

CITY OF EDEN, N.C.

A regular meeting of the City Council, City of Eden, was held on Tuesday, September 17, 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 (absent)
- Kenny Kirkman
- Greg Light
- Bruce Nooe
- Tommy Underwood
- Jason Wood
- City Manager: Jon Mendenhall
- City Attorney: Erin Gilley
- City Clerk: Deanna Hunt
- Media: Mike Moore, Mike Moore Media
- Roy Sawyers, Rockingham Update

MEETING CONVENED:

Mayor Hall called the regular meeting of the Eden City Council to order and welcomed those in attendance.

Associate Pastor Terra Flint of Trinity Wesleyan Church gave an invocation followed by the Pledge of Allegiance led by Trinity Wesleyan Education Center students.

RECOGNITIONS:

- a. Recognition: Trinity Wesleyan Education Center for 25 years in business

Mayor Hall called Main Street Manager Ken White forward with Ms. Flint and staff from Trinity Wesleyan Education Center.

Mr. White thanked Mayor Hall for letting him present as this recognition was special to his family. He said in September 1999, Trinity Wesleyan Childcare Center opened its doors. Originally in the main church, it grew to a separate building by 2007. The original idea of then-pastor Wayne Johnson was the undertaking as a ministry aimed to families in Eden. His motto was still the mantra of the education center today: be the very best in early childhood care and education. Pastor Johnson’s goal was still being carried out 25 years later and it was still growing. The education center was now the largest childcare in Rockingham County and had the distinct honor of becoming rated five star the quickest ever in the entire state. Mr. White was going to be a little biased as his oldest son was the third kid enrolled 25 years ago. Ms. Flint started at the center not long after his youngest son enrolled in 2002. By 2007, Ms. Flint had her first full-time class. She survived that and was made director seven years ago. Three years ago, she was ordained as a minister and was now the associate pastor of the church. In 2024, the center would grow again adding another complete building to house its afterschool program. He knew the center would continue to grow and minister to families for many more years and generations of children in Eden. He thanked Ms. Flint for her involvement and investment in the future of Eden.

Mayor Hall presented the center a framed anniversary print on behalf of himself and Council. He congratulated the center. The early years were so important to get a good start to become a productive citizen. It meant a lot to have a place so stable for 25 years as the daycare and education center for kids in the area.

Ms. Flint thanked everyone for 25 years in the City where the center had educated so many children who were now respiratory therapists, doctors, lawyers, nurses and teachers. She encouraged everyone to keep sending their babies to the center.

b. Proclamation: Constitution Week

Mayor Hall called Mary Ivie forward as he read the proclamation and presented her with a copy.

PROCLAMATION
Constitution Week 2024

WHEREAS, September 17, 2024 marks the two hundred and thirty-seventh anniversary of the drafting of the Constitution of the United States of America by the Constitutional Convention; and

WHEREAS, it is fitting and proper to accord official recognition to this magnificent document and its memorable anniversary; and to the patriotic celebrations which will commemorate the occasion; and

WHEREAS, Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 23 as Constitution Week,

NOW, THEREFORE I, Neville Hall, by virtue of the authority vested in me as Mayor of the City of Eden do hereby proclaim the week of September 17 through 23 as CONSTITUTION WEEK

AND ask our citizens to reaffirm the ideals the Framers of the Constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties, remembering that lost rights may never be regained.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Eden to be affixed this 17th day of September of the year of our Lord two thousand twenty-four.

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

c. Proclamation: Remember Me Thursday

Mayor Hall called on Lisa Goldsworthy and Doug Nichols of the Friends of Eden Animal Rescue, along with rescue dogs Major and Captain Jack Sparrow. He read the proclamation and presented Ms. Goldsworthy with a copy. He said Ms. Goldsworthy and her husband Mr. Nichols were so dedicated to the animals and the City was very appreciative of the volunteer time put into the rescue.

Ms. Goldsworthy thanked Mayor Hall and said he had been so kind when the rescue asked annually to have the fourth Thursday of each September proclaimed as Remember Me Thursday. It was a worldwide event that was designed to inspire animal adoption from the local shelters and rescues. The rescue actually had a cat sanctuary on The Boulevard where there were 10 beautiful kittens. She encouraged the audience to come visit and they would be sent home with a furry friend. In 2023, over 1,800 dogs and cats were euthanized in Rockingham County, which was up 29 percent from the previous year. It was shocking and difficult. Animals may not be everyone's passion but they certainly were for the members of the rescue. It was all volunteer based and the rescue had been organized for 10 years. City Clerk Deanna Hunt was one of the founding members of the organization. Council Members Ellis, Underwood and Kirkman were also unwavering in their support of the organization. Council Member Kirkman served on the board of directors and helped guide their direction. The rescue did a number of things for the community. In addition to the cat sanctuary the rescue had established, they did have a partnership with the Humane Society of the Piedmont to offer low-cost spay/neuter to pet owners in the community. It was desperately needed as the pet population was bursting at the seams. The rescue was doing everything they could. In addition, the rescue had established a pet pantry and they had just celebrated three years of officially opening the pantry. The rescue did everything they could to help struggling pet owners and that hopefully would result in no or low owner turnout or surrenders to the shelter. Citizens had to now make an appointment to surrender their animal at the shelter because the shelter was so far over capacity. The dogs with the couple were rescued. Major was the German Shepherd and he had been with the couple about 1.5 years. He came from a German Shepherd rescue from Raleigh. Captain Jack Sparrow was the yellow lab. In August, a local golfer told her there was a dog living on Oak Hills Golf Course across from number 10 and that he had been there

upwards of six months. She first thought they were joking but then made it a personal mission to find the dog and she did. It took 12 days and 65 visits to the woods to get the dog to trust her so she could get hold of him. He was a beautiful dog and someone failed him, as someone had failed so many of the animals in the community. She encouraged anyone to join the rescue if animals were a passion as they would appreciate any hands they could get. She thanked Mayor Hall again for his dedication to the rescue, noting he had adopted a dog from the rescue group. She advised the rescue had lots of kittens and could help anyone interested find a dog. The rescue could be reached at friendsofedenanimalshelter@gmail.com.

