

**MINUTES OF THE REGULAR MEETING  
OF THE REIDSVILLE CITY COUNCIL  
HELD TUESDAY, SEPTEMBER 12, 2017 AT 6:00 P.M.  
COUNCIL CHAMBERS, CITY HALL**

**CITY COUNCIL MEMBERS PRESENT:** Mayor John M. “Jay” Donecker  
Mayor Pro Tem Harry L. Brown  
Councilman Tom Balsley  
Councilman Donald L. Gorham  
Councilwoman Sherri G. Walker

**COUNCIL MEMBERS ABSENT:** Councilman James K. Festerman  
Councilman William Hairston

**CITY STAFF PRESENT:** Preston W. Mitchell, City Manager  
Angela G. Stadler, CMC, City Clerk  
William F. McLeod Jr., City Attorney  
Donna Setliff, Community  
Development Manager  
Jeff Garstka, Economic Development  
Director  
Kevin Eason, Public Works Director

Mayor Donecker called the meeting to order.

**INVOCATION.**

Reverend Peter Dodge of Reidsville Alliance Church, 1300 Freeway Drive, Reidsville, provided the invocation.

**PLEDGE OF ALLEGIANCE.**

Council led in the reciting of the Pledge of Allegiance.

**APPROVAL OF THE CONSENT AGENDA.**

**Councilman Gorham made the motion, seconded by Councilman Hairston and unanimously approved by Council in a 5-0 vote, to approve the Consent Agenda.**

Mayor Donecker noted that the annexation was for a contiguous annexation, not a non-contiguous annexation as stated on the agenda.

**CONSENT AGENDA ITEM NO. 1 – APPROVAL OF THE AUGUST 8, 2017  
REGULAR MEETING MINUTES.**

With the approval of the Consent Agenda in a 5-0 vote, the Council approved the August 8, 2017 Regular Meeting Minutes.

**CONSENT AGENDA ITEM NO. 2 – APPROVAL OF A RESOLUTION DIRECTING THE CLERK TO INVESTIGATE A PETITION FOR A NON-CONTIGUOUS VOLUNTARY ANNEXATION AND A RESOLUTION FIXING THE PUBLIC HEARING FOR THE CITY COUNCIL MEETING ON OCTOBER 10, 2017, FOR 3.32 ACRES AT THE CORNER OF THOMAS AND GOODMAN STREETS, REIDSVILLE.**

With the approval of the Consent Agenda in a 5-0 vote, the Council approved the following two resolutions, thereby combining two of the steps in the process as the Clerk had already provided a Certificate of Sufficiency:

**A2017-03**

**RESOLUTION DIRECTING THE CLERK  
TO INVESTIGATE A PETITION RECEIVED  
UNDER G.S. 160A-31  
Corner of Thomas & Goodman Streets**

**WHEREAS**, a petition requesting annexation of an area described in said petition (see attached description) was received on August 29, 2017, by the City Council of the City of Reidsville; and

**WHEREAS**, G.S. 160A-31 provides that the sufficiency of the petition shall be investigated by the City Clerk before further annexation proceedings may take place; and

**WHEREAS**, the City Council of the City of Reidsville deems it advisable to proceed in response to this request for annexation;

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

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

This the 12<sup>th</sup> day of September, 2017.

/s/ \_\_\_\_\_  
John M. “Jay” Donecker  
Mayor

ATTEST:

/s/ \_\_\_\_\_  
Angela G. Stadler, CMC/NCCMC  
City Clerk

**RESOLUTION FIXING DATE OF PUBLIC HEARING  
ON QUESTION OF ANNEXATION  
PURSUANT TO G.S. 160A-31  
Corner of Thomas & Goodman Streets**

**WHEREAS**, a petition requesting annexation of the contiguous area described herein has been received; and

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

**WHEREAS**, certification by the City Clerk as to the sufficiency of the petition has been made;

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Reidsville, North Carolina that:

**Section 1.** A public hearing on the question of annexation of the area described herein will be held at Reidsville City Hall, 230 W. Morehead Street, at 6:00 p.m. on Tuesday, October 10, 2017.

**Section 2.** The area proposed for annexation is described as follows:

Beginning at a point on the eastern right of way of a street formerly known as Uhles St. as shown on a map of the J.T. Stallings Home Place as shown in Plat Book 3 page 54 in the Rockingham County Registry, said point being the northwest corner of Lot 142 on the aforementioned J.T. Stallings Home Place map; thence with the eastern right of way of the unnamed street N. 08-00-00 E. 134.90 feet to a point; thence N. 08-00-00 E. 75.00 feet to a point on the southern right of way of Thomas Street; thence S. 85-00-00 E. 40.00 feet to a point; thence S. 85-00-00 E. 391.00 feet to a point; a corner of Tract 2 of the property of Iglesia Nueva Vida of MCIV De Reidsville (Deed Book 1451 page 1375); thence with the line of Tract 2 three calls as follows: 1) S. 03-00-00 W. 26.70 feet to a point; 2) S. 83-54-00 E. 199.20 feet to a point; 3) S. 00-41-00 E. 226.75 feet to a point in the line of property owned by George W. Trent Jr. and others, thence with the Trent line N. 80-59-00 W. 666.80 feet to the point and place of beginning and containing 3.32 acres more or less.

**Section 3.** Notice of the public hearing will be published in the Reidsville Review, a newspaper having general circulation in the City of Reidsville, at least ten (10) days prior to the date of the public hearing.

This the 12<sup>th</sup> day of September, 2017.

/s/ \_\_\_\_\_  
John M. "Jay" Donecker  
Mayor

ATTEST:

/s/ \_\_\_\_\_  
Angela G. Stadler, CMC/NCCMC  
City Clerk

**CONSENT AGENDA ITEM NO. 3 – APPROVAL OF BUDGET ORDINANCE AMENDMENT NO. 3 TO RECOGNIZE RECEIPT OF A WIRELESS FEE AND TO APPROPRIATE FUNDS FOR A WIRELESS REVIEW.**

With the approval of the Consent Agenda in a 5-0 vote, the Council approved Budget Ordinance Amendment No. 3 based on the information provided in Community Development Manager Donna Setliff's memo (A COPY OF THE MEMO IS HEREIN INCORPORATED AND MADE A PART OF THESE MINUTES.)

The Budget Ordinance Amendment as approved follows:

**BUDGET ORDINANCE AMENDMENT NO. 3**

**WHEREAS**, the Mayor and City Council of the City of Reidsville adopted a budget ordinance on June 13, 2017 which established revenues and authorized expenditures for fiscal year 2017-2018; and

**WHEREAS**, since the time of the adoption of said ordinance, it has become necessary to make certain changes in the City's budget to recognize wireless fees received and to appropriate related funds for wireless services;

**NOW, THEREFORE, BE IT ORDAINED**, by the Mayor and City Council of the City of Reidsville that the budget ordinance as adopted on June 13, 2017 is hereby amended as follows;

**Section 1.** That revenue account number 10-3346-0000, Wireless Fees, be increased by \$850.00.

**Section 2.** That expense account number 10-4910-4300, Wireless Reviews, be increased by \$850.00.

This the 12th day of September, 2017.

/s/ \_\_\_\_\_  
John M. "Jay" Donecker  
Mayor

ATTEST:

/s/ \_\_\_\_\_  
Angela G. Stadler, CMC/NCCMC  
City Clerk

**- End of Consent Agenda -**

**RECOGNITIONS:**

**PRESENTATION BY EMPLOYEES ON PARTICIPATION**

**OVERVIEW/STORIES FROM THE "TEAM UP TO CLEAN UP" DAY IN THE SCHOOLS ON SATURDAY, AUGUST 26, 2017. – CITY MARKETER JUDY**

**YARBROUGH AND HUMAN RESOURCES DIRECTOR TERRI RIVERS**

City Marketer Judy Yarbrough came forward and discussed how the City got involved in Rockingham County's "Team Up to Clean Up" Day. She noted that she had worked closely with Dr. Sonya Parks of the school system on how City employees could participate. Community Development Manager Donna Setliff also worked with Dr. Parks to get the Reidsville High School football team to "Adopt-A-Spot" across from the high school entrance. This has led to a new City beautification program where groups can "Adopt-A-Spot" that aren't City-owned properties. The four sites selected for the cleanup were Reidsville High School, Reidsville Middle School, Moss Street Elementary and South End Elementary Schools.

Approximately 100 City employees, spouses, friends, families and retirees participated in the cleanup, she said, adding it was really a positive event. She said she was at South End School, where she saw City Manager Preston Mitchell cleaning windows, Schools Superintendent Dr. Rodney Shotwell in a bucket truck painting, as well as County Manager Lance Metzler and City Economic Development Director Jeff Garstka painting. She said it was a wonderful event and hoped it will be done again.

