-scale multifamily buildings. To encourage walkability to the Town Center areas, streets should have pedestrian facilities. Infill is encouraged on vacant parcels.

Uses and Intensity

- **Typical Uses:** Residential (all forms)
- **Gross Residential Density:** 4-8 Dwelling Units per Acre (DUA)
- **Unit Type and Open Space:** Mostly single-family units, however a mix of housing unit types is allowed for infill if designed to fit with existing properties. Infill subdivisions should incorporate some public space in the form of preserved natural features or more formal open space such as common greens, plazas, and/or playgrounds. This property was zoned R-20 under the UDO with us having the expectation that the property would likely need to change before development.

The City of Eden is in need of housing of all types and infill development is always encouraged.

Based upon the aforementioned information, staff recommends in favor of the request.

STAFF RECOMMENDATION:

Approval of the request



ZONING CASE

Z-24-03

AERIAL MAP

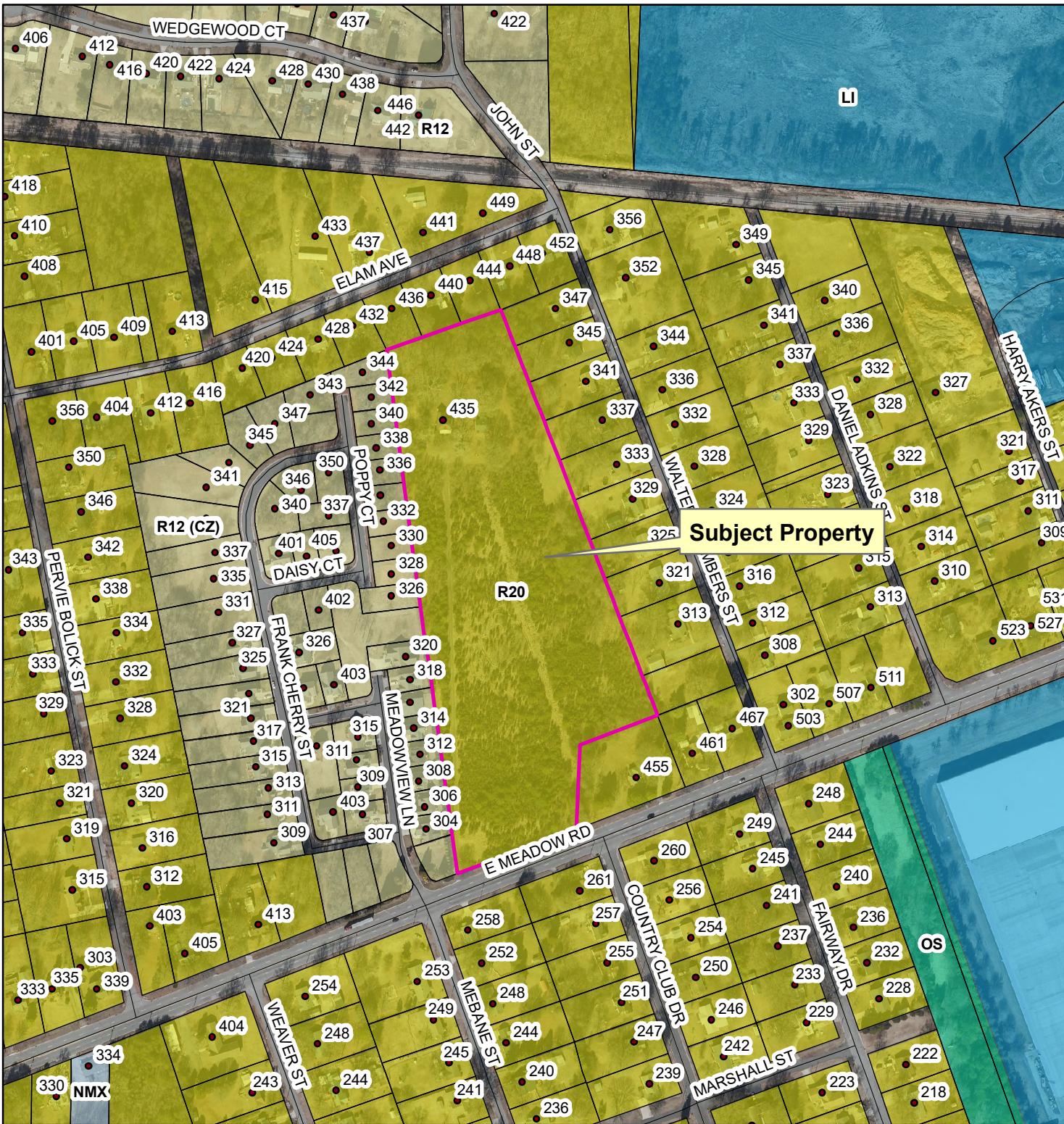


PIN

7080-10-46-8301

**Zoned:
Residential 20**

**Request:
Residential 12**



ZONING CASE

Z-24-03

ZONING MAP



PIN

7080-10-46-8301

**Zoned:
Residential 20**

**Request:
Residential 12**

AN ORDINANCE AMENDING THE ZONING
ORDINANCE OF THE CITY OF EDEN

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

Section 1 - Change from Residential 20 to Residential 12 the following property:

Being all that certain Tract or Parcel of Land containing 11.813 acres, as more particularly set forth on that Plat of Survey for the Estate of Charles Dan & Helen Cox, Leaksville Township, Rockingham County, North Carolina, dated November 16, 1987, by C. E. Robertson & Associates, Registered Land Surveyors, a copy of the same being attached to the Deed recorded in Book 1661, page 2660, Rockingham County Registry. The above-described property being commonly known as 435 E. Meadow Road, identified by the Rockingham County Tax Dept. as containing approximately 11.37 acres and as PIN 7080-10-46-8301 and Parcel No. 170754.

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

APPROVED, ADOPTED AND EFFECTIVE, this 16th day of April, 2024.

CITY OF EDEN

BY: _____
Neville A. Hall, Mayor

ATTEST:

Deanna Hunt, City Clerk

A RESOLUTION ADOPTING A
STATEMENT OF CONSISTENCY REGARDING
A PROPOSED AMENDMENT TO THE
CITY OF EDEN UNIFIED DEVELOPMENT ORDINANCE
CASE NUMBER Z-24-03
MAP AMENDMENT

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

WHEREAS, on May 17, 2022, the Eden City Council adopted the Comprehensive Plan. Plans such as the City of Eden Comprehensive Plan are not designed to be static but are meant to reflect the City of Eden's needs, plans for future development and to remain in compliance with North Carolina State Law and the City of Eden's ordinances;

WHEREAS, the City of Eden Planning Board received a request to rezone approximately 11.37 acres at 435 E. Meadow Road from Residential 20 to Residential 12.

WHEREAS, On March 26, 2024, the City of Eden Planning Board voted to recommend to the Eden City Council that the rezoning request be approved.

STATEMENT OF NEED:

The Neighborhood Mixed Use District is intended to provide pedestrian-scaled, higher density residential housing and opportunities for limited scaled commercial & office activities. Development in this district should encourage pedestrian activity through construction of mixed-use buildings and connections to adjacent neighborhoods. Buildings in this district are typically smaller in scale and detached. The rezoning of this property would address a need in our community for multiple types of housing and access to retail and commercial uses.

STATEMENT OF CONSISTENCY:

The property is denoted in the City of Eden Comprehensive Plan as Traditional Neighborhood. The Traditional Neighborhood area is comprised predominantly of older neighborhoods that grew around Eden's historic downtowns. These areas feature smaller lots and provide a transition from the more urban downtowns (Town Center areas) to suburban residential areas. The Traditional Neighborhood category is designed to retain established neighborhoods and maintain their historic character while allowing some flexibility of housing types. Single-family homes are located on small lots that match

existing patterns. Development in the Traditional Neighborhood areas can include a variety of housing types including single family homes, duplexes, townhomes, pocket neighborhoods, and well-designed house-scale multifamily buildings. To encourage walkability to the Town Center areas, streets should have pedestrian facilities. Infill is encouraged on vacant parcels.

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

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

1. The Eden City Council finds that the proposed amendment to the City of Eden Unified Development Ordinance is consistent with the goals and recommendations of the 2022 City of Eden Comprehensive Plan.
2. At no time are land use regulations or plans of the City of Eden or any jurisdiction in the State of North Carolina permitted to be in violation of the North Carolina General Statutes.
3. Therefore, based upon the foregoing information, the amendment to the Unified Development Ordinance is reasonable and is in the public's best interest.

Approved and adopted and effective this 16th day of April, 2024.

CITY OF EDEN

BY: _____
Neville Hall, Mayor

ATTEST:

Deanna Hunt, City Clerk



Planning & Community Development Department

308 East Stadium Drive, Eden, North Carolina 27288 Phone: (336) 623-2110 Fax: (336) 623-4057

MEMO

To: Honorable Mayor and City Council
Thru: Jon Mendenhall, City Manager
From: Kelly K. Stultz, Director
Subject: **2024 Boards and Commissions Appointments**
Date: April 2, 2024

The following seats on the City Boards and Commissions are up for appointment or reappointment in 2024. When making appointments, please consider whether these people 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 2 Councilman Nooe

Community Appearance – Martha Corum (Resigned, 1-year unexpired term)

Ward 3 Councilman Kirkman

Community Appearance – Becky Shomali (Term Expired, Re-Appoint in April)

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

<u>Board</u>	<u>Day</u>	<u>Time</u>
Community Appearance Commission	1st Tuesday each month	5:30 pm



Planning and Community Development Department

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

MEMO

To: Honorable Mayor and City Council
Thru: Jon Mendenhall, City Manager
From: Kelly K. Stultz, AICP, Director
Subject: **Affirmative Maintenance/522 Greenwood Street**
Date: April 4, 2024

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:

Rabco Inc of NC	\$9,690.00
Big Dawg Construction LLC	\$10,000.00
New Rock Land Mgmt LLC	\$10,000.00
The Menher Group	\$12,200.00
Sam W. Smith, Inc.	\$30,000.00

Staff recommends that Rabco Inc of NC be awarded the bid for the demolition of the house with the lowest bid being in the amount of \$9,690.00.

The Fire Department is not able to burn this house because of the distance between structures.

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.