Mayor Hall said that was the best way to get in touch with the group for an adoption, which was an important part of their mission.

PROCLAMATION
Remember Me Thursday 2024

WHEREAS, Friends of Eden Animal Rescue is participating in Remember Me Thursday®; and

WHEREAS, the staff and volunteers of Friends of Eden Animal Rescue have agreed to devote their time, resources, and energy to this united effort to bring attention to orphaned pets; and

WHEREAS, Friends of Eden Animal Rescue will hold a public candle-lighting ceremony with the goal of remembering those orphaned animals who died without a loving home and shining a light on the orphaned animals still waiting for their forever homes throughout the City of Eden and Rockingham County areas; and

WHEREAS, Friends of Eden Animal Rescue is working in cooperation with animal organizations and rescue groups from around the world in partnership with Remember Me Thursday® founder Helen Woodward Animal Center; and

WHEREAS, the Remember Me Thursday® campaign will assist in not only bringing attention to the orphaned pets in Eden, but will therefore result in increased adoptions of these pets,

NOW THEREFORE, let it be proclaimed that the City of Eden declares that the fourth Thursday of September 2024 is the official Remember Me Thursday® day.

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

SET MEETING AGENDA:

A motion was made by Council Member Kirkman to set the meeting agenda. Council Member Ellis seconded the motion. All members present voted in favor of the motion. The motion carried 6 to 0.

PUBLIC HEARINGS:

- a. Consideration to adopt an ordinance annexing the property located at 773 Summit Loop.

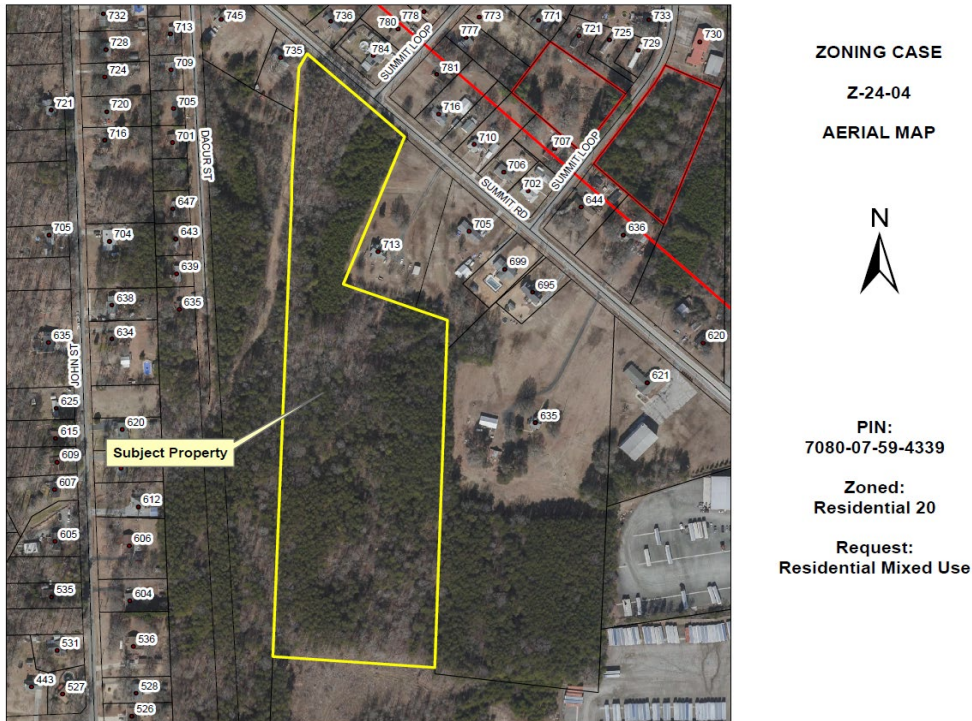
Planning & Community Development Director Kelly Stultz wrote in a memo: At the regular City Council meeting on July 16, 2024, the Council called for a public hearing to be held at the August 20, 2024, meeting to hear comments regarding an annexation of the property located at 773 Summit Loop. The public hearing was continued until the September 17, 2024 meeting. The Petition Requesting Annexation was filed by the property owner, Brason Properties, LLC. Staff is of the opinion that this property should be annexed.

Mayor Hall said the item had been introduced at the last meeting and the public hearing opened. It had been continued to this meeting and would be left open and continued until the October 15 meeting.

- b. (1) Consideration of a zoning map amendment and adoption of an ordinance to rezone 15.66 acres on Summit Road from Residential 20 to Residential Mixed Use. Zoning Case Z-24-04.

(2) Consideration of a resolution adopting a statement of consistency regarding the proposed map amendment to rezone 15.66 acres in Z-24-04.

Ms. Stultz wrote in a memo: The City has received a zoning map amendment request filed by Matthew Warren, Owner of Subject Property, to rezone 15.66 acres on the west side of Summit Road, PIN No. 7080-0759-4339, Parcel No. 183917. The request is to rezone the property from Residential-20 to Residential Mixed Use. The Planning and Community Development Department recommends approval of the map amendment request. At a special meeting on September 3, 2024, 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 in question was 15.66 acres on Summit Road. It had been largely undeveloped with one home on it for all of her life. It was bordered on the north and east by R-20 and on the south by Light Industrial. The Comprehensive Plan called for it to be Suburban Residential. It was not in a flood hazard area but was within the Smith River Protected Area of the water supply watershed. Future Suburban Residential development should be located near existing neighborhoods and water and sewer connections to avoid leapfrog development and isolated neighborhoods. This particular tract of land was exactly what that talked about. 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 and connections to Eden's planned and existing greenway system. The City needed housing of all types and infill development was always encouraged. The district was designed to promote that. It was infill which meant no water or sewer needed to be run a long way to get to the potential subdivision. Based upon the foregoing information, staff recommended in favor of the request as did the Planning Board.