City Human Resources Director Terri Rivers then came forward. Noting that Judy had talked about the mechanics of participating, she wanted to talk about the richness of the experience. While not all City employees live within the corporate limits of Reidsville, we do know how important the City is as a part of the community, she said. We value that and it showed that day, Rivers stated. She talked about how every demographic of City staff came out and served that day. We all had a great day, she said, and were so welcomed by the staff members at the schools, who obviously appreciated the help and worked hard alongside us. Some employees went and helped at the schools where they had special memories while others asked to just be put where they were needed. While the City Manager did let us have wellness points on our City Insurance program, a good

number of employees there didn't need the points but wanted to be there, Rivers explained. She noted that they took a lot of joy imaging the students and parents coming in on the first day, being excited about how good the schools looked. She told the story of a police captain who came out the night before to provide mulch for volunteers to spread at the schools. Fire Captain David Bracken sent the on-duty battalion to help, along with their off-duty colleagues. Every department of the City was well represented, she continued. She noted that County Commissioner Craig Travis provided chicken for lunch, and everyone had a time of good fellowship. Rivers told the story of a new Wastewater Treatment Plant worker Jeffrey Blackwell, who worked with the middle school's lead custodian all day on a project. After everyone else had stopped to eat for lunch, he wouldn't stop because he wanted to finish the job. She said there was a giving spirit shown that day, and we appreciate the school system inviting us.

Mayor Donecker said we have to send a message that the City government is a part of the community, and our employees are the best ambassadors for that.

**PRESENTATION OF A CERTIFICATE OF APPRECIATION FOR THOSE CITY EMPLOYEES HELPING WITH THE "TEAM UP TO CLEAN UP". – ROCKINGHAM COUNTY COMMISSIONERS CHAIRMAN MARK RICHARDSON**

Rockingham County Commissioners Chairman Mark Richardson was on hand to present the Citizens of Reidsville and City Employees with a Certificate of Appreciation for helping with the clean up. "Having been a former school principal, I can tell you for sure that the essence of having community involved in the schools makes everything run better and performance increase," Chairman Richardson said. He read aloud the wording on the certificate and told everyone that their example sets a high standard for the entire County. He said there are plans to have other clean up days, and the folks of Reidsville have set a marvelous example.

**PUBLIC HEARINGS:  
CONSIDERATION OF A SPECIAL USE PERMIT APPLICATION FOR AN INTERNET SWEEPSTAKES CAFÉ AT 1601 SOUTH SCALES STREET WITHIN THE PENNROSE PARK SHOPPING CENTER. THE PLANNING BOARD DID NOT MAKE A RECOMMENDATION TO COUNCIL BECAUSE A MAJORITY VOTE WAS NOT RECEIVED ON THE FOUR FINDINGS OF FACT. (SP 2017-3) – COMMUNITY DEVELOPMENT MANAGER DONNA SETLIFF**

Prior to the staff report, City Clerk Angela Stadler swore in those planning to speak on this issue, Community Development Manager Donna Setliff and the applicant Young H. Lee.

In making the staff report, Setliff noted that Lee has filed a Special Use application for an Internet Sweepstakes Café at 1601 South Scales Street within Pennrose Mall. Such cafes are allowed in General Business and Highway Business by SUP per the City's Zoning Ordinance. The mall is zoned General Business. Per the City's Comprehensive Plan, this

property is in the Urban Growth Area with the Development Objective of providing adequate retail and commercial uses.

Setliff then reviewed the standards for Special Uses as listed in her August 22, 2017 memo. She explained how the standards applied or didn't apply in this case (in italics) as follows:

- An internet sweepstakes café/operation must be the principal use. No accessory uses are permitted.

*The internet sweepstakes is located within the Pennrose Mall Shopping Center. The intent of a shopping center is to house a variety of uses. This operation is the principal use within one of the units of the Mall.*

- Internet sweepstakes café/operation/machines are prohibited from being an accessory use to any other type principal use.

*This operation is not an accessory use to another type principal use within this unit.*

- There shall be no more than 25 gaming machines, computer or terminals per café/operation.

*The operation has 18 machines.*

- An internet sweepstakes café/operation shall have at least 100 sq. ft. of space per gaming machine or computer terminal.

*The unit is 1,832 square feet in size.*

- Persons under the ages of eighteen (18) are prohibited within the premises.

*Lee provided a signed letter stating persons under eighteen are prohibited. There is a sign located on the door which states no one under 18 is allowed.*

- Selling and/or consuming alcoholic beverages are prohibited within the premises.

*Lee provided a signed letter stating no alcoholic beverages are allowed. There is a sign located on the door which states no alcoholic beverages allowed.*

- The property on which a sweepstake cafe/operation resides shall be located at least 1,000 feet from the property on which any child-care facility, pre-school,

school, church or other internet sweepstakes café/operation is located.

*The enclosed zoning map shows a 1,000 foot buffer around this property. There is a church, church with daycare and another sweepstakes operation within the 1,000 feet.*

- Internet sweepstakes cafes/operations shall be operated only on the ground floor of a building.

*This is a one story building.*

- Forty percent (40%) of the building front shall be in glass windows, so that a clear and unobstructed view of the interior can occur from the street.

*The intent of this standard is that there is a clear and unobstructed view of the sweepstakes business. The operation is within a room located inside the shopping center where there is no view from the exterior.*

- No curtains, screens, blinds, partitions, signs or other obstructions shall be placed between the entrance to the room where gaming machines or computer terminals are stationed and the rear walls of the room, so that a clear and unobstructed view of the interior can occur from the street.

*There is no view within this unit from the street.*

- There shall not be more than one internet sweepstakes café/operation gaming establishment within any one shopping center or multi-business use.

*There are no other sweepstake operations within this shopping center.*

- There shall be one parking space for each operator and one parking space for each permitted gaming machine, computer or terminal. In shopping centers and multi-business uses, proof will be provided that demonstrates required parking exists for both the internet sweepstakes café and other uses on the same parcel or business center.

*There is ample parking at this location.*

Setliff noted that when the application came before the Planning Board, the board unanimously voted that the application did not meet any of the four Findings of Fact; therefore, the Planning Board did not proceed further and vote on the Special Use Permit.



Councilman Balsley asked about the requirement that the sweepstakes café cannot be an accessory use but has to be the main or principal use. Setliff explained the differences, noting that a sweepstakes café cannot be an accessory use to another type of business. Also, the sweepstakes operation cannot have an accessory use within it, she said.

The Councilman asked hasn't this business been operating for some time? Setliff said the business opened up without contacting the City and getting any other permits. She said she did have to visit the location to let them know of the permits needed. At that time, they did come in to comply, she said. Because the business was in operation, we had to let them stay open until Council met, she explained. Setliff was asked how many others are out there? Setliff said there is one more that has not applied which staff will have to address. She said she believes there are six that have permits and either meet the conditions or have been grandfathered in. Councilman Balsley said he thought such cafes had been done away with but then they came back. Setliff explained that there is a law enforcement side and a planning side. There have been some court cases, and more cafes are beginning to spring back up, she added, noting that on the planning side, it has always been a permitted use. However, the law enforcement side has stopped them, but currently the Rockingham County District Attorney is waiting to hear back from some court cases.

Councilwoman Walker noted that our permit use has not changed, and this café does not meet some of the requirements. Setliff agreed.

Mayor Donecker opened the public hearing at 6:26 p.m. asking if anyone wished to speak for or against the application? No one came forward, and the public hearing was closed at 6:27 p.m.

Mayor Donecker then read the four Findings of Fact and called for a vote:

- 1) that the use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted and approved; **Failed 5-0**
- 2) that the use meets all required conditions and specifications; **Failed 5-0**
- 3) that the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity; and, **Failed 5-0**
- 4) that the location and the character of the use if developed according to the plan as submitted and approved will be in harmony with the area in which it is to be located and in general conformity with the Comprehensive Plan for Reidsville and its surroundings. **Failed 5-0**

Mayor Donecker noted that with all four Findings of Fact failing to meet majority vote, there is no need to proceed further.

**CONSIDERATION OF A SPECIAL USE PERMIT APPLICATION TO ALLOW A DWELLING AT 2203 US 29 BUSINESS, WHICH IS ZONED HIGHWAY BUSINESS. (SP 2017-4) – COMMUNITY DEVELOPMENT MANAGER DONNA SETLIFF**

Prior to the staff report, City Clerk Angela Stadler swore in those planning to speak on this issue, Community Development Manager Donna Setliff and the applicants Jeffrey and Kathleen Cassidy.