L. FAILURE TO COMPLY WITH ORDER; OWNER

1. If the owner fails to comply with an order to repair, alter or improve the dwelling, the Administrator may:
 - a. Cause such dwelling to be repaired, altered or improved, and pending such repairs, alterations or improvements, may order such dwelling vacated and closed.
 - b. Cause to be posted on the main entrance of any dwelling so closed a placard with the following words: "This building is unfit for human habitation; the use or occupation of this building for human habitation is prohibited and unlawful." Occupation of a building so posted shall constitute a Class 1 misdemeanor.
2. If the owner fails to comply with an order to remove or demolish the dwelling, the Administrator may:
 - a. Cause such dwelling to be vacated and closed, removed or demolished.
 - b. Cause to be posted on the main entrance of any dwelling so closed a placard with the following words: "This building is unfit for human habitation; the use or occupation of this building for human habitation is prohibited and unlawful." Occupation of a building so posted shall constitute a Class 1 misdemeanor.
3. The duties of the Administrator set forth in subsections (1) and (2) shall not be exercised until the City Council, by ordinance, shall have ordered the Administrator to proceed to effectuate the purpose of this Article with respect to the particular property or properties which the Administrator shall have found to be unfit for human habitation and which property or properties shall be described in the ordinance. No such ordinance shall be adopted to require demolition of a dwelling until the owner has first been given a reasonable opportunity to bring it into conformity with this Article. Such ordinances shall be recorded in the office of the Register of Deeds of Rockingham County and shall be indexed in the name of the property owner in the grantor index.
4. If the Administrator shall have issued an order, ordering a dwelling to be repaired or vacated and closed, as provided in this section, and if the dwelling has been vacated and closed for a period of one year pursuant to the order; then if the City Council shall find that the owner has abandoned the intent and purpose to repair, alter or improve the dwelling in order to render it fit for human habitation and that the continuation of the dwelling in its vacated and closed status would be inimical to the health, safety, and welfare of the municipality in that the dwelling would continue to deteriorate, would create a fire and safety hazard, would be a threat to children and vagrants, would attract persons intent on criminal activities, would cause or contribute to blight and the deterioration of property values in the area, and would render unavailable property and a dwelling which might otherwise have been made available to ease the persistent shortage of decent and affordable housing in this State, then in such circumstances, the City Council may, after the expiration of such one year period, enact an ordinance and serve such ordinance on the owner, setting for the following:
 - a. If it is determined that the repair of the dwelling to render it fit for human habitation can be made at a cost not exceeding fifty percent (50%) of the then current value of the dwelling, the ordinance shall require that the owner either repair or demolish and remove the dwelling within ninety (90) days; or
 - b. If it is determined that the repair of the dwelling to render it fit for human habitation cannot be made at a cost not exceeding fifty percent (50%) of the then current value of the dwelling, the ordinance shall require the owner to demolish and remove the dwelling within ninety (90) days.
5. This ordinance shall be recorded in the Office of the Register of Deeds of Rockingham County and shall be indexed in the name of the property owner in the grantor index. If the owner fails to comply with this ordinance, the Administrator shall effectuate the purpose of the ordinance.

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

**COMPLAINT AND NOTICE OF HEARING BEFORE
HOUSING INSPECTOR UNDER HOUSING CODE**

TO: Owners and parties in interest in the property located at 522 Greenwood Street, including any accessory structure of the City of Eden, North Carolina.

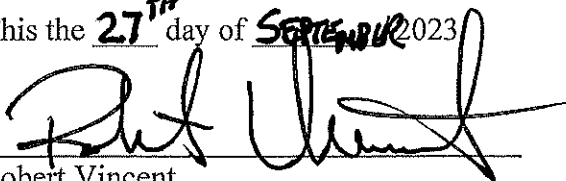
YOU ARE HEREBY NOTIFIED that the dwelling unit and/or lot located at the address designated above is in a condition that appears to be unfit for human habitation and to violate the City of Eden Minimum Housing Code as set out in the **ATTACHMENT** which is incorporated herein.

YOU ARE FURTHER NOTIFIED that a hearing will be held before the Housing Inspector of the City of Eden in the *Planning & Community Development Dept.* located at 308 East Stadium Dr at 8:30 A.M., October 17th, 2023, for the purpose of finding the facts as to whether or not the condition of such property falls within the scope of the above-mentioned sections of the Housing Code. At the hearing, you shall be entitled to offer such evidence as is relevant to material to the questions sought to be determined or the remedies to be affected.

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

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

This the 27th day of SEPTEMBER 2023



Robert Vincent,
Chief Codes Inspector

LOCATION: 522 GREENWOOD ST.

FILE NO. 23000995

EXHIBIT "A"

A dwelling is unfit for human habitation if any one (1) of the following conditions exists:

DWELLING UNFIT FOR HUMAN HABITATION – Article 9.02-C,1,a

1. Interior walls or vertical studs which seriously list, lean or buckle to an extent as to render the building unsafe
2. Supporting member or members which show 33% or more damage or deterioration, or nonsupporting, enclosing, or outside walls or covering which shows 50% or more damage or deterioration; provided that such deterioration affects the structural integrity of the building.
3. Floors or roofs which have improperly distributed loads, which are overloaded or which have insufficient strength to be reasonably safe for the purposes used.
4. Such damage by fire, wind, or other causes as to render the building unsafe.
5. Dilapidation, decay, unsanitary conditions or disrepair which is dangerous to the health, safety, or welfare of the occupants or other people of the jurisdiction.
6. Inadequate facilities for egress in case of fire or panic.
7. Defects significantly increasing the hazards of fire, accident or other calamities.
8. Lack of adequate ventilation, light, heating or sanitary facilities to such extent as to endanger the health, safety, or general welfare of the occupants or other residents of the jurisdiction.
9. Lack of proper electrical, heating or plumbing facilities required by this Article which constitute a health or definite safety hazard.
10. Lack of proper connection to a potable water supply and/or to the public sewer or other approved sewage disposal system, the lack of either one of which renders a dwelling unfit for human habitation.

A dwelling is unfit for human habitation if it fails to fully comply with **seven (7) or more** of the following standards:

STRUCTURAL STANDARDS – Article 9.02-D,1

- a. Walls or partitions or supporting members, sills, joists, rafters or other structural members shall not list, lean or buckle, and shall not be rotted, deteriorated, or damaged so as to be unsafe to use and incapable of supporting a load that normal use may cause to be placed thereon.
- b. Floors or roofs shall have adequate supporting members and strength to be safe to use and capable of supporting a load that normal use may cause to be placed thereon.
- c. Foundations, foundation walls, piers or other foundation supports shall be kept in sound condition and good repair so as to be capable of supporting a load that normal use may cause to be placed thereon.
- d. Steps, stairs, landings, porches, or other parts or appurtenances shall be maintained in sound condition and good repair so that they shall be safe to use and capable of supporting a load that normal use may cause to be placed thereon.
- e. Adequate facilities, as required by the North Carolina State Building Code, for egress in case of fire or panic shall be provided.
- f. Every floor, interior wall, and ceiling shall be substantially rodent proof; shall be kept in sound condition and good repair; and shall be safe to use and capable of supporting a load that normal use may cause to be placed thereon.
- g. The roof, flashings, exterior walls, basement walls, floors, and all doors and windows exposed to the weather shall be constructed and maintained so as to be weather tight and watertight.
- h. There shall be no chimneys or parts thereof which are defective and deteriorate so as to be unsafe or in danger of falling, or in such condition or location as to constitute a fire hazard.
- i. There shall be no use of the ground for floors, or wood floors on the ground.

PLUMBING STANDARDS – Article 9.02-E,1

- a. All water to each dwelling unit shall be supplied through an approved pipe distribution system connected to a potable water supply.
- b. Each dwelling unit shall be supplied with a kitchen sink, lavatory, tub or shower and a water closet, all in good working condition.
- c. Each dwelling unit shall have connected to the kitchen sink, lavatory, tub or shower an adequate supply of

FINDING OF FACT AND ORDER

TO: Owners and parties in interest in the property located at 522 GREENWOOD STREET including any accessory structures of the City of Eden, North Carolina.

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

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

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

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

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

- A. Dilapidation, decay, unsanitary conditions or disrepair which is dangerous to the health, safety, or welfare of the occupants or other people of the jurisdiction.
- B. Lack of adequate ventilation, light, heating or sanitary facilities to such extent as to endanger the health, safety, or general welfare of the occupants or other residents of the jurisdiction.
- C. Lack of proper electrical, heating or plumbing facilities required by this Article which constitute a health or definite safety hazard.

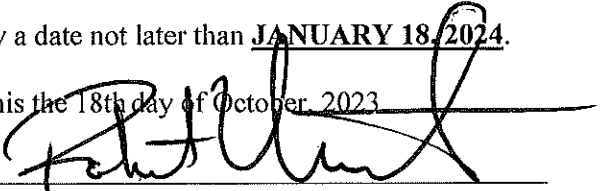
3. Due to conditions, the building and or premises described above is found to be in condition within the meaning of the City Minimum Housing Code.

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

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

By a date not later than JANUARY 18, 2024.

This the 18th day of October, 2023


Robert Vincent, Chief Codes Inspector

**AN ORDINANCE AND ORDER
FOR THE DEMOLITION OF
PROPERTY AT 522 GREENWOOD STREET,
CITY OF EDEN, NORTH CAROLINA**

GRANTORS/GRANTEES: City of Eden
 Bohdan Hamerski

Drawn by and Return to:
Erin B. Gilley
City of Eden
PO Box 70
Eden, NC 27829-0070

AN ORDINANCE AND ORDER
FOR THE DEMOLITION OF
PROPERTY AT 522 GREENWOOD STREET,
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 18th day of September, 2023, the Director of the Planning and Community Development Department caused an examination of the dwelling owned by Bohdan Hamerski at 522 Greenwood Street, Eden, North Carolina and found it to be unfit for human habitation, that said property is more particularly described as follows:

Being on Greenwood Street (formerly Railroad Street) in the City of Eden (formerly the Town of Leaksville); BEGINNING at a stake at the Southwest corner of G. W. Deshazo's lot; thence South with said Greenwood Street 66 feet; thence East parallel with said G. W. Deshazo's 165 feet; thence North parallel with said Greenwood Street 66 feet; thence West with said G. W. Deshazo's line to the BEGINNING 165 feet, more or less. See Deed Book 1529, page 2431.

The above-described property being more commonly known as 522 Greenwood Street, Eden, North Carolina, and is being further identified by the Rockingham County Tax Dept. as PIN 7070-19-50-5368-00 and Parcel No. 107430.

WHEREAS, on the 27th day of September, 2023, the Director caused to be issued a Complaint and Notice of Hearing for the 17th day of October, 2023, which was served on the property owner by first class mail and certified mail, return receipt requested; the certified mail Compton was returned marked "Unclaimed" and "Unable to Forward;" the Complaint and Notice of Hearing was posted on the subject property on the 27th day of September, 2023; and

WHEREAS, the hearing was held on the 17th day of October, 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 owner posting it on the subject property on the 18th day of October, 2023; and by publishing the Order in the Rockingham Now on the 25th day of October, 2023; and

WHEREAS, the property owner 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 has 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 he has failed to take any action to comply with the Director's Order.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Eden that the Director is hereby ordered to proceed to effectuate the purpose of the 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 Bohdan Hamerski 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 16th day of April, 2024.

CITY OF EDEN

BY: _____
Neville A. Hall, Mayor

ATTEST:

Deanna Hunt, CMC
City Clerk



*Protecting and Promoting the Natural and Cultural Resources of the Dan River Basin
through Recreation, Education, and Stewardship.*

April 4, 2024

City of Eden City Council
ATTN: Jon Mendenhall, City Manager

City of Eden,

It is my honor to welcome the new Rockingham County Outdoor Recreation Master Plan to the City of Eden. Over the past three years, stakeholders from around the county; including city and town representatives, trail enthusiasts, trail groups, and the public were invited to collaborate on a master plan that would have a positive impact on the trails, blueways, and parks of Rockingham County.

With over 38 projects and enhancements described in the document, we are respectfully submitting this resolution for the master plan to increase competitiveness in grant submissions for projects in the document.

Sincerely,

A handwritten signature in black ink, appearing to read "Anna Wheeler", is written over a light gray rectangular background.