Council Member Ellis asked if it was correct that there was the possibility of 62 homes.

Ms. Stultz said that was a possibility but for a development of this size, there would have to be roads and other things that would take up some of the space.

Council Member Ellis said it would be fewer houses then.

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Ms. Stultz said yes. Without seeing the proposed development, she could not say how many there would be.

Council Member Ellis said the development would have sidewalks.

Ms. Stultz said yes, all the things that were required.

Council Member Nooe held up the tract map and pointed out that a portion of the tract was in a flood zone.

Ms. Stultz apologized as her department missed that.

Mayor Hall asked if that impacted staff's recommendation.

Ms. Stultz said no.

Mayor Hall asked if anyone would like to speak in favor or in opposition.

John Harold Denny said he owned both houses at 705 and 635 Summit Road. He wanted to know what was going to be put on the property being rezoned. He wanted to know what kind of houses there would be. He did not want any apartments nor low-income housing.

Ms. Stultz advised any proposed development would have to come back for approval before the Planning Board and City Council.

Mr. Denny asked if it would be houses on slabs.

Mayor Hall said that information was not provided when a rezoning was requested.

Ms. Stultz said if the property was sold or the current owner decided to develop it, the plans would have to be presented to Council.

Mr. Denny said he did not like that. He wanted to know what was coming in the property. He had 14 acres down one side of it, then his home and then his two daughters' homes straight in front of it.

Ms. Stultz advised at the current time she did not know and could not tell him.

Mr. Denny asked if it would be houses similar to what was behind the mall, small on slabs, or like the houses at Duke Power, which were fine with him.

Ms. Stultz said there had been no plans presented.

Mr. Denny said he did not want low-income housing built there. He had seen a bunch of houses being built in Eden and they were a mess.

Council Member Ellis asked Mr. Denny if he knew none of the property had been sold yet.

Mr. Denny said yes, as far as he knew it had not been sold.

Council Member Ellis said in speaking with the property owner, he thought the feeling was that he was going to put a nice neighborhood in there.

Mr. Denny said that was what he wanted. He had seen a bunch of low-income housing being put in in Eden and there had been a mess out of it.

Tonya Williams, 699 Summit Road, said Mr. Denny was her dad. He owned two of the properties and she was beside him. She asked why she did not get a letter from the City about the public hearing. She would not have known about it if not for her dad. The way they had measured it, hers was within 100 feet of the property. She needed to know why it was done that way.

Mayor Hall said he would defer to the zoning administrator. He asked Ms. Stultz if the letters were sent.

Ms. Stultz said she would have to verify that information but if it was true, staff would have to send out the letters and do it all again.

Ms. Williams said property owner Matthew Warren had been a friend of hers since grade school. If a nice neighborhood was what they were doing, that was fine.

Mayor Hall said Mr. Warren was the only person she could get that information from at that time.

Ms. Williams said she knew that but if it were sold, who knew what the other person was going to put in there. She asked how the City could approve it if they could not answer what was going there. She asked why it could not be approved after it was sold, or if Mr. Warren would be selling the property by lots. It all needed to be explained.

Ms. Stultz said no subdivision plat had been submitted.

Ms. Williams said it needed to be submitted first so they could see what they were looking at.

Mayor Hall said that was not how it worked.

Ms. Williams said she thought that was fair.

Mayor Hall asked Ms. Stultz to verify that letters had been mailed to the property owners who should have received them.

Ms. Stultz said she could go back to her office and check.

Ms. Williams said all she was asking was to find out what was going on the property first. Mr. Warren had told her and if that was what was going there and it was going to be a good community, it was good. If he sold it, who was to say that was really what would happen. They did not know. They would be stuck.

Council Member Wood asked if it was correct that Mr. Warren could develop the property as it was right now.

Mayor Hall said yes.

Council Member Wood said he just would not be able to put as many houses on it. Mr. Warren could put housing in there now if he wanted to.

Ms. Williams said that was correct.

Mayor Hall said he could put low-income housing in there. He said before moving forward, they would wait for Ms. Stultz to return.

Council Member Underwood wanted to take the opportunity to thank Police Chief Paul Moore and Fire Chief Chris White and the Eden Rescue Squad. A lot of emergency vehicles, as well as Roy Sawyers there videoing, came through for a parade for his dad on his 100th birthday on September 12. Mr. Sawyers had reported to Council

Member Underwood that the video had over 55,000 views. Council Member Underwood appreciated it. His dad had tears streaming down his face as he was overjoyed at the surprise. Council Member Underwood appreciated what everyone did.

Matthew Warren, 239 Weaver Street, said he owned the property on Summit Road. He had known the Denny family for many years and he and Ms. Williams had gone to school together. There were two reputable developers looking at the property. He would not mention their names. They did not do low-income housing or apartments from what he had seen and what they had done. They asked him to get the property rezoned and that was what he was doing.

Mr. Mendenhall asked Council for about five minutes to determine the measurements and if the proper notice was given for the address on Summit Road.

Patrick Reamey, 735 Summit Road, said he had lived there for close to 10 years. His biggest issue was traffic. Summit Road already had enough traffic on it. In the 10 years he had lived there, it seemed like there had been at least six wrecks in front of his house. He suggested that since it would have an effect on the entire community, maybe the City should have reached out and sent letters to everybody around there regarding traffic and the plans for rezoning.

Ms. Stultz apologized. Ms. Williams' property was 126 feet from the property being rezoned. GIS determined the properties within 100 feet. She was sorry Ms. Williams did not know about it. The property had been posted some time back. Ms. Williams was not on the list.

Mr. Denny responded from the audience that he had measured from Ms. Williams' stob and the distance was 80 some feet.

Mayor Hall asked Ms. Stultz if the measurement was from the house address or the corner of the lot.