In making the staff report, Setliff noted that the Cassadys have filed a Special Use Permit (SUP) application that a dwelling be allowed at 2203 US 29 Business, which is zoned Highway Business. The City's Zoning Ordinance allows dwellings in General Business and Highway Business by SUP, she explained. The primary structure on the property is a historic 1928 log cabin originally built as a dwelling that was later used as an event center. The Cassadys would like to convert the structure back into a dwelling and live there. They also plan to restore the secondary log cabin there into a wholesale landscaping office and place a 2,016-square-foot greenhouse on the property, Setliff noted. Since the property is zoned HB, this is permitted, she added. The Community Development Manager said the SUP is to allow the dwelling along with the commercial use.

Setliff informed Council that the surrounding area is zoned as follows: Highway Business to the North; Heavy Industrial and Residential Agricultural-20 to the South; Heavy Industrial to the East; and Highway Business, Heavy Industrial and RA-20 to the West.

Per the City's Comprehensive Plan, this property is shown in the Rural Growth Area with the following Development Objectives: Provide urban services in an orderly fashion and protect existing development from incompatible land uses. This area is shown on the Growth Management Plan as being an activity center for commercial and industrial growth uses.

Setliff noted that the Council must consider the four Findings of Fact. When presented to the Planning Board, she stated that the board voted unanimously or favorably on all four Findings of Fact as well as the lone condition, that the dwelling must meet all applicable Building, Handicap and Fire Codes.

Mayor Donecker opened the public hearing at 6:31 p.m. asking if anyone wished to speak for or against this application.

Jeff and Kathleen Cassady, the applicants, came forward. Mr. Cassady noted that they own two of the corners there, one which has the City's Welcome Sign on it. That property, which is where they currently reside, is on the market, and it would be a "win-win" to sell that property and benefit the City for commercial development, he said. He added that they essentially want to move across the street.

With no one else coming forward, the public hearing was closed at 6:33 p.m.

Mayor Donecker then read the four Findings of Fact and called for a vote:

- 1) that the use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted and approved; **Approved 5-0**
- 2) that the use meets all required conditions and specifications; **Approved 5-0**
- 3) that the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity; and, **Approved 5-0**
- 4) that the location and the character of the use if developed according to the plan as submitted and approved will be in harmony with the area in which it is to be located and in general conformity with the Comprehensive Plan for Reidsville and its surroundings. **Approved 5-0**

With the Four Findings of Fact approved, the Council then considered approval of the Special Use Permit with the condition that the dwelling must meet all applicable Building, Handicap and Fire Codes. **This was approved 5-0.**

The Special Use Permit as approved follows:



## **SPECIAL USE PERMIT**

### **REIDSVILLE, N. C.**

There is hereby granted to Jeffrey and Kathleen Cassady, a Special Use Permit in accordance with the Reidsville Zoning Ordinance, Article V, Section 3 of the Reidsville Zoning Ordinance.

This permit is to allow a dwelling within the Highway Business District at 2203 US 29 Business, specifically Rockingham County Tax No. 8903-00-24-6022 with the following conditions:

- 1) The dwelling must meet all applicable Building, Handicap and Fire Codes.

Said property is zoned Highway Business.

This Permit is granted to the person, firm, or corporation designated above, and for the purpose and under the conditions set forth above. The Special Use Permit will continue to remain valid following transfer of ownership of the property provided that circumstances and conditions remain as described at the time that the Permit is granted. Violations of the conditions set forth will be cause for immediate termination of the Permit.

AUTHORIZED this \_\_\_\_\_ day of \_\_\_\_\_,

2017, by the CITY COUNCIL OF REIDSVILLE, N. C.

/s/ \_\_\_\_\_

CITY CLERK  
ANGELA G. STADLER

Mayor Donecker thanked the Cassadys for developing this piece of property.

**CONSIDERATION OF THE CITY'S PLANS TO SUBMIT A COMMUNITY DEVELOPMENT BLOCK GRANT APPLICATION TO THE NC DEPARTMENT OF COMMERCE FOR A PROJECT INVOLVING THE RENOVATION OF 228 GILMER STREET, FUTURE SITE OF LUCKY CITY BREWING AND THE ARTS COUNCIL. – ECONOMIC DEVELOPMENT DIRECTOR JEFF GARSTKA**

In making the staff report, Economic Development Director Jeff Garstka reminded Council members that at its August 8, 2017 meeting, Council approved the City applying for the Community Development Block Grant (CDBG). As part of the CDBG guidelines, two public hearings are needed, with the first being authorized to apply for the grant, which was done last month. The second public hearing tonight allows the City to submit an application for CDBG money benefitting Lucky City Brewing on Gilmer Street. Garstka explained this was federal money that came to the NC Department of Commerce through the NC Main Street Program. A couple of years ago, there was well over \$1 million in these funds provided for Main Street communities to get businesses, etc. to renovate properties. The average project received grants between \$200,000 and \$500,000,

meaning they were significant projects, he said. CDBG has continued to fund these projects although the original pot of money has expired, but this is the last round of monies so we are very fortunate to be able to get in right before the cut off and they stop funding such projects, Garstka stated.

The Economic Development Director explained that these will be reimbursable expenses as Lucky City spends monies on the unfit of the building and reconstruction of the interior and exterior of the property, they can submit those receipts for reimbursement. We have applied for a \$275,000 grant, he explained, which can be used for anything other than furniture, equipment, etc. We are working with McGill on the grant process, he noted, and have been pre-approved by the Rural Infrastructure Authority which oversees the program. We received authorization in June to submit a full application, which is a lengthy and laborious process. The grant requires a 25% local match or \$68,750, the Economic Development Manager noted, which would come from the money that Lucky City has in its coffers but also through monies the City might contribute through the Reidsville Downtown Corporation's rehab grant program as well as the money spent for the grant writing firm. These monies will be well beyond what is required for the local match, he added. Garstka said members of the Lucky City Co-Op were on hand to speak if they choose, and staff anticipates getting through this process in a positive manner. He added that Lucky City can't touch the building while we are in the grant writing process, even to do construction at its own cost. So they are literally in a holding pattern until this money is received, Garstka said. Lucky City is eager to start, he noted.

Garstka said we hope to hear something by November when it goes before the Rural Infrastructure Authority board, which will hopefully approve the funds so Lucky City can begin their work. He said that from what he knows about the project, the \$275,000 is half of what is needed to get the building where they need it to be. He added that these monies are only for the brewery and not for the other floors, adding that this will greatly expedite the process to get the building open.

Councilwoman Walker noted that this is one situation where it was good to be last.

The Mayor asked if the monies are strictly for the ground floor, but the windows on the second floor had been mentioned. He asked if that would be the façade grant coming into play? Garstka indicated it could, but he noted that an environmental assessment had to be done, which had to look over the entire building.

Mayor Donecker then opened the public hearing at 6:41 p.m., asking if anyone wished to speak in favor or against?

The Mayor then asked Garstka what kind of action he needed tonight from Council? It was agreed that Council needed to vote in support of the Resolution.

Eric Smith, President of the Lucky City Brewery Co-Op, came forward. He noted that Garstka has been phenomenal, along with City Manager Preston Mitchell. He said they couldn't have done this without the City's help, giving them a "thumbs up" and telling them how they could make it happen. This grant, he said, will essentially catapult us to opening. He invited everyone to attend an update on the brewery progress on Tuesday night, Sept. 26, at the Pennrose Park Country Club. Councilman Gorham said he liked to see everything moving smoothly.

With no one else speaking, the public hearing was closed at 6:43 p.m.

**After the Mayor noted that the Resolution is for the City of Reidsville Application for Downtown Redevelopment Fund, Community Development Block Grant Program, Funding for the Lucky City Brewing Project, Councilwoman Walker made the motion, seconded by Mayor Pro Tem Brown, to approve. The motion passed 5-0.**

The Resolution as approved follows:

*City of Reidsville City Council*

**RESOLUTION FOR THE CITY OF REIDSVILLE APPLICATION FOR DOWNTOWN REDEVELOPMENT FUND, COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM, FUNDING FOR THE LUCKY CITY BREWING PROJECT**

**WHEREAS**, the City Council has previously indicated its desire to assist in economic development efforts within the City; and,

**WHEREAS**, the Council has held two public hearings concerning the proposed application for Downtown Redevelopment Fund funding to Lucky City Brewing; and,

**WHEREAS**, the Council wishes the City to pursue a formal application for Downtown Redevelopment Fund (Community Development Block Grant) funding to Lucky City Brewing; and will invest monies in the amount of \$327,000 into the project as committed to in the application (City: \$15,000 Façade Grant and \$12,000 Environmental Assessment & Grant Administration, and Lucky City Brewing: \$300,000).