Anna Wheeler
NC Program Coordinator
awheeler@danriver.org



RESOLUTION
in support of the Rockingham County Outdoor Recreation Master Plan

WHEREAS, in December of 2022 the Rockingham County Commissioners and January of 2023 the City of Eden Council resolved to support Year of the Trail and,

WHEREAS, the Dan River Basin Association convened a stakeholder group representing diverse interests to guide and inform the planning process,

WHEREAS, multiple public meetings online, in-person and interviews were held for comments during development of the master plan for outdoor recreation,

WHEREAS, trails, blueways and parks re-connect people to the outdoors; improve community health and quality of life; attract visitors, new residents and businesses; and offer alternative transportation options; and,

WHEREAS, visitors spent a record \$88.19 million in 2022 in Rockingham County, an increase of 13.2% from 2021, making it the 22nd fastest-growing tourism revenue county in the state;

WHEREAS trails are the backbone of our state's growing \$28 billion outdoor recreation economy; and

WHEREAS, the benefits of trails and blueways are well-known and a number of state, federal and private trail funding sources are available to meet needs associated with aging, youth fitness, education, transportation, fit communities, and other needs; and,

WHEREAS, trails and blueways need to be coordinated and planned as part of a larger regional strategy to stimulate economic growth and promote healthy communities; and,

WHEREAS, it is well-understood that building a trail system is a long-term undertaking, and segments will emerge over time, and modifications will be made as circumstances dictate; and,

WHEREAS, when funds become available to build trails, property would be acquired only from willing landowners and no condemnation will be used; and,

WHEREAS, adoption of the Outdoor Recreation Master Plan does not imply a commitment of funding by local governments for implementing the trails described therein.

NOW, THEREFORE BE IT RESOLVED that the Eden City Council adopts the Rockingham County Outdoor Recreation Master Plan.

This the 16th day of April, 2024.

By:

Neville Hall, Mayor

Attest:

Deanna Hunt, City Clerk

April 8, 2024

To: City Council, City of Eden
Attn: Jon Mendenhall, City Manager
From: Lindsay Pegg, Tourism Manager
Subject: Smith River Public River Access

Currently, there is not a public river access on the Smith River in North Carolina. With the construction of the new Highway 14 bridge, there may be an opportunity to build a river access at that location.

Project Description: North Carolina Department of Transportation has requested several items in order to review the project request - Non-utility encroachment agreement, letter of compliance from the County/NC Wildlife Resource Commission, and detailed site-plan. Proposed project will on the Northbound side of NC 14. Public river access with stairs and a boat slide, including parking with trailhead kiosk.

Request: Rockingham County Tourism Development Authority seeks to partner with the Dan River Basin Association, and the City of Eden for the design, construction, and maintenance of the access.



City Manager's Report
April 2024
 City Manager Jon Mendenhall

ADMINISTRATION

Marketing & Communications Office

GROWN & GATHERED

We are very excited about our Spring Grown & Gathered coming up on Thursday, May 16 at the Spray Mercantile along the Canal. We are SOLD OUT but there is another opportunity to attend the Summer Grown & Gathered on Thursday, August 8.

UPCOMING EVENTS

Piedmont Pottery Festival- June 1 from 9 a.m. until 3 p.m. at the First Presbyterian Church
 Oink & Ale- June 15 from 6 p.m. until 9 p.m. along Monroe Street in Uptown Eden

NOW ACCEPTING APPLICATIONS

We are now accepting applications for these Riverfest vendors:

- Artisan/Crafter
- Business Display
- Ice Cream-Beverage-Food
- Large Business- Vehicle Display

Contact the marketing office at 336-623-2110 or cadams@edennc.us or get your application at www.edennc.us.

PARKS & RECREATION DEPARTMENT

Recreation Division

Bridge Street Recreation Center: Bridge Street Recreation Center stays busy with daily walkers, fitness classes.

Mill Avenue Recreation: Pickleball is played Monday, Wednesday, Friday and Sunday mornings. We are having open gym during the week for citizens that work can come play basketball. Cornhole has become a large program for the Monday evenings players.

Mill Avenue Pool/Freedom Park Splash Pad: The pool and splash pad are still closed but cleanup for both facilities will start in April. The pool and splash pad will open up in May as well as the miniature golf.

Freedom Park: Holmes Middle School will have games at the park. The light poles and lights have been ordered for the middle field at the walking track. The work on this project will start soon.

Senior Center: The seniors are had a busy month playing pickleball, bingo, quilt making class, line dancing classes, watercolor classes and so many more fun activities.

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

Local Codes and Inspections

We are still receiving nuisance complaints either by phone or through our SeeClickFix App available to all citizens. While we still only have one inspector, complaints continue to be addressed in a timely manner and notices sent as needed. The inspector is also checking for other code violations as he sees them out in the field and submitting them to have notices sent to the property owners. Most abatements are being handled by outside contractors as Facility Maintenance is tied up with other duties.

Local Codes Inspections March 1- March 31, 2024

Total Local Code Inspections Performed-	20
Local Code Notices Sent-	2
Local Codes Abated-	6

Inspection volume is picking up. There was a total of 230 inspections conducted in the month of March. There were 6 building permits issued for new single-family residences. This now brings us to a total of 17 new single-family residences under construction.

March 1 – March 31, 2024

Total Inspections Completed-	230 (does not include fire inspections)
Full Permits Issued-	121

Board & Commissions

The Planning Board met in March and reviewed two zoning cases.
Z-24-03

The Planning Board net and reviewed a zoning case on Meadow Road. This property is adjacent to The Meadows development and was formerly Cox property. The request is to rezone the property to R-12 from R-20. The Planning Board voted in favor of this request. It will be heard at the April 2024 regular meeting of the Eden City Council.

POLICE DEPARTMENT

Isaac Bibee was officially sworn in as a full-time police officer March 15, 2024.

FIRE DEPARTMENT

The Fire Department responded to 84 calls for the month of March. The Fire Marshal completed 28 inspections in March. They are also applying for a safer grant for adequate staffing levels.

PUBLIC WORKS DEPARTMENT

Streets

Maintenance activities have focused on patching 34.94 tons used, based on asphalt plant availability and smaller concrete patch work that was delayed due to the two large projects (Monroe street and fuel depot). They are currently working on our street signs and traffic sign maintenance program. They have removed

107 bags of litter from our City streets. They have removed 610 cubic yards of leaves for leaf collection. They will be preparing to start picking up yard waste such as grass clippings starting in April. Maintenance work has been completed on the Smith River Greenway and at Grogan Park.

Construction

Construction activities include: stumped, stripped and rough graded approximately 400 feet of road at metro pump station. Hauled in 28 loads of dirt to fill over the 24-inch cross drain that we installed late February. Busted out potholes, graded and re-rocked the road at Draper Landing with the assistance of drivers from the Street Division. It took 125 tons of ABC stone to cover and re-crown the road. Cleaned sowed and matted 120 feet of ditch on Early Avenue and the Vine Street area for drainage improvement. The new watermain on Circle Drive has been filled, flushed and pressure tested. It passed the pressure test so chlorinating will begin the first week of April at which time the new line will be brought into use. Tying the residents to the new main will occur over the next few weeks.

Collections & Distribution

The Collection & Distribution Division is working toward starting the mowing season as water leaks are down. They will maintain water and sewer repairs as needed and proceed to clean, clear easement, outfall as needed.

Solid Waste

Solid Waste Division is continuing to work on collection of solid waste and transferring/hauling it to the landfill. The amount of municipal solid waste (MSW) hauled in the past month was 447.61 tons. The amount of vegetative tonnage (brush) collected in March was 10.80 tons while bulk waste tonnage collected was 13.50 tons.

Fleet

The Fleet Division had 79 work orders which includes all outside repairs, road calls as well as regular service, tires and NC inspections.

Utilities

iWork has gone live with the backflow/cross-connection program. We can now make changes, add information, and begin sending notices. The Golden Leaf grant application for BRIC matching funds was submitted. City council approved another grant/loan application for the North Basin project to cover extra costs and approved the updated Asset Management Plan.

CITY OF EDEN, N.C.

A regular meeting of the City Council, City of Eden, was held on Tuesday, March 19, 2024 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 Bruce Nooe Tommy Underwood Jason Wood
City Manager:	Jon Mendenhall
City Attorney:	Erin Gilley
City Clerk:	Deanna Hunt
Media:	Roy Sawyers, Rockingham Update Mike Moore, Mike Moore Media

MEETING CONVENED:

Mayor Hall called the regular meeting of the Eden City Council to order and welcomed those in attendance. Pastor Craig Bowman, Spray Baptist Church, gave an invocation followed by the Pledge of Allegiance led by Jacob Slaughter, fourth grader at Central Elementary School and son of Deputy Fire Chief James Slaughter.

PROCLAMATIONS AND RECOGNITIONS:

There were none at this time.

SET MEETING AGENDA:

Mayor Hall noted two changes to the agenda – 12f of the Consent Agenda (approval of the fire truck purchase) would move to New Business as 10a and the Closed Session to discuss personnel would be removed.

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

PUBLIC HEARINGS:

- a. (1) Consideration of a zoning map amendment and adoption of an ordinance to rezone 1.5 acres on Ashby Street from Residential 12 to Residential-Agricultural. Zoning case Z-24-01.
- (2) Consideration of a resolution adopting a statement of consistency regarding the proposed map amendment in Z-24-01.

Planning & Community Development Director Kelly Stultz wrote in a memo: The City has received a zoning map amendment request filed by Trent Prater, Oakwood Homes, Agent for Carol and Lindsey Slayton, Owners, to rezone 1.5 acres on Ashby Street. The request is to rezone the property from Residential-12 to Residential Agricultural. The Planning and Community Development Department recommends denial of the map amendment request. At a regular meeting in February, the Planning Board voted to recommend that the City Council deny this request.

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

Ms. Stultz said the request was to rezone a 1.5-acre piece of property on Ashby Street to Residential Agricultural (R-A). The property was bordered on the north, west and south by Residential-12 (R-12) and on the east by R-A. The 2021 Comprehensive Plan recommended Suburban Residential. It was the last parcel on the south side of Ashby Street in the city limits. The R-12 district was established for residential developments and other related

uses. Only stick built or modular homes were permitted in the district. The R-A district was intended to accommodate lower density residential and agricultural uses and may be restricted due to the lack of utilities or unsuitable soil types for septic systems or steep slopes. The district also permitted both single and doublewide manufactured homes. The property in question had access to both City water and sewer. There were no manufactured homes adjacent to the property. The Comprehensive Plan designated the property as Suburban Residential with the intention to remain predominantly suburban in character and provide for medium density, single-family residential development on smaller lots than those in rural residential areas. Future Suburban Residential development should be located near existing neighborhoods and water and sewer connections to avoid leapfrog development and isolated neighborhoods. It was not only preplanning but one of the reasons was because it increased the costs of City services to leapfrog as lines had to be run further. Mixed residential uses may occur to support conservation of open space and natural resources but should rarely exceed a gross density of four units per acre. Efforts should be made to allow for pedestrian connectivity to Eden's planned and existing greenway system. Therefore, based upon the foregoing information, staff recommended denial of the request. At their February meeting, the Planning Board also recommended denial of the request.

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

Jennifer Johnson Hall, 1923 Ashby Street, asked that Council accept the recommendations of staff and the Planning Board to reject the rezoning of the property. She was worried about the precedence the rezoning would set as there were similar parcels of land in the neighborhood that could also be rezoned. She would like to have consistency rather than a patchwork of differently zoned properties in the neighborhood.