Ms. Stultz advised the corner of the lot.

Council Member Nooe asked what was allowed, if it was GIS or if it was actually surveyed.

Ms. Stultz said no, it was not surveyed.

Council Member Nooe said then it was based on GIS and that was appropriate and it was over 100 feet. He asked Ms. Stultz if Summit Road was a state road.

Ms. Stultz said yes.

Council Member Nooe said they then would be responsible for any traffic issues, reviewing the driveway permit or making recommendations to any improvements needed for traffic.

Ms. Stultz said the state would review the initial cut into the property; however, she was the last person who signed off on them. Any roads on the interior of the property would be City streets and have to meet City standards. City standards were almost identical to NCDOT's standards.

Council Member Nooe said he just did some work on Harrington Highway for a small commercial site and NCDOT required a turn lane in be installed for traffic control to help with the traffic. In looking at the Unified Development Ordinance, he saw the rezoning could include a variety of different housing types. He asked Ms. Stultz what the definition for that was.

Ms. Stultz said it did not mean mobile homes, which was what everyone usually thought.

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Council Member Nooe asked if it was for single-family housing.

Ms. Stultz said it could be single family, condos, townhomes, but they all had to meet the development density as the watershed required.

Council Member Nooe asked if apartments were part of that.

Ms. Stultz said they could be.

Council Member Ellis asked if it was correct all the timber had been cleared.

An audience member answered yes.

As there was no further discussion, Mayor Hall declared the public hearing closed.

A motion was made by Council Member Nooe amend the zoning map and adopt an ordinance to rezone 15.66 acres on Summit Road from Residential 20 to Residential Mixed Use and to adopt a resolution of a statement of consistency regarding the proposed map amendment to rezone 15.66 acres in Z-24-04. Council Member Light seconded the motion. All members present voted in favor of the motion. The motion carried 6 to 0.

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:

Being all that certain Tracts or Parcels of Land containing 15.66 acres, as more particularly set forth on:

Tract 1, Parcel No. 109785 Being Parcel "A" containing 0.655 acre as shown on the Plat of Survey for Nannie H. Warren Estate by C.E. Robertson & Associates, Professional Land Surveyor dated May 10, 1999 and recorded in Plat Book 42, Page 61, Rockingham County Registry.

Tract 2, Parcel No. 109786 Being Parcel "8" containing 0.653 acre as shown on the Plat of Survey for Nannie H. Warren Estate by C.E. Robertson & Associates, Professional Land Surveyor dated May 10, 1999 and recorded in Plat Book 42, Page 61, Rockingham County Registry.

Tract 3, Parcel No. 108167 Being Parcel "E" containing 14.353 acres as shown on the Plat of Survey for Nannie H. Warren Estate by C.E. Robertson & Associates, Professional Land Surveyor dated May 10, 1999 and recorded in Plat Book 42, Page 61, Rockingham County Registry.

The above-described property being commonly identified by the Rockingham County Tax Dept. as containing approximately 15.66 acres and as PIN No. 7080-07-59-4339 and Parcel No. 183917.

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

APPROVED, ADOPTED AND EFFECTIVE, this 17th day of September, 2024.

CITY OF EDEN

By: Neville 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-24-04
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 15.66 acres west of Summit Road from Residential 20 to Residential Mixed Use.

WHEREAS, On September 3, 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 property in question would satisfy a need in our community for housing.

STATEMENT OF CONSISTENCY:

The property is denoted in the City of Eden Comprehensive Plan as Suburban Residential. Areas designated as Suburban Residential are intended 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. Mixed-residential uses may occur to support conservation of open space and natural resources but should rarely exceed a gross density of 4 units per acre. Efforts should be made to allow for pedestrian connectivity and connections to Eden's planned and existing greenway system.

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 17th day of September, 2024.

CITY OF EDEN

By: Neville Hall, Mayor

Attest: Deanna Hunt, City Clerk

REQUESTS AND PETITIONS OF CITIZENS:

There were none at this time.

UNFINISHED BUSINESS:

- a. Consideration of appointments to Boards and Commissions.

Ms. Stultz wrote in a memo: The following seats on the City Boards and Commissions are vacant and need to be filled. 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 1 Councilman Wood - Community Appearance – Avery Moore (Resigned); Mayor Hall - Historic Preservation – Chase Lemons (Resigned).

Mayor Hall said he would hold off on his appointee as that person had a medical issue.

Council Member Wood nominated Debbie Dyer to serve on the Community Appearance Commission.

A motion was made by Council Member Ellis to appoint Debbie Dyer to serve on the Community Appearance Commission. Council Member Underwood seconded the motion. All members present voted in favor of the motion. The motion carried 6 to 0.

NEW BUSINESS:

There was none at this time.

REPORTS FROM STAFF:

a. City Manager’s Report.

Mayor Hall called on Mr. Mendenhall.

Mr. Mendenhall said they did have RiverFest coming up over the weekend and were looking forward to that. Utilities was working on the EPA and a request to delist the EPA Administrative Order and would be sending that Council’s way probably by the end of the week as that request went to Atlanta for processing and hopefully confirmation for that. He would be pleased to answer any questions.

Mayor Hall said copies were available at the meeting, online or in Eden’s Own Journal.

City Manager’s Report
September 2024
City Manager Jon Mendenhall

ADMINISTRATION

ADMINISTRATION

Marketing & Communications Office

TOUCH-A-TRUCK 2024 was BIG FUN! We had over 55 vehicles and pieces of equipment for kids to explore and experience, Foam Party, Monster Truck Inflatable, kids favorite strolling characters, food and more. A huge thank you to the City of Eden Public Works, Fire Department, Police Department and all the other generous operators and volunteers who partnered with us to create an awesome day of memories for the kids!

Another huge thank you to all who came and donated a huge amount of school supplies. You are the best!

We would like to send out a HUGE THANK YOU to our generous RiverFest 2024 Community Partners! This would not be the festival it is without you!