**WHEREAS**, the Council certifies it will meet all federal regulatory and statutory requirements of the Small Cities Community Development Block Grant Program,

**NOW, THEREFORE, BE IT RESOLVED**, by the Reidsville City Council that the City is authorized to submit a formal application to the North Carolina Department of Commerce for approval of a Downtown Redevelopment Fund (Community Development Block Grant Program) grant for Economic Development to benefit Lucky City Brewing.

Adopted this the 12th day of September 2017 in Reidsville, North Carolina.

/s/ \_\_\_\_\_  
John M. “Jay” Donecker, Mayor

ATTEST:

/s/ \_\_\_\_\_  
Angela G. Stadler, CMC/NCCMC, City Clerk

Mayor Donecker told Garstka he is doing a great job.

**- End of Public Hearings -**

**PRESENTATION ON THE COUNTY’S UPCOMING FORUM ON OPIOID ADDICTION, MISUSE & DEATHS. – ROCKINGHAM COUNTY MANAGER LANCE L. METZLER**

Mayor Donecker thanked Rockingham County Manager Lance Metzler for taking time out of his busy schedule to come and talk to them about the upcoming forum. County Manager Metzler talked about the misuse and abuse of opioids, which will be discussed in a County Leadership Forum on Opioid Addiction, Misuse & Deaths on September 29. He gave statistics on overdoses locally, noting that the average age of those dying is 45. He stated that this has become an epidemic that continues to grow, and we need to come up with some kind of solution. It usually starts out with a prescription, the County Manager said. Those attending the forum will be getting some insight from Thomas Bashore, Chief of Police for Nashville, NC, about a program they are doing there. He asked the elected officials planning to attend to RSVP to County Clerk Pam McLain since lunch is planned. Mayor Donecker shared the statistic that one out of eight drivers addicted to opioids might not react as they should so this reaches every part of our community, he said. The County Manager said for the elderly it can be a problem because they have forgotten they already took their medicine. He stressed that such misuse doesn’t discriminate but can be a problem for black or white, young or old.

**UPDATE ON SOFT SKILLS EMPLOYEE BOOTCAMP, CAREER READINESS PROGRAM AND TEEN CENTER CAREER PROGRAMS. – ECONOMIC DEVELOPMENT DIRECTOR JEFF GARSTKA**

Economic Development Director Jeff Garstka gave the Council an update on the City's Workforce Development initiatives as outlined in his September 5, 2017 memo. (A COPY OF THE MEMO IS HEREIN INCORPORATED AND MADE A PART OF THESE MINUTES.) He noted that Parks & Recreation is not usually involved in workforce development, and that the City is often more of a junior partner in these types of initiatives. However, he said we have come together to create a couple of programs where we are not just the junior partner but are taking the lead, such as teaching soft skills. Several of these classes have been done in coordination with Sharon Galloway and Rockingham Community College and employers such as Premiere Finishing & Coating and Unifi. Another employment boot camp is planned with Keystone Foods. He noted through these sessions the City is also showing its employers that we are concerned and committed to helping them finding workforce solutions.

Garstka then discussed that Assistant City Manager Tom Wiggins and Parks & Recreation Superintendent Fred Thompson have put together a career readiness program event at the Recreation Center for high school students. A second session was held at Reidsville High School, which again shows students the options they have out there. Athletics Director/Teen Center Director Quintin Robertson is also doing some programming at the Teen Center to supplement the Career Readiness program.

Garstka thanked the City for allowing him to teach such classes as the boot camp during work hours.

Statistics were shared on the number of students from the four area high schools who do not go to college, which is about 50%, and the need to share with them about these opening positions that can be found. Reportedly, if you can engage them in the workforce within three years of leaving school, they are less likely to fall through the employment cracks, Mayor Donecker noted. He noted the need to engage them at the high school level.

**CONSIDERATION OF A RESOLUTION TO ALLOW THE CITY MANAGER TO APPLY FOR FUNDING THROUGH THE DIVISION OF WATER INFRASTRUCTURE PROGRAM FOR AN ASSET INVENTORY AND ASSESSMENT GRANT FOR THE CITY'S WASTEWATER SYSTEM. – BILL COWAN, WR-MARTIN**

City Manager Preston Mitchell introduced Mr. Bill Cowan of WR-Martin, who provided the verbal report while the memo for the packets was provided by Public Works Kevin Eason. (A COPY OF THE MEMO DATED SEPTEMBER 1, 2017 HAS BEEN INCORPORATED AND MADE A PART OF THESE MINUTES.)



Mr. Cowan explained that the Resolution found in the Council members' agenda packets authorizes the City to apply for an Asset Inventory and Assessment Grant for the City's wastewater system. The NC Department of Environmental Quality through its Division of Water Infrastructure about 2 to 2½ years ago, established this grant category. It allows applicants to seek up to \$150,000 per application, he said, adding that the water and sewer systems are treated as separate applications. So a jurisdiction could be granted up to \$300,000 or \$150,000 each, he said. A 5-10% match is required, he explained, which is determined by an affordability calculator, a drop-down template which is located on the State's website.

Applications are judged against the five average State benchmarks, which are population change, poverty rate, median household income, unemployment rate and per capita property evaluation, Mr. Cowan said. Reidsville rated 5 out of 5 which means you only have to give the 5% match, he stated. He noted that there is a 1½% closing costs but that can be part of the local match. He discussed the application, which is similar to an essay test and unlike other application processes they have done. After reviewing the City's narratives today, etc., for the application, Mr. Cowan said this is the best application of the 35 of these they have done, in terms of the completeness of the narratives, the graphics, etc. He added that if this don't score, in his opinion something is wrong. He stressed it was very well done, noting that the application is basically complete other than for this resolution.

Mr. Cowan noted that the purpose of this project is to conduct a complete inventory and condition analysis of the City's wastewater system. At the end, the City will have an Asset Management Plan and an updated Capital Improvements Plan, he said. Once the City approves the Asset Management Plan, that will score 10 points on future grant applications, he said. If that plan were already in place, the City would score an additional 10 points on the Clean Water grant he will be discussing later in the meeting, Mr. Cowan noted.

Mr. Cowan noted that the Resolution before them today authorizes his firm to apply on behalf of the City and the City Manager to execute. Councilman Gorham said Mr. Cowan had answered any questions he might have had by saying we have the best of what he sees. The contributions of Public Works Director Kevin Eason and Assistant City Manager/Finance Director Chris Phillips were noted.

**Mayor Pro Tem Brown then offered a motion in support of this resolution, which was seconded by Councilwoman Walker and unanimously approved in a 5-0 vote.**

The Resolution as approved follows:

## RESOLUTION BY THE REIDSVILLE CITY COUNCIL

- WHEREAS, The Federal Clean Water Act Amendments of 1987 and the North Carolina the Water Infrastructure Act of 2005 (NCGS 159G) have authorized the making of loans and grants to aid eligible units of government in financing the cost of projects related to wastewater treatment works, wastewater collection system, stream restoration, stormwater treatment, drinking water treatment works, and/or drinking water distribution system or other “green” project, and
- WHEREAS, The City of Reidsville has need for and intends to develop asset inventories, condition assessment of critical assets, and other components of a comprehensive asset management program for sewer, and
- WHEREAS, The City of Reidsville intends to request state grant assistance for an Asset Inventory and Assessment Grant,

### NOW THEREFORE BE IT RESOLVED, BY REIDSVILLE CITY COUNCIL:

That the City of Reidsville, the **Applicant**, will arrange financing for all remaining costs of the project (5% required match), if approved for a State grant award.

That John M. “Jay” Donecker, Mayor, the **Authorized Official**, 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 grant to aid in the assessment project described above.

That the **Authorized Official**, 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, and ordinances applicable to the project and to Federal and State grants and loans pertaining thereto.

Adopted this the 12<sup>th</sup> of September, 2017 at Reidsville, North Carolina.

/s/ \_\_\_\_\_

(Signature of Chief Executive Officer)

Mayor

\_\_\_\_\_  
(Title)

### CERTIFICATION BY RECORDING OFFICER

The undersigned duly qualified and acting **City Clerk** of the City of Reidsville does hereby certify:

That the above/attached resolution is a true and correct copy of the resolution authorizing the

filing of an application with the State of North Carolina, as regularly adopted at a legally convened meeting of the Reidsville City Council duly held on the 12th day of September, 2017; and, further, that such resolution has been fully recorded in the journal of proceedings and records in my office. IN WITNESS WHEREOF, I have hereunto set my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

**CONSIDERATION OF A RESOLUTION TO ALLOW THE CITY MANAGER TO APPLY FOR FUNDING THROUGH THE DIVISION OF WATER INFRASTRUCTURE PROGRAM FOR AN ASSET INVENTORY AND ASSESSMENT GRANT FOR THE CITY'S WATER SYSTEM. – BILL COWAN, WR-MARTIN**

In making the report, Mr. Bill Cowan of WR-Martin explained that all of the background information is the same except that for the water system, the purpose is a little different. (THE SAME MEMO PROVIDED BY PUBLIC WORKS DIRECTOR KEVIN EASON FOR THE PREVIOUS ITEM WAS INCORPORATED AND MADE A PART OF THESE MINUTES AS WELL.) The purpose is to complete an asset inventory assessment that will assist in the development of an Asset Management Plan and Capital Improvements Plan for the City of Reidsville. Reading from the City's own narrative, Mr. Cowan said the ultimate goal of this project is to work towards the improvement of the water distribution system that will replace aging infrastructure, reduce leaks and improve reliability by linking existing water lines. He said a byproduct of this will be the creation of a reliable water model, which your City Manager insisted on. He also noted that he failed to mention in the previous report that we are asking \$150,000 for each one. Again, a 5% match and 1½% closing costs will be part of the match, including in-kind services, such as the time of Public Works Director Kevin Eason's employees, Mr. Cowan said.