Daniel Leonard, 1131 Freeway Drive, Reidsville, had comps with him if there were any argument about the value but that did not seem to be the issue. He had spoken with Lynn Cochran, the head of Rockingham County Planning and Zoning, earlier in the day. Mr. Cochran informed him that in April, they would meet with the commission or board regarding a proposed change to the text of the Rockingham County Unified Development Ordinance (UDO) that would establish a set of administrative development standards for erecting a Class AA doublewide manufactured home in the residential protected zoning district. That meant for all of Rockingham County, doublewides would be allowed to be put on the parcels. There were certain restrictions, mostly the 3/12 roof pitch. The exterior finish had to be vinyl siding, which all of his company's houses had. The foundations had to be a brick veneer, brick skirting or curtain. He brought that before Council to inform them that all of Rockingham County was going away from restricting manufactured homes in their residential protected sector which had been that way for a hundred years. That was his argument for the rezoning to be approved. He appreciated Council's time.

Mayor Hall said he was not sure who Mr. Leonard met with and several people responded that Lynn Cochran was a planner.

No one else came forward to speak in favor or against.

Ms. Stultz said the City's UDO did provide standards as they dealt with manufactured housing. The Residential Protected district Mr. Leonard referenced was similar to the City's R-A district. City and county land-use regulations were very dissimilar. The City had a whole different set of criteria as well as the needs and wants of the citizens. The City already had roof pitch and all those things in the ordinance about manufactured homes and several classifications. She personally was a strong proponent of that kind of housing in the proper space. It was a good type of quality housing for people to live in. In this particular case and in this particular neighborhood, her professional recommendation was that Council deny the request.

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

Minutes of the March 19, 2024 meeting of the City Council, City of Eden:

A motion was made by Council Member Epps to deny the zoning map amendment and adoption of an ordinance to rezone 1.5 acres on Ashby Street from Residential 12 to Residential-Agricultural. Council Member Ellis seconded the motion. All members voted in favor of the motion. The motion carried 7 to 0.

Mayor Hall asked if Council needed to add the statement of consistency.

Ms. Stultz and Ms. Gilley advised yes, and Ms. Stultz added that the statement of consistency said the rezoning was inconsistent with the land-use plan which was part of the reason staff recommended denial.

Council Member Epps made a motion to adopt a resolution of a statement of consistency regarding the denial of the proposed map amendment in Z-24-01. Council Member Ellis seconded the motion. All members voted in favor of the motion. The motion carried 7 to 0.



ZONING CASE

Z-24-01

AERIAL MAP



PIN

7090-12-95-9303

**Zoned:
Residential 12**

**Request:
Residential Agricultural**

**A RESOLUTION ADOPTING A STATEMENT OF CONSISTENCY REGARDING
A PROPOSED AMENDMENT TO THE CITY OF EDEN UNIFIED DEVELOPMENT ORDINANCE
CASE NUMBER Z-24-01
MAP AMENDMENT**

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

WHEREAS, on May 17, 2022, the Eden City Council adopted the Comprehensive Plan. Plans such as the City of Eden Comprehensive Plan are not designed to be static but are meant to reflect the City of Eden's needs, plans for future development and to remain in compliance with North Carolina State Law and the City of Eden's ordinances;

WHEREAS, the City of Eden Planning Board received a request to rezone approximately 1.50 acres located on Ashby Street from Residential 12 to Residential Agricultural.

WHEREAS, On February 27, 2024, the City of Eden Planning Board voted to recommend to the Eden City Council that the rezoning request be denied.

STATEMENT OF NEED:

The Residential Agricultural district is intended to accommodate lower-density residential and agricultural uses. The subject parcel is located in an area of single-family site-built residences that have access to City of Eden water and sewer. Housing is a significant need in Eden. The property in question is the last property on the south side of Ashby Street that is located inside the city limits.

STATEMENT OF CONSISTENCY:

The City of Eden Comprehensive Plan identifies the neighborhood surrounding the parcel in question as Suburban Residential. Areas designated as Suburban Residential are intended to remain predominately suburban in character and be comprised of medium density single family homes.

WHEREAS, The Eden City Council has considered the written recommendation of the City of Eden Planning Board and has held a public hearing on the proposed amendment, and the Council desires to adopt a statement describing why the adoption of the proposed amendment is not consistent with the City of Eden Comprehensive Plan and why the City Council considers the proposed amendment is not reasonable and is not in the public's best interest;

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

1. The Eden City Council finds that the proposed amendment to the City of Eden Unified Development Ordinance is not consistent with the goals and recommendations of the 2022 City of Eden Comprehensive Plan.
2. At no time are land use regulations or plans of the City of Eden or any jurisdiction in the State of North Carolina permitted to be in violation of the North Carolina General Statutes.
3. Therefore, based upon the foregoing information, the amendment to the Unified Development Ordinance is not reasonable and is not in the public's best interest.

Approved and adopted and effective this 19th day of March, 2024.

CITY OF EDEN

BY: Neville Hall, Mayor

ATTEST: Deanna Hunt, City Clerk

- b. (1) Consideration of a zoning map amendment and adoption of an ordinance to rezone 1.03 acres on Harrison Street from Residential 20 to Neighborhood Mixed Use. Zoning case Z-24-02.

(2) Consideration of a resolution adopting a statement of consistency regarding the proposed map amendment in Z-24-02.

Ms. Stultz wrote in a memo: The City has received a zoning map amendment request filed by Agustin Aguirre, Owner, to rezone 1.03 acres on Harrison Street. The request is to rezone the property from Residential-20 (R-20) to Neighborhood Mixed Use. The Planning and Community Development Department recommends approval of the map amendment request. At a regular meeting in February, the Planning Board voted to recommend that the City Council approve this request.

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

Ms. Stultz said the property was currently zoned residential and always had been. The Comprehensive Plan recommended for the property to be transitional because it sat adjacent to the school property, behind three restaurants and with a multi-family development to the east. There were insurance and dental offices, and other things in the neighborhood. The transitional designation in the land-use plan applied to areas outside of Eden's downtowns and corridor commercial areas. Those areas were home to a mix of uses including civic, office, multi-family housing, entertainment, and some supportive commercial uses such as retail and services. It provided a transition from active centers to more residential areas and as such, was not intended for heavy commercial uses such as big box stores and high impact uses. The area was a natural fit for civic and institutional uses such as

schools, government offices, hospitals and religious institutions. There was also a large church that sat in the neighborhood. New development in the area may consist of light commercial, offices, multi-story mixed-use buildings and a variety of residential uses. Pedestrian facilities should be connected within the site and to nearby residential areas. Buildings should be located near the street on at least one side, with parking to the side or rear. Typical uses included retail, offices, professional services, civic and multi-family residential. A variety of existing uses were expected to continue as well. The gross residential density of the area was recommended to be six to 12 units per acre. The property was zoned R-20 under the UDO with the City having the expectation that the property would likely need to change before development. It was one of the areas she expected, as development pressure increased and it had since the UDO was adopted, would need to be changed. The City had long used R-20 as a holding zone on some pieces of property. Based upon the foregoing information, staff recommended in favor of the request and the Planning Board did as well.

Brenda Moore, 230 Harrison Street, had signed her time over to Reggie Denney.

Mr. Denney, 228 Harrison Street, said his home was adjacent to the property. There were six condos housing retired residents. Four of the six were veterans. It was a quiet neighborhood. He did not know what to expect when it came up the other way. The yard had been mowed. There was a lot of rain and warm weather in the fall and it looked beautiful. It was a beautiful piece of property and they did not want to get mixed up with something else. The application said it was to build an apartment complex and/or duplex apartments – office to apartments would be there as well. The residents were definitely not in favor because apartments could bring a lot of stuff in that they did not want in the neighborhood. They were definitely against the rezoning. There were a couple of items of concern. He asked if the road was going to change from Harrison Street to that street. At the end of the school day, a lot of people came up their street to cut out traffic the other way. Between 3:30 and 3:45 in the afternoons, there was a string of traffic in a hurry – they flew up and down the road. If the rezoning happened, he hoped the other road was opened so people could go straight into it and not come out their way. He asked if the residents would have to change their addresses and if they would not be Harrison Street anymore. They did not know. The other thing they were concerned about was what would be there ... if they were multiplex apartments and if they were operated properly and cleaned up, those kinds of things. Georgia Street apartments were a thorn in Eden's side. They did not want that to happen. He asked about gas, electric and water. It was on their side but he did not know what would be on the other side. Basically, what they were requesting as the Pin Oak Condo Association was that Council deny the request.

Ms. Stultz said there would be no need to change the address of the people who lived on Harrison Street. The condos had been built there a number of years before by Bill Leffew. When building apartments was mentioned in the community, people tended to assume something negative. That was not always necessarily so. She thought most people had at some point lived in an apartment. There were lots of instances with the housing market like it was when young people could not buy a house but that was really not the issue. The issue was the development that surrounded the area. What was being asked for was completely appropriate. It reminded her of the Southwood Drive case several years before, which was the fear of what may go. Anytime there was a new development, there was always caution from the areas around them. The property was served by water and sewer on Harrison Street. If the owner decided to open the street that was between them, he would have to bring it up to standard and run the water and sewer just like any other developer – the City did not do that for them. She fully supported it being a transitional zone for that area and the character of the area it was in.

Council Member Epps asked if the housing would be HUD or USDA.

Ms. Stultz said the City had no way of knowing that. When a straight up rezoning was approved or denied, those questions were not to be asked. The owner could not be held to anything. He could say he was going to build single family housing and then come in with plans to build duplexes. There were duplexes in The Fairways. There was no reason to indicate that but no reason to say ... when something was rezoned, the City had to allow everything that was a permitted use within that district.

Minutes of the March 19, 2024 meeting of the City Council, City of Eden:

Council Member Ellis asked if the condos adjoining the property were 1.03 acres as well.

Ms. Stultz said they appeared to be about the same size.

Council Member Ellis said the development would probably be about the same size then. He asked if the owner had mentioned that.

Ms. Stultz said no. Nothing would stop a property owner from buying more property or developing the property they had.

Council Member Nooe asked if there were any height limits.

Ms. Stultz said 35 feet.

Council Member Nooe said the developer could go multi-story then.

Ms. Stultz agreed.

Council Member Underwood said Ms. Stultz had told them about asked Neighborhood Mixed and asked that she talk about Residential Mixed.

Ms. Stultz said Residential Mixed would allow all the residential things they had been talking about but some limited service types of commercial. It would be less intense. In her opinion it was as much in keeping with the Comprehensive Plan. It was a district to consider. If they thought about the development of the community over the course of its life, and not just since 1967, there were several communities and they were developed with traditional type development. There was a corner store and access to limited services. It was that way all over the community. Many times, people were anxious when they did not know what was going to be built. She could tell them that when the condos were built, there were people who had the same issue. The church was not happy. They were valid questions and citizens had every right to express their concerns and Council had to decide based on what they thought was right.

Council Member Underwood asked if she was talking about rezoning only what was in the purple.

Ms. Stultz advised yes.

Council Member Epps asked if Residential 20 would serve the same purpose.

Ms. Stultz answered no, none of that could be done in Residential 20.

Council Member Underwood said he thought Residential would be more appropriate if Council decided to pass it.

As no one else came forward to speak and there was no further discussion, Mayor Hall declared the public hearing closed.

A motion was made by Council Member Underwood to approve the zoning map amendment and adoption of an ordinance to rezone 1.03 acres on Harrison Street from Residential-20 to Residential Mixed Use and to adopt a resolution of a statement of consistency regarding the proposed map amendment. Council Member Kirkman seconded the motion. All members voted in favor of the motion. The motion carried 7 to 0.