Nestle Purina Dyer’s Plumbing

City of Eden Piedmont Surfaces of the Triad

Eden Marketing & Special Events Enbridge

Leaksville Multiple Service District MVP Southgate

Gildan Tri-City Automotive

HomeTrust Bank Fair Funeral Home

UNC Rockingham Tire Max

Eden Chamber of Commerce Mike Moore Media

Duke Energy Destination Magazine

PARKS & RECREATION DEPARTMENT

Recreation Division

Bridge Street Recreation Center: Bridge Street Recreation Center has been busy with daily walkers and fitness classes. The afterschool program has started with 20 children attending.

Mill Avenue Recreation: Pickleball is being played Monday, Tuesday, Wednesday, Friday and Sunday afternoon. Cornhole games are also being held as well. Prowlers are gearing up for football, volleyball and cheer. All practices have started. Games for football and volleyball are beginning to start.

Mill Avenue Pool/Freedom Park Splash Pad: Are closed for the season.

Freedom Park: the lights are up and are ready for Duke Energy to hook up. All the ballfields are complete and the contractors are working on the pickleball courts.

Senior Center: The seniors are staying busy this month playing pickleball, bingo, quilt making class, line dancing classes, watercolor classes and so many more fun activities. Please check out the Garden of Eden Senior Center Facebook page with a schedule full of events.

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

Local Codes Inspections August 1, 2024 - August 31, 2024

Total Local Code Inspections Performed 95

Local Code Notices Sent 30

Local Codes Abated 50

Inspections & Permits August 2024

Total Inspections Performed 239 (Does not include fire inspections)

Total Permits Issued 140

Boards & Commissions

The Community Appearance Commission planned to meet for the month of August, but predetermined a quorum would not be able to be established.

The Historic Preservation Commission met for the month of August and discussed current and future projects.

The Tree Board met for the month of August and discussed current and future projects.

The Planning Board postponed its regular scheduled meeting for August to September 3 due to a schedule conflict.

Veterans Park Beautification Project: Phase III- Community Appearance Commission

Staff is still collaborating the Division of Design & Construction to design an ADA accessible to walkway to the monument at the Veterans Park located near Fieldcrest Road and Main Street in the Draper area. The Community Appearance Commission has plans of outlining the walkway with a brick border and offer residents to purchase an engraved brick "In Honor" or "In Memory" of a veteran.

Ferry Road Sign Project- Historic Preservation Commission

Staff picked up two physical signs from Randy's Custom Lettering located in Walnut Cove, NC. Staff is in continued talks with NC DOT about a right-of-way encroachment easement/agreement for one of the sign locations near Third Avenue and E. Stadium Drive. Staff received agreement confirmation from the property owner of 1504 E. Stadium Drive for the other sign location and will collaborate with the City Attorney for an MOU. Staff anticipate installation of at least one of the signs in early September.

30 for 30 Tree Planting Campaign- Tree Board

Staff has finalized the campaign and plans to launch the campaign the first of September 2024 and run it through February 2025. City social media posts, flyers and local media outlets will market the campaign during the stated timeframe. Planting of trees will commence March through May of 2025. Staff continues to collaborate with Webb Irving on purchasing trees for various planting projects for fall of 2024 and spring of 2025.

POLICE DEPARTMENT

Our four cadets began the fall BLET class on August 6, 2024, this pool of cadets will tentatively graduate in December 2024.

We received four Dodge Durangos as part of our 10-year vehicle replacement plan as approved in the FY 24-25 budget CIP in July. The vehicles have been registered with DMV and are being staged at the City shop. All equipment for the vehicle's upfitting has been ordered, with an expected delivery in the coming months.

On August 17 we attended the Touch-a-Truck event and on August 29 we attended Shaggin on Fieldcrest.

FIRE DEPARTMENT

The Fire Department responded to 103 calls for the month of August. The Fire Marshal completed 23 inspections the month of August. Fire Station 2 is now open and fully staffed.

PUBLIC WORKS DEPARTMENT

Streets

Maintenance activities have included concrete work 20 yards at the Fire Station on Stadium Drive is now complete. Vegetation control continues with crews mowing 38.5 acres, while also removing 735 cubic yards from City streets. Litter control and street sign maintenance and vegetation spraying were a high priority as well. Crews also focused on patching throughout the City, with 57.22 tons of asphalt work completed.

Construction

The Construction Crew has removed fence and graded for a new building and parking lot extension. The building pad is 37 feet by 250 feet. The parking lot is approximately 13,725 square feet. Crews have also moved approximately 820 cubic yards of dirt. Construction has also checked the known flood prone areas and removed debris from the pipe ends prior to Tropical Storm Debby. Crews have replaced 32 feet of 12 inch CMP that was rotted with 32 feet of 12 inch RCP at 251 Farrell Street. At the Dan River outfall, crews installed 85.91 ton of Class 2 riprap in eroded areas along the river bank.

Collections & Distribution

Collection and Distribution crews work to continue on water leaks and sewer issues as they are reported. Sewer blockages and repairs remain top priority. An increase in reports of sewer issues was noticed in August and crews addressed these as quickly and efficiently as possible. Maintenance work continues on easements and outfalls.

Solid Waste

The Solid Waste Division continues 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 435.38 tons. The amount of vegetative tonnage (brush) collected in August was 13.94 tons while bulk waste tonnage collected was 178.80 tons.

Fleet

The Fleet Division had 208 work orders which includes all outside repairs, road calls as well as regular service, tires and NC inspections.

Utilities

Staff met with 120 Water to discuss our progress on the inventory for Lead and Copper. Staff met with J Cumby staff to discuss potential changes to bid for Railroad that could lower the bid cost. Reductions were found but items were also suggested for further improvement. Staff agreed with the assessment and proposed it to management. A change order was approved for the North Basin cleanout project. Synagro is scheduled to be complete by the end of the month unless they have more issues. The Annual Sewer Report has been submitted to the State. A copy is on the City website for review.