**Councilman Gorham then made the motion, seconded by Mayor Pro Tem Brown and unanimously approved by Council in a 5-0 vote, to approve the Resolution.**

The Resolution as approved follows:

**RESOLUTION BY THE REIDSVILLE CITY COUNCIL**

WHEREAS, The Federal Clean Water Act Amendments of 1987 and the North Carolina the Water Infrastructure Act of 2005 (NCGS 159G) have authorized the making of loans and grants to aid eligible units of government in financing the cost of projects related to wastewater treatment works, wastewater collection system, stream restoration, stormwater treatment, drinking water treatment works, and/or drinking water distribution system or other "green" project, and

WHEREAS, The City of Reidsville has need for and intends to develop asset inventories, condition assessment of critical assets, and other components of a comprehensive asset management program for water, and

WHEREAS, The City of Reidsville intends to request state grant assistance for an Asset Inventory and Assessment Grant,

**NOW THEREFORE BE IT RESOLVED, BY REIDSVILLE CITY COUNCIL:**

That the City of Reidsville, the **Applicant**, will arrange financing for all remaining costs of the project (5% required match), if approved for a State grant award.

That John M. "Jay" Donecker, Mayor, the **Authorized Official**, 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 grant to aid in the assessment project described above.

That the **Authorized Official**, 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, and ordinances applicable to the project and to Federal and State grants and loans pertaining thereto.

Adopted this the 12<sup>th</sup> of September, 2017 at Reidsville, North Carolina.

/s/ \_\_\_\_\_

(Signature of Chief Executive Officer)

Mayor

\_\_\_\_\_

(Title)

**CERTIFICATION BY RECORDING OFFICER**

The undersigned duly qualified and acting **City Clerk** of the City of Reidsville does hereby certify:

That the above/attached resolution is a true and correct copy of the resolution authorizing the filing of an application with the State of North Carolina, as regularly adopted at a legally convened meeting of the Reidsville City Council duly held on the 12th day of September, 2017; and, further, that such resolution has been fully recorded in the journal of proceedings and records in my office. IN WITNESS WHEREOF, I have hereunto set my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

**CONSIDERATION OF A RESOLUTION TO ALLOW THE CITY MANAGER TO RE-APPLY FOR FUNDING THROUGH THE DIVISION OF WATER INFRASTRUCTURE'S CLEAN WATER STATE REVOLVING FUND/STATE RESERVE PROGRAM FOR A WASTEWATER TREATMENT WORKS PROJECT DESCRIBED AS IMPROVEMENTS TO THE WASTEWATER TREATMENT PLANT TO ACHIEVE NUTRIENT REMOVAL REQUIREMENTS. – BILL COWAN, WR-MARTIN**

In making the report, Mr. Bill Cowan of WR-Martin explained that this is a re-application of a grant that his firm assisted the City with in the April funding cycle last year. We applied for grant money only through the State Reserve Grant, which was the Connect Bond money.

Unfortunately, on the wastewater side, about 60% of the grant monies were earmarked by legislation for jurisdictions that were under an EPA administrative order. Therefore, there was not a lot of competitive money available for applications, unlike the water side. In the last two funding cycles, every application on the water side got funded, he pointed out, but that was not the case on the wastewater side. Given the applications that were not funded in the last cycle and assuming that those resubmit, it is unlikely that the City would be eligible for any grant money for this upcoming cycle, but it might be able to eligible to get a 0% interest loan.

Mr. Cowan referred Council members to the Assistant City Manager Chris Phillips' memo in their agenda packets, which explains that. (A COPY OF PHILLIPS' SEPT. 1, 2017 MEMO IS HEREIN INCORPORATED AND MADE A PART OF THESE MINUTES.) The City has already received \$500,000 from the Golden Leaf Foundation so while a 0% loan is not a grant in some sense it is because you are not paying any interest on the loan, Mr. Cowan said. It would be for a \$4 million loan, he said. The only way the application might qualify for a grant is for principal forgiveness through the State Revolving Grant program, but he doesn't anticipate it will happen with the scoring criteria. He noted that they took off 10 points last time because we claimed the Jordan Lake Rules as part of the criteria for a violation. However, your City Manager got proactive and they got Senator Phil Berger's office involved, who said it was in error and convinced DQ it should have been allowed. The only thing that has been delayed is the implementation schedule, he said, because it is not a matter of whether they will be done but when will they be done. Therefore, the City would get an additional 10 points this time but based on the projects that were not funded, he felt the project would still be below the threshold.

The Mayor told Mr. Cowan he appreciated his candor. Mr. Cowan said the Resolution before them authorizes the refiling of the application.

**Councilman Balsley made the motion, seconded by Councilman Gorham and unanimously approved by Council in a 5-0 vote, to accept this Resolution.**

The Resolution as approved follows:

**RESOLUTION BY REIDSVILLE CITY COUNCIL**

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

WHEREAS, The City of Reidsville has need for and intends to construct a wastewater treatment works project described as improvements to the wastewater treatment plant to achieve nutrient removal requirements, and

WHEREAS, The City of Reidsville intends to request state grant and loan assistance for the project,

**NOW THEREFORE BE IT RESOLVED, BY THE REIDSVILLE CITY COUNCIL:**

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

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 Reidsville to make scheduled repayment of the loan, to withhold from the City of Reidsville 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 the **Applicant** will provide for efficient operation and maintenance of the project on completion of construction thereof.

That John M. "Jay" Donecker, Mayor, the **Authorized Official**, 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 grant and loan to aid in the construction of the project described above.

That the **Authorized Official**, 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, and ordinances applicable to the project and to Federal and State grants and loans pertaining thereto.

Adopted this the 12<sup>th</sup> of September, 2017 at Reidsville, North Carolina.

/s/ \_\_\_\_\_  
(Signature of Chief Executive Officer)

Mayor

\_\_\_\_\_  
(Title)

**CERTIFICATION BY RECORDING OFFICER**

The undersigned duly qualified and acting City Clerk of the City of Reidsville does hereby certify: That the above/attached resolution is a true and correct copy of the resolution authorizing the filing of an application with the State of North Carolina, as regularly adopted at a legally convened meeting of the (name of governing body of applicant) duly held on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_; and, further, that such resolution has been fully recorded in the journal of proceedings and records in my office. IN WITNESS WHEREOF, I have hereunto set my hand this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Mr. Cowan then briefly introduced the Council to his firm, WR-Martin. Previously the company had been Martin-McGill but now Martin is with the new engineering firm of Withers-Ravenal.

Mayor Donecker then called for a five-minute recess.

**CONSIDERATION OF A PROPOSAL FROM WAUGH ASPHALT INC. TO RESURFACE VARIOUS CITY STREETS AND WASTEWATER TREATMENT PLANT PARKING LOTS. – PUBLIC WORKS DIRECTOR KEVIN EASON**

Prior to Public Works Director Kevin Eason making the staff report, Mayor Donecker thanked him for pulling the information together for Mr. Cowan on the previous items. Mayor Pro Tem Brown thanked Eason for the work done on Wentworth Street providing curbing at the vacant lot. He said that has made a big difference.

Moving on to the resurfacing contract, Eason explained that the City bids such contracts out on an annual basis as noted in his memo. (A COPY OF EASON’S MEMO DATED AUGUST 8, 2017 IS HEREIN INCORPORATED AND MADE A PART OF THESE MINUTES.) He said they put the contract out and didn’t get any proposals back. It was decided to re-bid the project using the \$400,000 designated for street resurfacing. Upon rebidding the project in August, the City received two bids – Adams Construction at \$500,710 and Waugh Asphalt Inc. at \$445,474.70, which included repaving the City’s Wastewater Treatment Plant parking lot. He said a lot of the pavement had to be replaced but will be reimbursed by the State as part of a no-interest loan.