ZONING CASE
Z-24-02
AERIAL MAP

N

PIN
7080-13-13-7969

Zoned:
Residential 20

Request:
Neighborhood Mixed Use

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF EDEN

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

Section 1 - Change from Residential 20 to Residential Mixed Use the following property:

BEGINNING at a point marking the southwest corner of the intersection of Burr Lane by Tyler Street; thence with the west edge of Tyler Street, South 11 deg. 45 minutes East 300 feet to a point, the northeast corner of Lot 21, Section 6, Irvin River Heights; thence with the north line of Lot 21, South 78 deg. 15 minutes West 152 feet to a point, the northwest corner of Lot 21; thence with the rear lines of Lots 24, 26, 28, 30, 32, and 34, North 11 deg. 45 minutes West 300 feet to a point in the south line of Burr Lane, the northwest corner of Lot 33; thence with the south line of Burr Lane, North 78 deg. 15 minutes East 152 feet to the POINT OF BEGINNING and containing 45,600 square feet, more or less. Same being Lots 23, 25, 27, 29, 31 and 33, Section 6, Irvin River Heights as per map by W. B. Trogon, made in 1918. Same being the tract of land conveyed to Spray Water Power & Land Co. by W. H. Nelson, Trustee, by deed dated July 21, 1950 and recorded in Book 398, page 395, Wentworth, NC.

For further reference see Deed Book 511, page 169 and Deed Book 1660, page 840, Rockingham County Registry.

The above-described property being commonly identified by the Rockingham County Tax Dept. as containing approximately 1.03 acres and as PIN 7080-13-13-7969 and Parcel No. 109155.

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

APPROVED, ADOPTED AND EFFECTIVE, this 19th day of March, 2024.

CITY OF EDEN

BY: Neville A. Hall, Mayor

ATTEST: Deanna Hunt, City Clerk

A RESOLUTION ADOPTING A STATEMENT OF CONSISTENCY REGARDING
A PROPOSED AMENDMENT TO THE CITY OF EDEN UNIFIED DEVELOPMENT ORDINANCE
CASE NUMBER Z-24-02 MAP AMENDMENT

Minutes of the March 19, 2024 meeting of the City Council, City of Eden:

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

WHEREAS, on May 17, 2022, the Eden City Council adopted the Comprehensive Plan. Plans such as the City of Eden Comprehensive Plan are not designed to be static but are meant to reflect the City of Eden's needs, plans for future development and to remain in compliance with North Carolina State Law and the City of Eden's ordinances;

WHEREAS, the City of Eden Planning Board received a request to rezone approximately 1.03 acres located on Harrison Street from Residential 20 to Neighborhood Mixed Use.

WHEREAS, On February 27, 2024, the City of Eden Planning Board voted to recommend to the Eden City Council that the rezoning request be approved.

STATEMENT OF NEED:

The Neighborhood Mixed Use District is intended to provide pedestrian-scaled, higher density residential housing and opportunities for limited scaled commercial & office activities. Development in this district should encourage pedestrian activity through construction of mixed-use buildings and connections to adjacent neighborhoods. Buildings in this district are typically smaller in scale and detached. The rezoning of this property would address a need in our community for multiple types of housing and access to retail and commercial uses.

STATEMENT OF CONSISTENCY:

The City of Eden Comprehensive Plan identifies the neighborhood surrounding the parcel in question as Suburban Residential. Areas designated as Suburban Residential are intended to remain predominately suburban in character and be comprised of medium density single family homes.

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

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

1. The Eden City Council finds that the proposed amendment, as amended to change the zoning from Residential 20 to Residential Mixed Use, to the City of Eden Unified Development Ordinance is consistent with the goals and recommendations of the 2022 City of Eden Comprehensive Plan.
2. At no time are land use regulations or plans of the City of Eden or any jurisdiction in the State of North Carolina permitted to be in violation of the North Carolina General Statutes.
3. Therefore, based upon the foregoing information, the amendment, as amended to change the zoning of the subject property from Residential 20 to Residential Mixed Use, to the Unified Development Ordinance is reasonable and is in the public's best interest.

Approved and adopted and effective this 19th day of March, 2024.

CITY OF EDEN

BY: Neville Hall, Mayor

ATTEST: Deanna Hunt, City Clerk

REQUESTS AND PETITIONS OF CITIZENS:

Rodger Lee Denny, 814 Morgan Road, said he had lived in Eden all his life except for the four years he was in the Air Force. He was addressing Council to consider financial support for any amount for the upcoming program called Jericho House – Eden Campus. The director, Benny Mangus, was at the meeting and would be overseeing

the program. A house at 221 Clifton Street, near The Boulevard, had been donated for the program. The Jericho House – Eden Campus was a non-profit, 501(c)3, seven-to-12-month Christian-based program designed to rehabilitate men released from the DOC (Department of Corrections) transition back into society to obtain the tools necessary to return back to a productive, normal life. It was not what some had called a halfway house. The program was designed with rules, along with individual mentoring, counseling, Bible study, life skill classes, group sessions and with a very high standard of conduct. As each man went through the program, they would be assisted in obtaining a job, insurance, opening up a checking and savings account, etc., to prepare them for the next step in life. The donated house needed new windows, upstairs bathroom, heating and air, and yard work, along with inside needs as well, such as beds, furniture, etc., before the Jericho House – Eden Campus could accept applications from men wanting to participate in the program. The house would accommodate up to eight men at a time ongoing as each completed the program. He was in support of the program and was doing a benefit on May 17 at Debbie's in Stoneville to help raise money for repairs. The \$20 donation for a ticket included a meal and entertainment and he had tickets with him if anyone wanted one. Tickets must be purchased in advance. Any questions or concerns could be addressed to Mr. Mangus, who would be speaking next, or himself. Any outside donations of support could be made out to the Jericho House – Eden Campus. He thanked Council for listening and he hoped the City would support the great program. The first Jericho House was on Liberty Road in Greensboro and Mr. Mangus had asked him to come out and sing. They had preaching every Friday night. He had been involved with the ministry for three years and he thought it was a great one to get men transitioned from the DOC into the normal life.

Benny Mangus, 303 N. 11th Avenue, Mayodan, said he was the director of Jericho House, which as Mr. Denny had stated, was a transitional home for men. The men would not be out running the streets. There was an agenda they went by. Everyone worked and paid house dues. They had mentoring programs. He was a substance abuse counselor. He thought he was well known there and everyone knew what they were about. He offered to answer questions.

Council Member Ellis asked if it was correct that the men had all been in the DOC.

Mr. Mangus said that was correct.

Council Member Ellis asked if they were all now out and had jobs, and if that was the same situation that would be in the Eden house.

Mr. Mangus said yes. When he took the Greensboro house, he went around to places of employment to talk about the jobs and he had already started that process in Eden. He had been to Purina and places like that trying to develop good relationships and letting them know what the program was about. The program tried to give the men a helping hand, not a hand out but a hand up.

Council Member Ellis asked if the men were residents at the house 24 hours.

Mr. Mangus said yes. He had a house lead who was there and served as his eyes and ears when Mr. Mangus was not there.

Council Member Ellis asked if there was a curfew.

Mr. Mangus said the men had to be in by 11 p.m. There was a security system in place that alerted him to doors opening or motion in the hall. He had been director of the one in Greensboro almost nine years and had to call for police once.

Council Member Underwood asked what the average stay time was.

Mr. Mangus replied it was from seven months to a year. There had been times men had come in, saved money, worked things out with family or got an apartment, and left after four to five months, but the normal time was seven months to a year.

Council Member Underwood asked if it was Christian oriented.

Mr. Mangus said yes. They had church services on Friday nights at 6:30. The previous Friday night, there had been 43 people attending.

Council Member Kirkman said he already knew the answer but wanted everyone else to know it. He asked what the success rate for the program was.

Mr. Mangus said the Jericho House celebrated 25 years that year with 292 men through the program and five had returned to the DOC. Since he and his wife had been there, 94 men had come through and only one returned to the DOC.

UNFINISHED BUSINESS:

There was none at this time.

NEW BUSINESS:

a. Approval of the fire truck purchase.

Fire Chief Chris White wrote in a memo: The City of Eden Fire Department is looking at starting the process to spec a new Fire Apparatus. In the (CIP) Capital Improvement Program, the Fire Department is set to purchase a new Fire Apparatus in the Fiscal year 26-27. In December, the Fire Department met with Adam Bordeaux, a sales representative with First Choice Fire & Safety. In this meeting, we discussed the process of purchasing and starting the process of specing a new Fire Apparatus. Mr. Bordeaux said the process for a new fire apparatus is a 48-month turnaround. This means that if you ordered a new fire apparatus today, it would take four years to receive your new fire apparatus. We also discussed things that the fire department would like to see and implement on this new fire apparatus and whether a mock draft proposal could be sent for review of the new fire apparatus. After receiving the proposal, the estimated cost of the new fire apparatus would be around a million dollars. The proposal also states that the apparatus and equipment being purchased hereunder shall be completed within approximately 38-42 months after receiving approval from the purchaser. In previous years, the City of Eden purchased Demo Fire Apparatus. Due to the high demand for fire trucks, DEMOs are no longer an option. He also stated that the City of Eden will not have to start paying for the fire apparatus until after the city receives the fire apparatus. On February 8th, 2024, I (Chief White) and Deputy Chief Slaughter met with the Sutphen representative, Adam Bordeaux, to discuss finalizing the features we would look to see on the new fire apparatus. On March 4, a final proposal was sent regarding the fire apparatus. The Proposal states that the apparatus and equipment being purchased hereunder shall be completed within approximately 40-42 months after Sutphen's receipt and approval of the Purchaser's acceptance of this proposal. The price on the final proposal is \$997,518.18. This price does include a \$20,000 contingency fee for additional items the department may want to add that are not already in the listed spec. The proposal, which is a part of the contract, also states that there if the cost of the truck and additional items exceed the contingency fee of \$20,000, that First Choice Fire & Safety will cover the anything over the \$997,518.18. This proposal/contract has been through the Legal Review process. This purchasing method was approved through Sourcewell Cooperative Purchasing Program. This organization is a formally organized competitive bidding group purchasing program that offers competitively obtained purchasing services at discount prices to public agencies. NC GS 143-129(e)(3) allows municipalities to purchase through these programs as an exception to the formal bidding requirements. As such, the City will be purchasing this vehicle from Sutphen Corporation through a Sourcewell Cooperative Purchasing Program contract which is a legally authorized exception to the state required formal bidding requirement. I think that due to the turnaround time from ordering the fire apparatus, it's important that we go ahead with the ability to start the process of this new fire apparatus. With that, remember that with the go-ahead to start the process, it will be four years before we receive the new fire apparatus. I'm asking for your approval to start the process of purchase for this new fire apparatus.

Chief White said as they had discussed many times before, the department wanted to pre-order to purchase a fire truck. The last three trucks the department purchased were Sutphen and a portion of the department's fleet were comprised of Sutphen apparatus. Purchasing another Sutphen would keep the fleet inline with each other and assist in many different aspects, including familiarity with the apparatus, training, service and parts. Unlike other manufacturers, Sutphen did not have proprietary parts, meaning different parts could be purchased from different vendors – they would not have to go through one vendor. As a reminder, the fire truck purchase had been part of the CIP since 2021. In 2021, approval of the purchase was made for the 2026-27 budget. It was also approved in the 2022 and 2023 CIP budget for purchase in 2026-27. On June 20, 2023, \$300,000 was set aside to go toward the purchase in 2026-27. Council had already approved ordering the truck in 2026-27. The purchase had been in front of Council five times since 2021, not including that night.

Council Member Underwood asked which one he planned to replace.

Chief White said none would be replaced.

Council Member Kirkman asked why.

Chief White answered because the department would reoutfit one of the different apparatus in a different way.

Council Member Kirkman said he did not buy it, it was fine.