CONSENT AGENDA:

- a. Approval and adoption of the August 20 regular meeting minutes.
- b. Approval and adoption of a resolution approving the Local ABC Board's Travel Policy.

ABC General Manager Gary Robinette wrote in a memo: I am writing at the request of the Eden ABC Board. N. C. General Statute 18B-700(g2) Requires that the Local ABC Board adopt a travel policy that conforms to the Travel Policy of the appointing authority, and such policy is to be approved by the appointing authority annually. We are seeking this approval from the Eden City Council. If approved as stated in the statute, the local board shall annually provide the appointing authority's written confirmation of such approval to the ABC Commission, and a copy of the Travel Policy authorized by the appointing authority. I am requesting that City Council consider this item on their consent agenda at the September 17th meeting.

RESOLUTION APPROVING EDEN ABC BOARD TRAVEL POLICY

Minutes of the September 17, 2024 meeting of the City Council, City of Eden:

WHEREAS, the City of Eden is the appointment authority for the local ABC Board, and;

WHEREAS, pursuant to N.C.G.S. § 18B-700(g2), the City of Eden, as the appointing authority, shall approve the travel policy adopted by the local board. Such travel policy shall conform and be the policy used by the City of Eden.

NOW, THEREFORE, BE IT RESOLVED, by the City Council for the City of Eden that the local ABC Board has adopted a travel policy that is identical to and conforms to the travel policy of the City of Eden, and that the City Council for the City of Eden hereby approves such policy.

APPROVED, ADOPTED AND EFFECTIVE, this 17th day of September, 2024.

By: Neville Hall, Mayor

Attest: Deanna Hunt, City Clerk

- c. Approval and adoption of a Capital Project Ordinance adopting a capital project fund to appropriate funds from NCDENR.

Assistant Finance Director Amy Winn wrote in a memo: The attached Capital Project Ordinance adopts a capital project fund to appropriate grant funds received from North Carolina Department of Environment and Natural Resources – Water Infrastructure Fund for wastewater projects and wastewater collection system rehabilitation. City Council accepted this grant at the council meeting on May 21, 2024.

Post EPA Sewer System Capital Project Ordinance

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

Section 1: The projects authorized are the Smith River Sewer Siphon Replacement and the Kings Highway Sewer Line Replacement to be financed by a General Assembly appropriation.

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

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

Smith River Sewer Siphon Replacement
Kings Highway Sewer Line Rehab
\$ 5,000,000
\$ 2,000,000
\$ 7,000,000

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

General Assembly Appropriation \$ 7,000,000

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

Section 6: Funds may be advanced from the Water/Sewer Fund for the purpose of making payments as due. Reimbursement requests should be made to the grantor agency in an orderly and timely manner.

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

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

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

Duly adopted this 17th day of September 2024.
Neville Hall, Mayor

Certification

I, Deanna Hunt, the duly appointed Clerk to the City Council of the City of Eden, North Carolina, do hereby certify that that the foregoing is a true and correct copy of which was adopted by the City Council at its regular meeting held on the 17th day of September 2024.

Deanna Hunt, City Clerk

- d. Approval and adoption of a resolution to rescind the Resolution to Adopt and Approve the City County Public Utilities Agreement dated July 24, 2024.

City Attorney Erin Gilley wrote in a memo: On July 24, 2024, the City Council adopted a Resolution to adopt the City and County Public Utilities Agreement upon execution of both parties and to authorize the acquisition of Fishing Creek Pump Station and accompanying lines upon an agreed upon price. The County has declined to accept this agreement and offer. As a result, staff is requesting the City Council to rescind the Resolution to Adopt and Approve the City County Public Utilities Agreement dated July 24, 2024 at your September City Council meeting. Please contact me if you have any questions.

RESOLUTION RESCINDING

“RESOLUTION TO ADOPT AND APPROVE THE CITY COUNTY PUBLIC UTILITIES AGREEMENT”

WHEREAS, on July 24, 2024, the City Council adopted a Resolution to adopt the City and County Public Utilities Agreement upon execution of both parties; and

WHEREAS, said Resolution also authorized City staff to finalize the acquisition of Fishing Creek Pump Station and accompanying lines from Rockingham County; and

WHEREAS, Rockingham County has declined to accept the terms of the City County Public Utilities Agreement adopted by the City Council; and in the opinion of City Council, it is deemed in the best interest of the City of Eden to rescind the Resolution to Adopt and Approve the City County Public Utilities Agreement dated July 24, 2024; and

NOW, THEREFORE, BE IT RESOLVED, by the City Council for the City of Eden that the Resolution to Adopt and Approve the City and County Public Utilities Agreement is hereby rescinded;

BE IT FURTHER RESOLVED, by the City Council for the City of Eden that the City Manager is authorized to in all aspects rescind the Resolution to Adopt and Approve the City and County Public Utilities Agreement adopted by City Council on July 24, 2024, authorizing the adoption of the Agreement and the acquisition of Fishing Creek Pump Station and accompanying lines from Rockingham County.

APPROVED, ADOPTED AND EFFECTIVE this 17th day of September, 2024.

CITY OF EDEN

By: Neville Hall, Mayor

Attest: Deanna Hunt, City Clerk

- e. Consideration of an ordinance Amending the Schedule of Rates and Fees – Addition of Bulk Rates.