A discussion ensued about the use of slurry seal on some of the City’s streets. It was noted that citizens had initially complained about the process but after enough cars drive over it, it is indistinguishable from asphalt. However, the Mayor noted that this contract deals only with asphalt, not slurry seal.

**Councilwoman Walker made a motion, seconded by Councilman Gorham and unanimously approved by Council in a 5-0 vote, to approve the Waugh proposal. (A**

COPY OF THE APPROVED PROPOSAL FROM WAUGH ASPHALT IS HEREIN INCORPORATED AND MADE A PART OF THESE MINUTES.)

**CONSIDERATION OF ORDINANCE TO DEMOLISH THE FOLLOWING –  
COMMUNITY DEVELOPMENT MANAGER DONNA SETLIFF:**

**102 South Franklin Street:**

In making the staff report, Community Development Manager Donna Setliff said she is requesting permission to demolish 102 South Franklin Street. The property was inspected based on complaints from the Police Department, she said. A title search found the property owner to be Home Opportunity, LLC. A Minimum Housing Code Hearing was held December 16, 2016, and the Complaint and Notice of Hearing was mailed to the property owner by certified mail, which was returned unclaimed, she noted. Therefore, the notice was published in the newspaper and posted on the dwelling.

No one attended the hearing, and the Order to Demolish gave the property owner 90 days to demolish the property, which expired on July 12, 2017, Setliff said. The Order required demolition because the estimated cost of repairs at \$7,000 exceeded 50% of the value of nearly \$5,300, according to County tax records.

Setliff said property taxes are owed in the amount of \$1,536 for 2012-2017. The water has been cut off since 2012, and the dwelling is unoccupied.

The Community Development Manager stated that in April of 2017, staff was contacted by a local attorney representing a possible purchaser for the property. Attorney Scott Skidmore indicated the property was being purchased from O.B. Holdings Group, LLC in Miami, Florida. Staff contacted that business' owner, Orié Bengal, who indicated he had purchased the dwelling but never recorded the deed. Setliff said that, as of the writing of her memo, the deed remains in the name of Home Opportunity, LLC. Setliff noted that the City Attorney has informed her that the owner of record is whoever has had the deed recorded. She stressed that everything has been done with due diligence, but she wanted to make sure Council was aware since this situation was unusual.

**Councilman Balsley made the motion, seconded by Mayor Pro Tem Brown and unanimously approved by Council in a 5-0 vote, to demolish 102 South Franklin Street.**

The Order to Demolish as approved follows:

**FRANKLIN STREET, REIDSVILLE, NORTH CAROLINA**

**BE IT THEREFORE RESOLVED:**

**WHEREAS**, on the 16<sup>th</sup> day of December, 2016, at 9:00 a.m., the Codes Inspector of Reidsville, North Carolina conducted a hearing on violations of Chapter 4, Article II, Housing Code, Reidsville Code of Ordinances, Section 4-26, for the property located at 102 South Franklin Street, Reidsville, North Carolina Tax Map No. 8905-18-21-7192.



Said Complaint and Notice of Hearing was mailed to the owner being Home Opportunity, LLC on November 21, 2016 and returned unclaimed. The Complaint and Notice of Hearing was served on the property owner by publication in the Reidsville Review newspaper on November 23, 2016 and by posting the Complaint and Notice of Hearing on the subject property on November 17, 2016.

**WHEREAS**, said owner failed to appear at said hearing and presented no evidence, and whereas a copy of the Order of the Codes Inspector was mailed to the owner via Certified Mail on April 12, 2017, being received by said owner on April 17, 2017. Furthermore, the Order of the Codes Inspector was posted on said property on April 11, 2017 and published in the Reidsville Review newspaper on April 12, 2017. The Order allowed said owner to demolish and remove the above structure on or before July 12, 2017 and whereas there has been no compliance with said Order in that said structure has not been demolished or removed, and remains dilapidated and unfit for human habitation, and constitutes a public health, safety, and fire hazard;

**NOW THEREFORE**, pursuant to the Reidsville Code of Ordinances, Section 4-29(c), the Codes Inspector of Reidsville, North Carolina is hereby ordered to cause the above structure located at 102 South Franklin Street, Reidsville, North Carolina, to be demolished and removed, in pending demolition and removal to post said structure as provided by N.C.G. S. 160A-443 and Section 4-29 (b) of the Reidsville Code of Ordinances.

This is the 12<sup>th</sup> day of September, 2017.

/s/ \_\_\_\_\_  
John M. Donecker, Mayor, Reidsville, North Carolina

ATTESTED BY:

/s/ \_\_\_\_\_  
Angela G. Stadler, City Clerk

**507 Coleman Street:**

In making the staff report, Setliff said she was requesting permission to demolish 507 Coleman Street after receiving a complaint from then-Interim City Manager David Bracken. A title search found the property owner to be Sheila M. Craddock, whom staff believes is deceased, she explained. No heirs to the property have been filed, and nothing has been received back from correspondence to her address.

No one attended the Minimum Housing Code Hearing December 16, 2016, she said. The Complaint and Notice of hearing was returned unclaimed, but was published in the newspaper and properly posted on the dwelling. As required by the Minimum Housing

Code, the Order gave 90 days which expired July 28, 2017. The Order required demolition because the estimated repair cost of \$20,000-plus exceeds 50% of the value, which is \$18,571 according to County tax records.

Setliff said \$2,274.53 in property taxes is owed from 2012-2017, plus \$2,345 for abatement of high grass. Water has been cut off at the property since 2005.

**Councilman Gorham made the motion, seconded by Councilwoman Walker and unanimously approved by Council in a 5-0 vote, to demolish 507 Coleman Street.**

The Order to Demolish as approved follows:

**ORDINANCE TO DEMOLISH  
507 COLEMAN STREET, REIDSVILLE, NORTH CAROLINA**

**BE IT THEREFORE RESOLVED:**

**WHEREAS**, on the 16<sup>th</sup> day of December, 2016, at 10:00 a.m., the Codes Inspector of Reidsville, North Carolina conducted a hearing on violations of Chapter 4, Article II, Housing Code, Reidsville Code of Ordinances, Section 4-26, for the property located at 507 Coleman Street, Reidsville, North Carolina Tax Map No. 8904-08-77-5686. Said Complaint and Notice of Hearing was mailed to the owner being Sheila M. Craddock on November 21, 2016 and returned unclaimed. The Complaint and Notice of Hearing was served on the property owner by publication in the Reidsville Review newspaper on November 23, 2016, and by posting the Complaint and Notice of Hearing on the subject property on November 17, 2017.

**WHEREAS**, said owner failed to appear at said hearing and presented no evidence, and whereas a copy of the Order of the Codes Inspector was mailed to the owner via Certified Mail on April 21, 2017 and returned unclaimed. Furthermore, the Order of the Codes Inspector was posted on said property on April 20, 2017 and published in the Reidsville Review newspaper on April 23, 2017. The Order allowed said owner to demolish and remove the above structure on or before July 28, 2017 and whereas there has been no compliance with said Order in that said structure has not been demolished or removed, and remains dilapidated and unfit for human habitation, and constitutes a public health, safety, and fire hazard;

**NOW THEREFORE**, pursuant to the Reidsville Code of Ordinances, Section 4-29(c), the Codes Inspector of Reidsville, North Carolina is hereby ordered to cause the above structure located at 507 Coleman Street, Reidsville, North Carolina, to be demolished and removed, in pending demolition and removal to post said structure as provided by N.C.G. S. 160A-443 and Section 4-29 (b) of the Reidsville Code of Ordinances.

This is the 12<sup>th</sup> day of September, 2017.

/s/

John M. Donecker, Mayor, Reidsville, North Carolina

ATTESTED BY:

/s/

Angela G. Stadler, City Clerk

**706 Prince Williams Street:**

In making the staff report, Setliff said she is requesting permission to demolish 704 Prince Williams Street after receiving a complaint from then-Interim City Manager David Bracken. A title search showed the property owner to be the Estate of Gladys M. Plowden, which was being handled by the Burlington firm of Holt, Longest, Wall & Blaetz, PLLC, attorneys. The attorney verbally told staff to proceed, she explained.

Staff went through the process with the Minimum Housing Code Hearing being held with the Order to Demolish expiring on July 28, 2017. The attorney's office was noticed on behalf of the estate. The Order requires demolition because the estimated repair cost is \$20,000 exceeding 50% of the value of \$20,594 per County tax records although a private estimate on the house by the estate says the house's value is \$0, according to the estate attorney.

Property taxes in the amount of \$2,030.27 are owed for the years 2014-2017, she said. The water has been shut off since 2006.