Chief White said they were going to take an apparatus and turn it into a service truck, which also helped with the ISO points. The department did not have a service truck currently so if they took an older truck and turned it into a service truck, they would get the ISO credit points.

Council Member Kirkman said that was half a point.

Chief White said it was half a point they did not have last time.

A motion was made by Council Member Epps to approve the purchase of the fire truck. Council Member Ellis seconded the motion.

A substitute motion was made by Council Member Underwood to postpone the purchase for six months, in light of what the City Manager had given them because they needed more concrete figures on that issue and how much would be lost over the next five years. Council Member Kirkman seconded the motion. Council Members Underwood, Kirkman and Wood voted in favor of the substitute motion. Council Members Epps, Light, Ellis and Nooe voted against the motion. The substitute motion failed.

Council Member Nooe asked when payment would be due.

Chief White said it was due upon receipt of the truck. A prepayment plan was offered but his figures determined setting aside \$300,000 yearly in the bank would draw more interest than the discount from prepaying for the truck. He did not think it was worth prepaying.

Council Member Nooe asked what would happen if the City did not take receipt of the truck. He asked if there was a monetary penalty.

Council Member Underwood said the City would probably lose the \$20,000 put down on the purchase.

Ms. Gilley said the City would be obligated if there were no breaches in the order of the contract or anything like that. The City would be obligated by the purchase contract.

Council Member Ellis said they had been working on it since 2021. It had been in the Capital Improvement Plan since then. It had been discussed in January. The truck may not be delivered until 2027 or 2028. The department had been moving in a positive direction. They already had \$300,000 saved toward the purchase. He thought it was the best way to do it.

Council Member Kirkman called the question.

Council Member Wood said he had been dealing with an apparatus on a different level but every month it went up in price. He asked if it was the same on the fire trucks.

Chief White said Monroeton Fire Department, Station 10, purchased a truck two years before that was \$800,000. The truck was now \$1 million.

Council Member Wood said he felt if they sat on it, they would end up paying well over \$1 million for the truck.

Chief White said the \$20,000 added under contingency was the maximum cost. Any increase over that would be taken care of by Sutphen. The City would not pay more than the \$20,000 contingency.

Council Member Wood said by the time the City took delivery, the truck would probably be \$1.5 million.

Chief White said the City of Reidsville purchased a Sutphen fire truck the year before and it was \$900,000 without a contingency in the contract and the price was already \$50,000 over what they were quoted.

Council Members Epps, Wood, Light, Ellis and Nooe voted in favor of purchasing the fire truck. Council Members Kirkman and Underwood voted against. The motion carried 5 to 2.

REPORTS FROM STAFF:

a. City Manager's Report.

Mayor Hall called on City Manager Jon Mendenhall.

Mr. Mendenhall wanted to highlight a couple of things from the report. First, there were 127 participants in the springtime baseball and softball program with the Eden Prowlers. They were practicing at Freedom Park and the City was very proud of them and looking forward to a good year on the ballfield. On page two of the report, there were shout outs and accolades for the Police Department, including John Roberts named Officer of the Year; Charles Martin for most DWI arrests; Andrew Kociumbas for most drug arrests, and Jerry Hacker for top shot on the firing range. He encouraged Council to congratulate them on their awards if they saw them. It had done a lot in the department for morale. They were appreciated for what they did every day. He appreciated those four outstanding officers and their hard work. Council had been provided a requested fire call volume report. Staff had tried emailing it out but large attachments like that could not come through. He or Chief White would be happy to answer questions about that.

Mr. Mendenhall said Council had also been provided a budget update handout. The purpose was fourfold: to update Council on challenges newly presented since the budget process began; to remind Council of challenges from the beginning of the budget process; to provide an update of deliverables and milestones - dates may change and some things may have to be pushed back, and to provide information on divergence from budget strategies to accommodate the first three. There were a couple of key highlights. The budget as a spending plan was finished and the City awaited the results of revaluation. They thought it would be coming out in the next week or so. If there was a delay or problem with the revaluation, the budget presentation may have to be moved from April to May. He did not think that was likely. Careful attention had been given to the economic analysis of the broader economy, conservative measures were in place to provide for the sustainability in the provision of public services,

and reinvestment in capital which meant in other words the City was continuing in capital investment and the Capital Investment Plan. Staff was also ensuring there was a strong balance sheet moving into an uncertain economy. Information about that could be found in the technical bulletin that followed. The next page was the technical details about new challenges, reminders about some old challenges, recession risks and things they talked about every year. There was a summary of what had been done different since the budget retreat and why and where the City was on all those things. Another page detailed what would come next. Staff was waiting on the tax revaluation data. If it came later than anticipated, the budget presentation would be pushed from April 16 to May 21. They would be looking at some economic indicators that could be seen on another page. Staff was continuing to closely monitor the economy and Council could read about that on page two as well. It was an election cycle and that was usually a little bit volatile. That had been considered and staff was being conservative. Every election cycle had its ups and downs and it was nothing new. There were exhibits attached to backup the information and explain why. He would be happy to answer questions individually and pull out the calculator go through the figures. He and Finance were ready to answer questions or help any way they could.

Mr. Mendenhall said the last page of the information was titled "Suggested Statement When Tax Notices Are Mailed." Owners of real property in the county would receive tax notices of the new valuation. That would be coming fairly soon, anticipated at the end of March. He thought some people would have some sticker shock. The values would be high. The tax value would be much higher than what residents were used to seeing. Immediately some residents would think their taxes would go through the roof. He thought they needed to have some plain, straight talk with the residents about what the City intended to do with tax rates and how the City would try to mediate concerns and put minds at ease. The City did not want to take any more money out of resident's pockets than they absolutely had to and the City wanted to be clear about that. Staff planned to put the statement out on all its media streams to put minds at ease. He read the statement: Rockingham County was in the midst of a real property revaluation as required by law. As a property owner in the City of Eden, you will be receiving a notice from the county with your new property value. More than likely your property will have increased in value, for some properties this increase may be considerable. As you know, taxes are based on a formula of tax value multiplied by tax rate equals tax paid. The county controlled the process by which the tax value is determined and this is ultimately controlled by the local real estate market. The City controlled the tax rate. Accordingly, the City wished to express to property owners the following statement: Overall tax values were going up, the City intended to reduce the tax rate to accommodate growth in the tax base. The tax rate would go down for both real and personal property. It would be above revenue neutral to accommodate the lowering of the tax rate for motor vehicles, the increase of the cost of goods and services due to inflation, to fund economic development and to allow for continued excellence in the provision of essential public services. The intent of the statement was to get ahead of the tax notices to make sure people felt good about where they were, that the City was accommodating their needs. They discussed revenue neutral at the budget retreat and he did not think it was achievable based on the technical bulletin that talked about some of the challenges they had, including motor vehicles as well as some of the other things going on with the cost of economic development and energy. Those could be seen in some of the exhibits they had. He did not want to prejudge what Council wanted to do and release something that may be untrue causing residents to lose confidence in their local government. He wanted to always ensure there was a high confidence in the local government. He wanted to make sure they were all of one accord before the press release went out.

Council Member Underwood said regarding vehicle tax, everyone paid taxes on their vehicles and then the City charged them \$15 per vehicle on top of the tax. He asked if there was some way the City could do away with that.

Mr. Mendenhall said it could be done but would create another revenue hole.

Council Member Underwood said he did not think paying the fee on top of the taxes was right.

Mr. Mendenhall said if it was the will of the Council to remove that, it could be done. It would create another revenue hole that would have to be filled.

Minutes of the March 19, 2024 meeting of the City Council, City of Eden:

Council Member Epps asked if that money did the paving.

Mr. Mendenhall said it did but General Fund tax revenue could be allocated to it as well.

Council Member Wood asked for a rough estimate of what the difference would be.

Mr. Mendenhall directed Council to look at Exhibit C and noted the municipal vehicle tax provided a revenue stream of \$194,200, which was about two pennies on the tax rate.

Council Member Ellis asked if that tax applied to everyone, and not just property owners in Eden.

Mr. Mendenhall said that was correct. The person may not own real property.

Council Member Ellis said that was why the City needed that. It was paid by everyone who owned a vehicle in Eden.

Mr. Mendenhall agreed and said that was correct.

Council Member Epps said it helped keep the roads looking good.

Mayor Hall noted most municipalities did that throughout the state and probably the country. It was another source of revenue and like Council Member Ellis said, it was taxing the people who used the roads. It was put in place when the City lost the privilege licenses. The City lost \$250,000 a year in privilege licenses and the state came back and said the City could charge \$15 for cars, so that was what they did. If they did away with that and lost \$200,000, they would have to cut \$200,000 from somewhere or leave the tax rate two percent higher. Those were the choices. If the City did that, the real estate property owners would be paying the road tax for everyone.

Council Member Epps said he thought it should be left as is.

Mayor Hall said it made great sense to him for Mr. Mendenhall to send out the notice in advance of the tax notices. It was going to be sticker shock for most real properties because the revaluations were done between four and eight years apart. There had been changes in those times and values had gone up. He did not have a problem with sending out something.

Council Member Underwood asked Mr. Mendenhall if he knew how much.

Mr. Mendenhall said the City would probably find out after the property owners did.

Council Member Underwood asked when the revaluations would be completed.

Mr. Mendenhall said technically they should be completed by the end of the fiscal year. When the City got the number, it would not be the final one because the appeals process would be ongoing into the early months of summer. The City would have to close its books and get a budget put together so there would be a number and there would be an asterisk beside it saying subject to the Board of Equalization and Review appeals process.

Council Member Ellis said it was good that the City intended to lower the tax rate after it had been the same for so many years. They had discussed lowering it at the budget retreat and that was great for the citizens and for newcomers. It was outstanding to be able to do it and was a positive move.

Mayor Hall instructed Mr. Mendenhall to send out the statement. He noted copies of the City Manager's Report were available online, at the meeting and in Eden's Own Journal.

City Manager's Report
March 2024
City Manager Jon Mendenhall

ADMINISTRATION

Marketing & Communications Office

Mark your calendars for Saturday, April 27 for our 2nd Annual Native American Youth Powwow. Doors open at 10 a.m. at the Morehead High School Gymnasium with the grand entrance beginning at noon. Entry is free. Over 15 vendors will be on site with some beautiful items. Food will be available for purchase as well. You do not want to miss this very special event. Bring the entire family!

CALLING ALL POTTERS! We are now taking potter applications for our 21st Annual Piedmont Pottery Festival coming up on Saturday, June 1 at the First Presbyterian Church. Please email cadams@edennc.us to get your application.

RIVERFEST 2024 applications can be found on our website www.edennc.us. Please sign up early. We sold out last year!

GET OUT AND ENJOY OUR TRAILS & PARKS!

PARKS & RECREATION DEPARTMENT

Recreation Division

Bridge Street Recreation Center: Bridge Street Recreation Center stays busy with daily walkers, fitness classes. Prowler Basketball practices and games are coming to an end.

Mill Avenue Recreation: Pickleball is played Monday, Wednesday, Friday and Sunday mornings. We are having open gym during the week for citizens that work can come play basketball. Cornhole has become a large program for the Monday evenings players.

Mill Avenue Pool/Freedom Park Splash Pad: The pool and splash pad are still closed but clean up for both facilities will start next month.

Freedom Park: Holmes Middle School will have games at the park. The new playground equipment has been replaced and is ready to be used. Also, a new archway has been ordered for Freedom Park.

Senior Center: The seniors are had a busy month playing pickleball, bingo, quilt making class, line dancing classes, watercolor classes and so many more fun activities.