City Manager Jon Mendenhall wrote in a memo: In order to update a sewer rate for bulk/large volume users, the following adjustments to the Schedule of Rates and Fees are necessary, effective January 1, 2025:

1. The Economic Development rate schedule found on Page 18 will be rolled into a Bulk Rate Schedule, the actual rates will be used accordingly in the new Bulk Rate Schedule.
2. The Non-contract Industrial High Volume Usage Economic Development Water & Sewer Rates will be updated to tie to the Economic Development rate schedule and tiered based on benefit to the City’s tax and utility customer base (inside rates) or solely to the utility customer base (outside rates). The update will rename, clarify, and expand rate tiers under the new name of the new Bulk Rate Schedule.
3. The Bulk Rate Schedule will be used to replace the entirety of Page 18, and is included below:

Minutes of the September 17, 2024 meeting of the City Council, City of Eden:

Industrial
Bulk Rate Schedule

Bulk Rate Tier	Bulk Rate Categories of Usage		Inside Water	Outside Water	Inside Sewer	Outside Sewer
	Min Gal/Mo	Max Gal/Mo	Per 1,000 Gal	Per 1,000 Gal	Per 1,000 Gal	Per 1,000 Gal
Tier 1	500,000.00	1,000,000.00	\$ 6.53	\$ 13.06	\$ 11.64	\$ 23.28
Tier 2	1,000,001.00	1,500,000.00	\$ 6.41	\$ 12.82	\$ 11.43	\$ 22.86
Tier 3	1,500,001.00	2,000,000.00	\$ 6.30	\$ 12.59	\$ 11.22	\$ 22.45
Tier 4	2,000,001.00	3,000,000.00	\$ 6.25	\$ 12.49	\$ 11.13	\$ 22.27
Tier 5	3,000,001.00	5,000,000.00	\$ 6.20	\$ 12.39	\$ 11.05	\$ 22.09
Tier 6	5,000,001.00	10,000,000.00	\$ 6.15	\$ 12.29	\$ 10.96	\$ 21.91
Tier 7	10,000,001.00	30,000,000.00	\$ 6.10	\$ 12.20	\$ 10.87	\$ 21.74

Notes for Industrial Bulk Rate Schedule:

1. Industrial bulk users are defined as users with above 500,000 gallons per month water and/or sewer usage. If a user falls under 500,000 gallons per month annual average monthly consumption the user will not be eligible for the industrial bulk rate schedule.
2. Industrial bulk rate users are single accounts, non-purchase systems, water and sewer may not be resold.
3. Industrial bulk rate users in excess of the maximum monthly consumption or that offer compelling economic development opportunities are encouraged to negotiate contract rates that are more advantageous than the schedule found herein.

Institutional (Governmental & Hospital)
Bulk Rate Schedule

Bulk Rate Tier	Bulk Rate Categories of Usage		Inside Water	Outside Water	Inside Sewer	Outside Sewer
	Min Gal/Mo	Max Gal/Mo	Per 1,000 Gal	Per 1,000 Gal	Per 1,000 Gal	Per 1,000 Gal
Tier 1	500,000.00	1,000,000.00	\$ 6.25	\$ 12.50	\$ 11.50	\$ 23.00
Tier 2	1,000,001.00	1,500,000.00	\$ 6.03	\$ 12.05	\$ 10.81	\$ 21.62
Tier 3	1,500,001.00	2,500,000.00	\$ 5.81	\$ 11.62	\$ 10.16	\$ 20.32

Notes for Institutional (Governmental & Hospital) Bulk Rate Schedule:

1. Institutional (Governmental & Hospital) bulk users are defined as users with above 500,000 gallons per month of water and/or sewer usage. If a user falls under 500,000 gallons per month annual average monthly consumption the user will not be eligible for the institutional (governmental and hospital) bulk rate schedule.
2. Institutional (Governmental & Hospital) bulk rate users are single accounts. Should a institutional (government and hospital) customer operate a purchase system and resell water and/or sewer services, the ratio of end-users shall be seventy five percent (75%) institutional (government and hospital), when the usage ratio falls below seventy five percent (75%) the customer's entire usage will be billed at the prevailing commercial rate. Customers shall be responsible for providing, upon request, proof of the customer's usage.
3. When the annual average consumption exceeds 2,500,000 gallons monthly the customer will be considered commercial and billed at the corresponding commercial rate for all their usage.

The section being replaced is excerpted below for reference purposes:

Minutes of the September 17, 2024 meeting of the City Council, City of Eden:

Economic Development Rate (single accounts - rate will be charged on any usage more than 500,000 gallons but less than 3,000,000 per month)

Per 1,000 Gallons Usage Charge	July 1, 2024	
	Inside City Monthly	Outside City Monthly
Per 1,000 Gallons Usage Charge	Water	
	5.70	11.40
Per 1,000 Gallons Usage Charge	Sewer	
	11.16	22.32

Non-Contract Industrial High Volume Usage Economic Development Water & Sewer Rates**

Daily Usage Gallons per day	Monthly Usage Gallons per day	Water per 1000 gallons	Sewer per 1000 gallons
100,000 - 167,000	3,000,000 - 5,000,000	4.23	5.01
167,001 - 250,000	5,000,001 - 7,500,000	4.13	4.76
250,001 - 375,000	7,500,001 - 10,000,000	4.03	4.61
375,001 - 500,000	10,000,001 - 15,000,000	3.93	4.46
500,001 - 750,000	15,000,001 - 22,500,000	3.83	4.36
750,001 - 1,000,000	22,500,001 - 30,000,000	3.73	4.26
1,000,001 - 2,000,000	30,000,001 - 60,000,000	3.64	4.16
2,000,001 - 3,000,000	60,000,001 - 90,000,000	3.54	4.06

**These rates run for 12 months (January to December) and the usage is assessed annually each November for the following coming year's billing rate (beginning January 1st) based on the previous year's average monthly usage. These rates are adjusted annually based on the audit as the contracted rates are adjusted each year.
Lower Contract Rates are available based with terms and agreements of extended use for set periods of time. Contract rate requests must be made through the Economic Development Department for the Eden city Council's consideration and approval.