**Councilman Gorham then made the motion, seconded by Mayor Pro Tem Brown and unanimously approved by Council in a 5-0 vote, to demolish 706 Prince Williams Street.**

The Ordinance to Demolish as approved follows:

**ORDINANCE  
TO DEMOLISH 706 PRINCE WILLIAMS STREET,  
REIDSVILLE, NORTH CAROLINA**

**BE IT THEREFORE RESOLVED:**

**WHEREAS**, on the 16<sup>th</sup> day of December, 2016, at 9:30 a.m., the Codes Inspector of Reidsville, North Carolina conducted a hearing on violations of Chapter 4, Article II, Housing Code, Reidsville Code of Ordinances, Section 4-26, for the property at located at 706 Prince Williams Street, Reidsville, North Carolina Tax Map No. 8905-17-10-2386. The Complaint and Notice of Hearing was served on the owner on November 22, 2016. Said owner being the Estate of Gladys M. Plowden, c/o Holt, Longest, Wall & Blaetz,

PLLC. The Complaint and Notice of Hearing was published in the Reidsville Review newspaper on November 23, 2016, and posted on the subject property on November 17, 2016.

**WHEREAS**, said owner failed to appear at said hearing and presented no evidence, and whereas a copy of the Code Enforcement Order was mailed to the owner via Certified Mail on April 21, 2017, being received by said owner on April 24, 2017. Furthermore, the Code Enforcement Order was posted on said property on April 20, 2017 and published in the Reidsville Review newspaper on April 23, 2017. The Order allowed said owner to demolish and remove the above structure on or before July 28, 2017 and whereas there has been no compliance with said Order in that said structure has not been demolished or removed, and remains dilapidated and unfit for human habitation, and constitutes a public health, safety, and fire hazard;

**NOW THEREFORE**, pursuant to the Reidsville Code of Ordinances, Section 4-29(c), the Code Enforcement Inspector of Reidsville, North Carolina is hereby ordered to cause the above structure located at 706 Prince Williams Street, Reidsville, North Carolina, to be demolished and removed, in pending demolition and removal to post said structure as provided by N.C.G. S. 160A-443 and Section 4-29 (b) of the Reidsville Code of Ordinances.

This is the 12<sup>th</sup> day of September, 2017.

/s/ \_\_\_\_\_  
John M. Donecker, Mayor, Reidsville, North Carolina

ATTESTED BY:

/s/ \_\_\_\_\_  
Angela G. Stadler, City Clerk

**Corresponding Budget Ordinance Amendment No. 4:**

In making the staff report, Setliff explained that demolition costs have basically been done “pay as you go.” (A COPY OF FINANCE DIRECTOR CHRIS PHILLIPS’ MEMO DATED AUGUST 31, 2017 IS HEREIN INCORPORATED AND MADE A PART OF THESE MINUTES.) The current budget year included \$20,000 for demolitions, which covers some of the costs. She noted that three demolitions were approved last month and with the three additional today, an additional \$20,000 will be placed in the line item if the accompanying Budget Ordinance Amendment is approved. Half of the original \$20,000 has been spent with asbestos removal included for those demolitions last month. She said staff could be before Council next month asking for additional funds.

**Councilman Gorham made the motion, seconded by Councilwoman Walker and unanimously approved by Council in a 5-0 vote, to approve Budget Ordinance Amendment No. 4.**

The budget Ordinance Amendment as approved follows:

**BUDGET ORDINANCE AMENDMENT NO. 4**

**WHEREAS**, the Mayor and City Council of the City of Reidsville adopted a budget ordinance on June 13, 2017 which established revenues and authorized expenditures for fiscal year 2017-2018; and

**WHEREAS**, since the time of the adoption of said ordinance, it has become necessary to make certain changes in the City's budget to appropriate funds for property demolition;

**NOW, THEREFORE, BE IT ORDAINED**, by the Mayor and City Council of the City of Reidsville that the budget ordinance as adopted on June 13, 2017 is hereby amended as follows;

**Section 1.** That revenue account number 10-3991-0000, Appropriated Fund Balance, be increased by \$20,000.00.

**Section 2.** That expense account number 10-4350-4400, Demolitions, be increased by \$20,000.00.

This the 12th day of September, 2017.

/s/ \_\_\_\_\_  
John M. "Jay" Donecker  
Mayor

ATTEST:

/s/ \_\_\_\_\_  
Angela G. Stadler, CMC/NCCMC  
City Clerk

Mayor Donecker asked Setliff where we are in the process of dealing with the house behind Farmer's Table? Setliff said inspectors have looked at it but it most likely cannot be demolished. We may be able to board it up, she said, adding that the dwelling is going through the process. The Mayor said it needs to either be fixed up or made appropriate for people to live in. He thanked Setliff for staff's efforts. Setliff noted that there are 20-plus houses on the demolition list.

**CONSIDERATION OF THE NAMING OF A SERVICE STREET OFF WEST HARRISON STREET TO TYLER COURT. – COMMUNITY DEVELOPMENT MANAGER DONNA SETLIFF**

In making the staff report, Community Development Manager Donna Setliff noted that due to the widening of Freeway Drive, five streets have needed to be named. This street off of West Harrison Street should be the last one, she asserted, noting that the road services two businesses, Cardinal Holdings and Tri-Star Group.

Setliff said she is recommending the name of Tyler Court. The property owners have been mailed letters, and she received a positive reply back from Tri-Star Group. She noted that the agenda packets include a map, along with the Resolution

When asked how she came up with Tyler Court, Setliff said that Tri-Star Group is owned by Reid King, whose son, Tyler, is an advocate of the City, especially the Reidsville Police Department. Reid King is also a former City Council member so when she was looking at options, this is one she came up with, Setliff said.

This item was advertised as a public hearing. Mayor Donecker opened the public hearing at 7:43 p.m.

Mr. Ricky Loye said he couldn't think of a better name for the street. He noted that Tyler does a lot of work at the rest home. He said hearing the name selection gave him cold chills, and he endorsed the name.

The public hearing was closed at 7:44 p.m.

**Councilman Gorham made the motion, seconded by Councilwoman Walker and unanimously approved by Council in a 5-0 vote, to approve the Resolution.**

The Resolution as approved follows:

**A RESOLUTION NAMING A STREET WITHIN THE CORPORATE LIMITS  
OF THE CITY OF REIDSVILLE, NORTH CAROLINA  
TO TYLER COURT**

**WHEREAS**, the City Council of the City of Reidsville, North Carolina hereby finds that the widening of Freeway Drive by the North Carolina Department of Transportation has changed the street pattern and created service street(s); and

**WHEREAS**, the naming of the service street(s) is required to better allow adequate public safety and emergency response services, and to minimize difficulty in locating buildings for the general public; and,

**WHEREAS**, the City of Reidsville has notified the adjoining property owners of this street naming and held a public hearing.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Reidsville, North Carolina that it hereby names the service street which connects to West Harrison Street and runs to property owned by the Tri-Star Group, LLC as Tyler Court. This street being approximately 235' long.

**BE IT HEREBY FURTHER RESOLVED**, that the naming shall be effective upon the adoption of this resolution.

RESOLVED, this the 12<sup>th</sup> day of September, 2017.

/s/ \_\_\_\_\_  
John M. Donecker, Mayor

ATTEST:

/s/ \_\_\_\_\_  
Angela G. Stadler, City Clerk

**CONSIDERATION OF AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF REIDSVILLE AND ROCKINGHAM COUNTY FOR INSPECTION SERVICES. – COMMUNITY DEVELOPMENT MANAGER DONNA SETLIFF**

In making the staff report, Community Development Manager Donna Setliff said she had been approached by the County's Planning and Inspections Director proposing that Reidsville and Rockingham County enter into an Interlocal Agreement for Inspection Services in case an emergency should arise. She noted that such an agreement would be similar to those mutual aid agreements done by Fire and Police.

Setliff explained that the County and City both have one Level III Certified Inspector in all four trades. She discussed the various level certificates the City's second Inspector has. While our second inspector is progressing nicely on getting his certificates, she noted that we and the County still only have one Level III Inspector each.

The NC League of Municipalities has given the proposed agreement a "thumbs up", Setliff said, as well as the City Attorney. City staff supports this joint venture, she said.

**Councilman Gorham then made the motion, seconded by Mayor Pro Tem Brown and unanimously approved by Council in a 5-0 vote, to enter into the interlocal agreement with Rockingham County for inspection services. (A COPY OF THE INTERLOCAL AGREEMENT IS HEREIN INCORPORATED AND MADE A PART OF THESE MINUTES.)**

**BOARD & COMMISSION APPOINTMENTS:**

The City Manager distributed the ballots for the board and commission appointments.

**PUBLIC COMMENTS.**

**Ricky Loye offers to provide truck, driver to transport supplies.**

Mr. Ricky Loye of Loye Grading & Tree Service, came before Council. He said the recent storms that had devastated Texas and Florida had been weighing on his mind, and he felt he ought to step up and help. Therefore, he was offering a truck and driver to take supplies down there and thought the City might be a good partner in the effort. He had discussed the idea with Community Development Manager Donna Setliff.