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

Local Codes and Inspections

We are still receiving nuisance complaints either by phone or through our SeeClickFix App available to all citizens. While we still only have one inspector, complaints continue to be addressed in a timely manner and notices sent as needed. The inspector is also checking for other code violations as he sees them out in the field and submitting them to have notices sent to the property owners. Most abatements are being handled by outside contractors as Facility Maintenance is tied up with other duties.

February 1 – February 29, 2024

Total Inspections Completed
Full Permits Issued

206 (does not include fire inspections)
97

Local Code Inspections	9
Local Codes Notices Sent	6

There was a total of 206 inspections completed in the month of February. There were 5 building permits issued for new single-family dwellings which now brings the total to 12 that are currently under construction. The new Carolina Quick Care project located at 529 South Van Buren Road has been completed and will be opening soon. The installation of the 2 EV chargers that the City received through a grant has now been completed at the Bridge Street parking lot. The Information Technology Department will now finish the installation by getting them on-line.

Local Codes Inspections February 1– February 29, 2024	
Total Local Code Inspections Performed	9
Local Code Notices Sent	6
Local Codes Abated	3

Boards & Commissions

The Planning Board met in February and reviewed two zoning cases.

Z-24-01 concerned an application on Ashby Street and request for a map amendment from R-12 to RA. Both the staff and the Planning Board recommend denial of this request.

Z-24-02 is a map amendment for property on Harrison Street that includes property adjacent to the Holmes Middle School property that has never been developed. This request is for the construction of condominiums. Booth staff and the Planning Board recommend in favor of this request.

POLICE DEPARTMENT

The final two Durangos have been received and are fully outfitted for patrol duty.

One new Police Officer was sworn-in on February 9. A Park Ranger has been placed on duty and the Park Ranger program has been recalibrated to provide valuable on the job training for police officer cadets.

A new employee was hired and has begun working as our new Evidence Technician on February 12.

On February 9, we held our first annual police awards/appreciation ceremony. The ceremony was to recognize officers who were promoted during the 2023 calendar year as well as a special recognition for; Officer of the Year, Most DWI arrest, Most Drug Arrest and the Top Shot award. Below are the officers who were recognized.

The following employees were recognized at the annual awards recognition, we are proud of these men and women protecting and serving the residents of Eden!

Officer of the Year- John Roberts
Most DWI Arrests- Charles Martin
Most Drug Arrests- Andrew Kociumbas
Top Shot- Jerry Hacker

FIRE DEPARTMENT

The Fire Department responded to 75 calls for the month of February. The Fire Marshal completed 65 inspections. The department has applied for an AFG for a Taylor'd Training Prop.

PUBLIC WORKS DEPARTMENT

Streets

Maintenance activities have focused on patching (41 tons used) and smaller concrete patch work that was delayed due to the two large projects (Monroe St and fuel depot). We are currently working on our street signs and traffic sign maintenance program (33 installed/made). We have removed 88 bags of litter from our City streets. We have removed 670 cubic yards of leaves for leaf collection. We will be preparing to start picking up yard waste such as grass clippings starting in March. Maintenance work has taken place on the Smith River Greenway.

Construction

Construction has cleaned and sowed approximately 200' of ditch in three different locations for drainage issues. They did drainage upgrades at 705 Meadow Green Village which included 150' of ditch and removing the existing 80' of existing 12" RCP and installing 80' of 15" RCP. 1917 Scott Street. Construction cleaned approximately 200' of ditch and installed 20' of 15" RCP. The resident paid for the pipe. Construction has also repaired the sheer on the Dan River Trail/ outfall and have started on the road for Metro pump station. Coming up for March we will continue to work on the road for metro pump station. We are planning on getting the new 6" water main on Circle Drive online in about a week, weather permitting tying the residents to the new main and killing out the old 2". Construction also has some miscellaneous drainage work coming up next week.

Collections & Distribution

For the month of February water leaks has been at a minimum January had 24 leaks, February had 11 leaks as for sewer blockages- repairs January - 15, February - 25, running within the average range. We have added two new employees to C&D and hope to create more job productivity for the coming future. We will be working with Fleet Maintenance in getting the outfall tractors ready for the upcoming mowing schedule.

Solid Waste

The Solid Waste Division hauled 28.37 tons of municipal solid waste. The amount of vegetative tonnage (brush) collected in February was 86.70 tons while bulk waste tonnage collected was 120.15 tons.

Fleet

Fleet had 149 work orders which includes all outside repairs, road calls as well as regular service, tires and NC inspections.

Utilities


A firm has been contracted to review and analyze the county sewer- line served by Fishing Creek pump station. We are continuing to meet with iWorQ as they develop the backflow/cross-connection online program. It will go live in March. The BRIC grant has been submitted and we are looking at other grants to cover the required matching funds. The Golden Leaf grant is due by March 5, so we have begun gathering information for this submittal. Once completed, we will begin looking at a grant through Water Resources. Projects at the plants have incurred cost increases and will result in re-design/additional grant applications. This is primarily due to the disadvantageous bid environment and inflation of construction materials. Another grant application is being submitted for the north basin project and will be on the March agenda. Costs have unrun on the bleach project and alternative revenue streams are being analyzed for the upcoming fiscal year.

CONSENT AGENDA:


- a. Approval and adoption of the (1) January 18 special budget retreat and (2) February 20 regular meeting minutes.
- b. Approval to award the 2023-24 Street Resurfacing Contract to Waugh Asphalt, Inc.

Design & Construction Project Coordinator Kevin London wrote in a memo: Please find attached a copy of the Street List and Bid Tabulation for the FY 2023-24 Street Resurfacing Contract. Bids were received on February 20, 2024 at 11:00 a.m. A total of 3 responsive bids were received for the project. The successful low bidder was Waugh Asphalt, Inc. in the amount of \$446,881.52. The date of availability for the contract is April 1, 2024. The substantial completion date is June 14, 2024. The Division of Design & Construction is requesting Council's approval to award the contract to Waugh Asphalt, Inc. based on their

bid amount shown above. If you have any questions or need any additional information prior to the Council meeting on this matter, please feel free to call me.

 FY 2023-24 STREET RESURFACING CONTRACT (SRC 2023-24) CITY OF EDEN, NORTH CAROLINA BID TABULATION SCHEDULE FEBRUARY 20, 2024 11:00 A.M.									
Bid Item No.	Description	Unit	Est. Qty.	APAC-Atlantic NC License # 12459		Triangle Grading & Paving NC License # 17456		Waugh Asphalt, INC NC License # 59882	
				Unit Price	Extended Total	Unit Price	Extended Total	Unit Price	Extended Total
1	Adjustment of Manholes	EA	21	\$ 1,000.00	\$ 21,000.00	\$ 650.00	\$ 13,650.00	\$ 975.00	\$ 20,475.00
2	Adjustment of Valve Boxes	EA	9	\$ 1,000.00	\$ 9,000.00	\$ 650.00	\$ 5,850.00	\$ 950.00	\$ 8,550.00
3	Full Width Milling Asphalt Pavement, 0 to 1.5" depth	SY	10,086	\$ 3.50	\$ 35,301.00	\$ 5.20	\$ 52,447.20	\$ 3.72	\$ 37,519.92
4	Full Width Milling Asphalt Pavement, 0 to 2.5" depth	SY	3,131	\$ 6.00	\$ 18,786.00	\$ 8.50	\$ 26,613.50	\$ 5.85	\$ 18,316.35
5	Asphalt Concrete Surface Course, Type S9.5C Virgin Mix	TON	2,282	\$ 200.00	\$ 456,400.00	\$ 197.00	\$ 449,554.00	\$ 145.07	\$ 331,049.74
6	Shoulder Reconstruction - Incidental Stone (ABC)	TON	109	\$ 255.00	\$ 27,795.00	\$ 73.00	\$ 7,957.00	\$ 192.39	\$ 20,970.51
7	Mobilization	LUMP SUM	1	\$30,000.00	\$ 30,000.00	\$18,100	\$ 18,100.00	\$10,000.00	\$ 10,000.00
Bid Price (Items 1-7)					\$ 598,282.00		\$ 574,171.70		\$ 448,881.52

The Lump Sum and Unit Prices in This Tabulation received on February 20, 2024
 Are As Given In The Bidder's Respective Bid Proposals And The Totals Are Arithmetically Correct


 Kevin London
 Project Coordinator, City of Eden

CITY OF EDEN															
FY 2023-24 STREET RESURFACING CONTRACT															
SUMMARY OF QUANTITIES ESTIMATE WORKSHEET															
MAP NO.	STREET NAME	BEGINNING TO END	WARD NO.	LAST RESURFACED	CURB AND GUTTER (Y/N)	CRACK SEAL (Y/N)	PAVING LENGTH (FT.)	PAVING WIDTH (FT.)	ADJ. OF MANHOLE (EA.)	ADJ. OF VALVE BOX (EA.)	FULL WIDTH MILL 0-1.5" DEPTH (SY)	FULL WIDTH MILL 0.2-5" DEPTH (SY)	ASPHALT SURFACE COURSE 1.5" DEPTH, NC S9.5C VIRGIN (TON)	SHOULDER RECONSTRUCTION, STONE (TON)	TOTAL SQ. YARDS
1	"D" STREET	HIGHLAND TO HIGHLAND PARK	2	08/2012	Y/N	N	495	24.5-28.6	0	0	1,573	0	155	7	1,573
2	GREEN STREET	CHURCH TO ELLETT	3	07/1997	N	N	355	18	0	0	0	0	64	2	710
3	JONES STREET	LAWRENCE TO WASHBURN	4	08/2012	N	N	304	15	0	0	0	0	50	6	507
4	WASHBURN AVENUE	AIKEN TO DECATUR	4	08/2012	Y/N	N	2,100	21-34	8	1	6,130	0	606	40	6,130
5	VON RUCK ROAD	MEADOWS TO FARRELL	4	08/2012	N	N	900	21	1	2	0	0	191	14	2,100
6	PETER HILL ROAD	MATTHEWS TO DEAD END	5	08/2005	N	N	1,230	18	4	1	0	0	223	20	2,460
7	JARRETT ROAD	GILLEY TO DEAD END	6	09/2003	N	N	1,018	19.5	0	0	0	0	200	0	2,206
8	GEORGIA AVENUE	GRACIE TO CHARLIE	6	08/2001	N	N	402	20	0	0	0	0	74	0	893
9	HUNDLEY DRIVE N.	FIELDCREST TO MEADOW	6,7	09/2006	Y	N	1,068	26	4	3	0	0	3,131	309	3,131
10	CAROLINA AVENUE	MAIN TO BYRD	7	10/2011	Y	N	825	26	1	2	2,383	0	235	0	2,383
11	BYRD SREET S.	SOUTH AVE TO STEGALL	7	08/2005	N	N	620	18.5	2	0	0	0	115	10	1,274
12	BYRD STREET S.	STEGALL TO DEAD END	7	08/2005	N	N	316	19	1	0	0	0	60	10	667

c. Approval and adoption of a resolution to apply for additional funding for the North Basin Project.

Utilities Manager Melinda Ward wrote in a memo: The Resolution attached is for Council consideration for applying for state grants and loans for the North Basin Project. Due to rising construction costs, the estimated total cost for the project is expected to exceed the amount of the grant that was received. Additional funding will be necessary to complete the project. A previous grant was applied for and not approved, but we are resubmitting in the next round with more information.