ORDINANCE TO AMEND THE 2024-2025 BUDGET ORDINANCE FOR THE CITY OF EDEN, NORTH CAROLINA

WHEREAS pursuant to NCGS § 162-A, the City of Eden must fix and revise, at times, its water and sewer fees, and charges so that the revenues of the City, together with any other available funds, will be sufficient at all times to pay the cost of maintaining, repairing, and operating the systems or parts thereof owned or operated by the City; and

WHEREAS the City believes that it is in the best interest of the City, and is fair and equitable to revise its water and sewer rates with regard to the bulk sale of water and sewer treatment;

BE IT ORDAINED by the City Council of the City of Eden, North Carolina, that Section 13, Tax and Service Rates, Sub-Section 17 Water and Sewer Fees, (Page 18 of the Tax and Service Rates will be replaced in its entirety) of the Budget Ordinance adopted June 18, 2024, is amended as follows:

Industrial Bulk Rate Schedule

Bulk Rate Tier	Bulk Rate Categories of Usage		Inside Water	Outside Water	Inside Sewer	Outside Sewer
	Min Gal/Mo	Max Gal/Mo	Per 1,000 Gal	Per 1,000 Gal	Per 1,000 Gal	Per 1,000 Gal
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Notes for Industrial Bulk Rate Schedule:

- Industrial bulk users are defined as users with above 500,000 gallons per month water and/or sewer usage. If a user falls under 500,000 gallons per month annual average monthly consumption the user will not be eligible for the industrial bulk rate schedule.
- Industrial bulk rate users are single accounts, non-purchase systems, water and sewer may not be resold.

Minutes of the September 17, 2024 meeting of the City Council, City of Eden:

- Industrial bulk rate users in excess of the maximum monthly consumption or that offer compelling economic development opportunities are encouraged to negotiate contract rates that are more advantageous than the schedule found herein.

Institutional (Governmental & Hospital)
Bulk Rate Schedule

Bulk Rate Tier	Bulk Rate Categories of Usage		Inside Water	Outside Water	Inside Sewer	Outside Sewer
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- When the annual average consumption exceeds 2,500,000 gallons monthly the customer will be considered commercial and billed at the corresponding commercial rate for all their usage.

This Ordinance Amendment shall be effective on January 1, 2025.

APPROVED, ADOPTED this 17th day of September 2024.

By: Neville Hall

Attest: Deanna Hunt

A motion was made by Council Member Kirkman to approve the Consent Agenda. Council Member Underwood seconded the motion. All members present voted in favor of the motion. The motion carried 6 to 0.

ANNOUNCEMENTS:

Mayor Hall congratulated Marketing & Special Events Manager Cindy Adams and her crew on Touch-A-Truck. It was a great success. As Mr. Mendenhall mentioned, the City’s signature event – RiverFest – would be Friday from 5 to 10 and Saturday 10 to 10. There was plenty of time for everyone to make a trip to Uptown Eden and enjoy RiverFest. Ms. Adams had worked so hard on it and other staff in the City came together to make it happen. He called Ms. Adams forward.

Ms. Adams said the main thing she wanted to do was bring attention to the sponsors because without them, the festival absolutely would not be possible. There had been some very generous sponsors that year.

Sponsors included:

- City of Eden
- Eden Marketing & Special Events
- Nestle-Purina (presenting sponsor)
- Dyer’s Plumbing (presenting sponsor)
- HomeTrust Bank
- UNC Health Rockingham
- Leaksville Municipal Service District
- Gildan
- Piedmont Surfaces of the Triad

- Enbridge
- Eden Chamber of Commerce
- MVP Southgate
- Fair Funeral Home
- Tire Max
- Mike Moore Media
- Destination Magazine
- Duke Energy
- Tri-City Automotive.

Ms. Adams said it was an impressive group. A lot of them would be there with booths. Dyer's would do a duck drop which was excellent. Their duck truck would be there and they would have a double booth. They would be launching T-shirts. That in and of itself would be an event. The vendors spots were sold out. The vendor list was huge. So much of the marketing, which with Mr. White's permission she would be entering for an award with Main Street, was done by Ms. Hunt who made them look so good. Ms. Adams got emotional about it because Ms. Hunt was such a good partner with her. Ms. Adams could download her information to Ms. Hunt, who then created exactly what was needed. Tabitha Brown had shared a lot of information that day and she was driving a huge crowd. Ms. Adams had messages from Pennsylvania and Atlanta, all over. One lady called Ms. Adams and said she and her daughter were coming, getting a hotel room and having special shirts made as they had waited seven years for the moment. It was a big deal to a lot of people. The merchants were working hard to make their places inviting. She could not do it without Public Works, Facilities & Grounds, and Parks & Recreation. They worked hard. They had been cleaning and preparing some other things. A cement slab was poured in the park downtown and the celebrity chef coming would use it for the event. She could not say enough good things about them. She would do a big thank you later and list everyone. The weather was perfect. Currently it was forecast for sunny and 80. She hoped Council would come and participate. She encouraged everyone to use shuttles. There were 22,000 to 23,000 who attended in 2023. With all the festival offered, including Ms. Brown's presence, Ms. Adams would be surprised if attendance did not break the 30,000 mark. It would be a record. She hoped everyone came and enjoyed.

Mayor Hall thanked Ms. Adams and said he knew she would be relieved Sunday morning. The streets would be clean Sunday morning. The cleanup crews were incredible, like it never happened.

Council Member Ellis wanted to put a plug in for Prowlers volleyball and football. He had been to a lot of practices and games. He was really proud of what the City had done for the program. In volleyball, there were eight teams of fourth through eighth graders. There were around 70 girls for that program and a couple of guys. There were around 80 players in football with teams in flag tag, 8U, 10U and 12U. It was a special thing for Eden to get involved with the neighboring counties. It was good for the kids to see the athletic abilities of others, to see the kids grow and learn how sports should be. He was proud of the Prowlers and what the City had done for the organization.

Council Member Underwood wanted to also thank the Draper Volunteer Fire Department for participating in the parade for his dad. He thought they had four vehicles in it.

ADJOURNMENT:

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

Respectfully submitted,

Deanna Hunt, City Clerk

ATTEST:

Neville Hall
Mayor