Setliff said that Mr. Loye came to them yesterday so they were still working out details. They had mentioned either placing the truck at Lowe's Home Improvement or moving it around to various sites for convenience and put some type of signage on the truck. She said Mr. Loye and City staff wanted to seek blessings from the Council to do this. She added that the Chamber may help out as well. Chamber President Diane Sawyer talked of the business community coming together along with others to help. Each stressed though the need to make sure the right kinds of items are sent down, whether it be to Texas or Florida. More discussion followed, but it was noted that the details will need to be worked out. Mayor Donecker noted that more than one trip may be needed. It was also mentioned that the Chamber would check its resources and see if there is a similar-sized city to Reidsville that we could specifically help. Mr. Loye said he would appreciate any help.

**CITY MANAGER'S REPORT.**

In making the City Manager's Report, Manager Preston Mitchell went through his written report. (A COPY OF THE WRITTEN REPORT IS HEREIN INCORPORATED AND MADE A PART OF THESE MINUTES.) He said he wanted to make Council aware of email traffic on the US 158 Area sewer analysis, adding that it may be a long process as we are in the middle of the Wastewater Treatment Plant upgrade. He also talked about the FY 16-17 Carry Forward overview which is also available for Council to review and the larger numbers in it are related to the Freeway Drive project payment and the Fire Department's air breathing units. He touched on future I-785 endeavors and its feasibility both financially and physically. He said the Mayor had discussed the project with Senator Phil Berger, who had complimented staff on working with Eden, Caswell County and others to get the long-term project done. He concluded by discussing the Financial Quarterly Report and a recent Dell article focusing on the Reidsville Police Department, adding that there is a potential for additional collaboration since the City staff hosted the County's IT Department and County Sheriff's Department on the endeavor described in the article. He concluded by noting upcoming events.

**ANNOUNCEMENT OF BOARD & COMMISSION APPOINTMENTS.**

City Clerk Angela G. Stadler reported that both Marguerite Holt of 1008 Ridgewood Avenue and Anne Marie Simmons of 313 South Branch Street were unanimously appointed in a 5-0 vote to fill the two open positions on the Reidsville Historic



Preservation Commission. (A COPY OF THE BALLOTS ARE HEREIN INCORPORATED AND MADE A PART OF THESE MINUTES.)

### **COUNCIL MEMBERS' REPORTS.**

#### **Mayor Pro Tem Brown –**

Mayor Pro Tem Brown said he had the opportunity to attend the Bright Beginnings program held at the local YMCA and two grand openings/ribbon cuttings on August 25 at the Domino's Pizza on Freeway Drive and on August 31 at Cone Health's Clara Gunn Community Center, which will be a huge asset to the community. He also attended two School Board meetings on August 14, and the one on September 11, along with the 9/11 Memorial event held the same day at Market Square.

#### **Councilman Gorham –**

Councilman Gorham stated he had attended the school board meeting on August 14; the Salvation Army Community Watch meeting on August 15; the Reidsville vs. Rockingham football game on August 18, where he noticed the new sign out front; the Reidsville Downtown Corporation meeting on August 22 along with his Men's Fellowship group meeting; the ribbon cutting at Domino's Pizza on August 25; and the Moss Street cleanup on August 22. He also attended the funeral of Ms. Mary Alexander, a former employee of the Recreation Department, on August 31; the meeting of leaders of Reidsville and Rockingham County regarding a new project involving Moss Street School; the School Board meeting on September 11; and the 9/11 event held at Market Square held on the same day.

#### **Councilwoman Walker –**

Councilwoman Walker said she had left her report at home but would share the events she remembered. She said she had attended the ABC Board meeting, the Reidsville Downtown Corporation meeting, the Reidsville Appearance Commission and the Reidsville car show on Friday night. She said she was impressed to see the football team at the clean up event the following morning. While unable to attend the 9/11 memorial event due to a medical appointment, she thanked Chief Robert Hassell and Chief David Bracken for all they do and encouraged everyone to never forget the events of that day.

#### **Councilman Balsley –**

Councilman Balsley said he had attended a workshop titled "Crib to Career" on August 30 in Wentworth at the Agricultural Cooperative Extension building that was sponsored jointly by the Rockingham County Partnership for Children and the Rockingham County Educational Foundation. There were attendees from 10 surrounding counties present. He said the primary speaker was from the NC University system and addressed educational concerns in Rockingham County. Councilman Balsley shared numerous statistics related to the lack of proficiency in reading and other skills. He mentioned that in 40 years the State of North Carolina will lose 2.4 million jobs to automation and that now is the time to be preparing and educating the youth of Rockingham County to attain the knowledge and skills to be prepared to obtain future jobs. He reiterated how important it is for our schools to be successful in preparing these young people. The Councilman commented he realizes some of these kids don't have a chance because of situations in their families,

but we can help them by volunteering and giving them all the support we can. He shared some of his experiences while volunteering at Lawsonville Elementary. He said how beneficial it is that UNCG is offering to come over and help the students at Moss Street Elementary and also how the Moss Street students will make an impact on the lives of those offering service from UNCG as well. He said he thinks it will be a very good thing and was glad we were selected for the program. He then invited Chamber President Diane Sawyer to give her report.

Sawyer mentioned on Sept. 14 at 9 a.m. there would be a ribbon cutting at the Sip Coffeehouse. The former tenant at that location, Round About Way, has moved out to NC 87 and would be having a ribbon cutting on Tuesday, Oct. 3. Sawyer reported that the last summer concert, featuring Carolina Soul Band, would be held at Market Square on Sept. 15, and the next Chamber coffee, hosted by Reid's Computer Sales and Service will be held on Oct. 6 at the Chamber office. Sawyer announced the location of the Business Showcase has been moved to the Bee Penn Community Center at the Salvation Army on Barnes Street and will take place on Thursday and Friday, October 12-13, and thanked the City for everyone who has helped with the planning for the event. She said she was excited about the theme, which is "Celebrate Reidsville" and will include some trivia about the City. Sawyer said there will be lots of local vendors present who will be offering concessions for the public and that the event will be focusing on families. Sawyer mentioned the Chamber has been approached by members of the Reidsville Human Relations Commission in regards to an upcoming event involving and featuring the diversity of Reidsville and celebrating its history. She said the planning committee would be having their next meeting in late October and she would have more information to share after that meeting.

### **Mayor Donecker** --

Mayor Donecker said he would like to announce the Reidsville Tigers will be having a "Meet the Team" at Moss Street School this Saturday from 4-7 p.m. He shared a recent Weddings promotional magazine featuring the Penn House as a wedding venue and said Judy Yarbrough hit a "homerun" getting the house featured. He mentioned his evening Mayor/Council hours on Monday, September 18, with "City Chat" following on Tuesday, September 19, the 20<sup>th</sup> anniversary celebration of the YMCA community pool, a collaboration of the Reidsville Y and the City of Reidsville; the North Carolina League of Municipalities meeting next week; and the North Carolina Mayor's meeting on Wednesday afternoon of the NCLM conference.

Mayor Donecker said he had spoken to Councilman Hairston who sends his regrets due to an error in scheduling and wanted to also let everyone know that Councilman Festerman is still recuperating and hopes he continues to recover and move in the right direction. The Mayor gave kudos to Captain Joshua Farmer with the Reidsville Fire Department for organizing and officiating the 9/11 ceremony held at Market Square. He echoed the comments of Councilman Balsley regarding the Moss Street/UNCG project, and said it really is an opportunity to have an impact at this moment on the success of some of the children at Moss Street Elementary School. The Mayor asked for a moment of silence for the recent loss of Captain Ricky Higgins' son who was killed in a car

accident, and Captain Bassett, who has recently experienced a life threatening cardiovascular event and is recovering.

**MOVE TO THE FIRST-FLOOR CONFERENCE ROOM FOR A CLOSED SESSION TO DISCUSS ECONOMIC DEVELOPMENT AND PERSONNEL PURSUANT TO NCGS 143-318.11(A)(4) AND (6).**

**Councilman Gorham made the motion, seconded by Mayor Pro Tem Brown and unanimously approved by Council in a 5-0 vote, to go into closed session to discuss economic development and personnel pursuant to NC General Statutes 143-318.11(a)(4) & (6).**

**RETURN TO OPEN SESSION.**

**Upon return to open session, Councilman Gorham made the motion, seconded by Councilman Balsley and unanimously approved by Council in a 5-0 vote, to adjourn.**

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John M. "Jay" Donecker, Mayor

ATTEST:

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Angela G. Stadler, CMC/NCCMC, City Clerk