Resolution by the Governing Body of the City of Eden

WHEREAS, the City of Eden has need of and intends to perform considerable Repairs and Renovations to the North Aeration Basin and upgrades to their wastewater treatment process. The existing basin uses brush rotor aerators and solar mixers. The walls of this basin are poured on slope panels with minimal reinforcement and have severely corroded. As a result, the sloped wall panels in several locations are beginning to break away from the original location and are sliding inward toward the basin floor. The City has been attaching cabling and anchors as a temporary means to prevent complete failure. Currently only the north aeration basin has mechanical aeration which provides biological treatment, so it is critical for this treatment component to be repaired immediately. In order for the north aeration basin to be renovated, the existing brush rotors will need to be relocated to the equalization basin for temporary treatment until the construction of the north aeration basin

Minutes of the March 19, 2024 meeting of the City Council, City of Eden:

improvements are complete. Consulting engineers have designed all processes with a primary emphasis on reduction in energy use, and;

WHEREAS, the City of Eden intends to request State loan and/or grant assistance for the project,

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

That the City of Eden, the Applicant, will arrange financing for all remaining costs of the project, if approved for a State loan and/or grant award.

That the Applicant will provide for efficient operation and maintenance of the project on completion of construction thereof.

That the Applicant will adopt and place into effect on or before completion of the project a schedule of fees and charges and other available funds which will provide adequate funds for proper operation, maintenance, and administration of the system and the repayment of all principal and interest on the debt.

That the governing body of the Applicant agrees to include in the loan agreement a provision authorizing the State Treasurer, upon failure of the City of Eden to make a scheduled repayment of the loan, to withhold from the City of Eden any State funds that would otherwise be distributed to the local government unit in an amount sufficient to pay all sums then due and payable to the State as a repayment of the loan.

That Jon Mendenhall, City Manager, the Authorized Representative and successors so titled, is hereby authorized to execute and file an application on behalf of the Applicant with the State of North Carolina for a loan and/or grant to aid in the study of or construction of the project described above.

That the Authorized Representative, and successors so titled, is hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with such application or the project: to make the assurances as contained above; and to execute such other documents as may be required in connection with the application.

That the Applicant has substantially complied or will substantially comply with all Federal, State, and local laws, rules, regulations, ordinances, and funding conditions applicable to the project and to Federal and State grants and loans pertaining thereto.

Adopted this 19th day of March, 2024 at Eden, North Carolina.

By: Neville Hall, Mayor

Attest: Deanna Hunt, City Clerk

d. Approval of the Mebane Bridge Wastewater Treatment Plant Asset Management Plan.

Ms. Ward wrote in a memo: The City is currently applying for grants to help cover part of the costs associated with upgrades to the North Aeration Basin that aren't covered by previously received grants. The Asset Management Plan is essential for points with this grant, but the plan needs to show updates approved by Council every two years. Attached are parts of the basic plan that include the major assets found at the Mebane Bridge location along with the added Operation and Maintenance Manual references, updated SOGs, updated CIP, updated inventory and added Maintenance logs. This plan is currently being referred to and can be useful for future budget preparations by assisting us in determining the pieces of equipment that are near their end of life and planning for their replacement before they fail. It also shows the State that we are monitoring the condition of our equipment daily to ensure that it stays in working order.

e. Approval and adoption of Budget Amendment 8.

Assistant Finance Director Amy Winn wrote in a memo: The attached budget amendment closes out the Mega Park Waterline fund due to the completion of this project. The remaining fund balance of \$293,700 will be transferred to the Water & Sewer fund. The Water & Sewer fund initially transferred \$500,000 to the Mega Park Waterline fund but only \$206,300 was needed to complete the project.

Minutes of the March 19, 2024 meeting of the City Council, City of Eden:

Subject: Budget Amendment # 8

	Account #	From	To	Amount
Mega Park WL Expenditures				
Mega Park WL - Outside City	32-8120-52000	\$ 7,072,900.00	\$ 6,779,200.00	\$ (293,700.00)
Mega Park WL Transfer to W/S	32-8120-53000	\$ -	\$ 293,700.00	\$ 293,700.00
				<u>\$ -</u>
Water & Sewer Revenues				
Transfer from Mega Park WL	30-3986-98500	\$ -	\$ 293,700.00	<u>\$ 293,700.00</u>
Water & Sewer Expenditures				
W/S Contingency	30-9990-99100	\$ 550,400.00	\$ 844,100.00	<u>\$ 293,700.00</u>

Closes out Mega Park WL Fund.

Adopted and effective this 19th day of March, 2024.

Attest:

Deanna Hunt, City Clerk

Neville Hall, Mayor

f. Approval of the fire truck purchase.

Item moved as 10a.

A motion was made by Council Member Kirkman to approve the consent agenda. Council Member Ellis seconded the motion. All members voted in favor of the motion. The motion carried 7 to 0.

ANNOUNCEMENTS:

Mayor Hall noted CrossFit would host the Shamrock Run through Uptown Eden that Saturday at 11 a.m. and they were seeking runners. The Uptown Eden Easter Egg Hunt would follow at noon. The following Saturday would be the citywide Easter Egg Hunt at 11 a.m. at Freedom Park. The Youth Native American Powwow would be held April 27.

Council Member Ellis said the Prowlers were offering a mini camp that Saturday from 12 to 3 p.m. for youth baseball and softball at Morehead High School.

Council Member Underwood asked Ms. Stultz the status of Station 2.

Ms. Stultz said staff had spoken with the Department of Commerce in the last week. Staff had expected to hear something from them the previous Friday and never did.

Council Member Underwood asked if staff could recontact them and find out what was going on.

Ms. Stultz said yes, but they had to be somewhat careful as they were very dependent on that department for grants.

Council Member Underwood said the issue had gone on way too long in his opinion.

Council Member Epps asked if the floor had been poured.

Ms. Stultz said only in the truck bay. It was already repaired.

Minutes of the March 19, 2024 meeting of the City Council, City of Eden:

Council Member Epps asked if the trucks could be put in there.

Ms. Stultz said yes but that would be a question for Chief White.

Council Member Epps thanked the Fire Department, Chief White and Deputy Chief Slaughter for the report. It was really good and he had not seen one in years. He would like to see something similar from the Police Department once in a while. He knew they were busy.

Mayor Hall noted there was a police report deep in the monthly report Council received. He thought they gave an annual report in the budget retreat.

Council Member Underwood wanted to revisit the presentation for the Jericho House. They were asking for monetary help and he would like for Council to give \$1,000.

Mayor Hall noted if they were not going to do for every non-profit, they could not give to that one. It was something they needed to discuss before a motion was made.

Council Member Epps noted everyone could buy a ticket for \$20 and he had his.

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



MEMORANDUM

To: Honorable Mayor and City Council

Thru: Jon Mendenhall, City Manager

From: Melinda Ward, Utilities Manager

Date: April 16, 2024

Subject: Resolution to Approve Asset Management Plan and 10-year CIP

The Resolution attached is for Council consideration to approve the updates made to the Asset Management Plan for the Mebane Bridge Wastewater Treatment Plant as well as the 10-year CIP, which includes improvements to the North Basin. The city intends to request funding for the improvements, and the Asset Management Plan helps to show the full need for the improvements. The 10-year CIP shows that the city is prepared for this improvement.



RESOLUTION

adopting the Mebane Bridge Wastewater Treatment Plant Asset and the 10-Year Capital Improvement Plans

WHEREAS, The Federal Clean Water Act Amendments of 1987 and the North Carolina Water Infrastructure Act of 2005 (NCGS 159G) have authorized the making of loans and grants to aid eligible units of governments in financing the cost of construction of wastewater treatment works, and eligible units of government in financing the cost of construction of wastewater treatment works, and

WHEREAS, The City of Eden intends to request federal and state grant, loan, and/or principal forgiveness assistance for the project to cover the costs, and

WHEREAS, The City of Eden has developed an **Asset Management Plan for the Mebane Bridge Wastewater Treatment Plant** to show due diligence and qualify for the federal and state grant, loan, and/or principal forgiveness assistance, and

WHEREAS, The Asset Management Plan will be a tool for future assessments to assist in determining the end of life for crucial equipment used at the Mebane Bridge Wastewater Plant for better budget planning, and

WHEREAS, The City of Eden has developed a 10-year Capital Improvement Plan (CIP) to guide in the allocation of all capital expenditures for budgetary purposes. The CIP is broken down into two separate funds including Water and Sewer and General Fund, and

WHEREAS, the CIP includes necessary improvements to the Mebane Bridge Wastewater Treatment Plant, North Aeration Basin, which has been classified as “unserviceable – needs to be replaced.”

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EDEN:

1. That the City of Eden adopts and places into effect this Asset Management Plan as a working plan.
2. That the City of Eden adopts and places into effect this 10-Year Capital Improvement Plan as a working plan.
3. That the City of Eden will provide for efficient operation and maintenance from the recommendations and revisions of this plan.

Adopted this 16th day of April 2024 at Eden, North Carolina.

By:

Neville Hall, Mayor

Attest:

Deanna Hunt, City Clerk



To: Honorable Mayor and City Council

Thru: Jon Mendenhall, City Manager

From: Amy P. Winn, CPA
Assistant Director of Finance

Date: April 16, 2024

Re: Budget Amendment # 9

The attached budget amendment allocates insurance proceeds received for repairs on vehicles in the Recreation, Planning, and Police departments. The repairs have been charged to the M/R Vehicles line item in each department's budget.



MEMORANDUM

To: Honorable Mayor and City Council
Thru: Jon Mendenhall, City Manager
From: Amy P. Winn
Assistant Director of Finance
Date: April 16, 2024
Subject: Budget Amendment # 9

	Account #	From	To	Amount
General Fund Revenues				
Insurance Proceeds	10-3850-85000	\$ -	\$ 25,700.00	<u>\$ 25,700.00</u>
General Fund Expenditures				
Recreation M/R Vehicles	10-6120-25300	\$ 2,000.00	\$ 7,000.00	\$ 5,000.00
Planning M/R Vehicles	10-4910-25300	\$ 2,000.00	\$ 5,500.00	\$ 3,500.00
Police M/R Vehicles	10-4310-25300	\$ 60,000.00	\$ 77,200.00	<u>\$ 17,200.00</u>
				<u>\$ 25,700.00</u>

Appropriates insurance proceeds received for repairs on various vehicles.

Adopted and effective this 16th day of April, 2024.

Attest:

Deanna Hunt, City Clerk

Neville Hall, Mayor



To: Honorable Mayor and City Council

Thru: Jon Mendenhall, City Manager

From: Amy P. Winn, CPA
Assistant Director of Finance

Date: April 16, 2024

Re: Budget Amendment # 10

The attached budget amendment allocates refund proceeds received for the return of a Police K-9. This amendment increases the Police Revenue and the Police K-9 line items.



MEMORANDUM

To: Honorable Mayor and City Council
Thru: Jon Mendenhall, City Manager
From: Amy P. Winn
Assistant Director of Finance
Date: April 16, 2024
Subject: Budget Amendment # 10

	Account #	From	To	Amount
General Fund Revenues				
Police Revenue	10-3431-41700	\$ 6,500.00	\$ 17,500.00	<u>\$ 11,000.00</u>
General Fund Expenditures				
Police K-9	10-4310-29500	\$ 23,000.00	\$ 34,000.00	<u>\$ 11,000.00</u>

Appropriates refund from High Point Canine Solutions LLC for Police K-9 expenditures.

Adopted and effective this 16th day of April, 2024.

Attest:

Deanna Hunt, City Clerk

Neville Hall, Mayor